



NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION
PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS
SUMMARY OF AGENDA
Thursday, August 28, 2025

9:30 a.m. - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
EMERGENCY OPERATIONS CENTER
301 E. 11th ST.
FLORENCE, AZ 85132

Action means discussion/recommendation for approval or denial of variance 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.)

1. **CALL TO ORDER AND ROLL CALL OF BOARD MEMBERS**
 - () KENNEDY, Chairman
 - () MARSH, Vice Chairman
 - () BEGEMAN, Member
 - () MAULLER, Member
 - () SANCHEZ, Member
2. **MANAGER REPORT (INFORMATION ITEM)**
3. **CIVIL HEARING CASES:**
 - A. **ZO23-0116 - Russell Brewer - CIVIL HEARING/ACTION:** Hearing, Review, and Action on Appeal of Hearing Officer's decision on ZO23-0116, Russell Brewer, Complaint No. CC-0138-23, Parcel No. 210051390, **Count #3: Outside Storage and Parking-Other Items** and **Count #4: Zoning Clearance and Permits-Specific Site Plans** in a portion of the Southeast Quarter of Section 3, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and generally located east of Skyline Drive and N Jackpot Street.

4. **NEW CASES:**

- A. **BA-013-25 -- PUBLIC HEARING/ACTION:** David Sims, landowner/applicant, requesting a variance to **Section 2.30.020 and 2.30.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 87,120 square feet (2.0 acres) to 57,934 +/- (1.33 acres) and applicable development standards, to allow the development on a 1.33 acre parcel in the **Suburban Homestead Zone (SH) Zone**, Lot 44, of Oracle Ranch Estates, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcels 308-51-0060, legal on file, generally located northwest of W Beverly Circle and N Rockcliffe Rd, in Pinal County. (Glenn Bak/Dedrick Denton)
- B. **BA-015-25 -- PUBLIC HEARING/ACTION:** Jesus Noriega Mungaray, landowner/applicant, requesting a variance to **Section 2.40.020** of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1¼ acres) to 12,000 square feet (.27± acres), to reduce the minimum required side setbacks from 20 feet each to 10 feet each, and to reduce the minimum lot width from 100 feet to 50 feet for a parcel in the **General Rural zone (GR) Zone**, Tax Parcel 209-26-0220 (Legal on File), situated in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in unincorporated Pinal County. (Justin Mullis/Dedrick Denton)
- C. **BA-024-25 -- PUBLIC HEARING/ACTION:** Darren Young, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 21,780 +/- (0.50 acres) and applicable development standards, to allow the development on a 0.5 acre parcel in the **General Rural Zone (GR) Zone**, The South 1/2 of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032C, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County. (Glenn Bak/Dedrick Denton)
- D. **BA-030-25 -- PUBLIC HEARING/ACTION:** Darren Young, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 17,424 +/- (0.40 acres) and applicable development standards, to allow the development on a 0.4 acre parcel in the **General Rural Zone (GR) Zone**, The North 164.89 feet of the West 131.98 feet of the East 527.92 feet of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032B, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County. (Glenn Bak/Dedrick Denton)
5. **CALL TO THE BOARD (INFORMATION ONLY):** Board Members may briefly comment on current events or direct staff to study a topic matter. No discussion or action will be taken, except to direct staff to review the issue or schedule it for future consideration.

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 Planning and Zoning Board 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 8:45 A.M.

Posted this 21st day of August, 2025, around 6 P.M. by (Cory Busby).



PINAL COUNTY
WIDE OPEN OPPORTUNITY

**BOARDS AND COMMISSIONS
AGENDA ITEM**

08/28/2025

Board of Adjustments and Appeals

Funds #:

Dept. #:

Dept. Name: Clerk of the Board

Requested By:

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

MOTION:

Information Only



**BOARDS AND COMMISSIONS
AGENDA ITEM**

**08/28/2025
Board of Adjustments and Appeals**

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By:

**AGENDA ITEM AND REQUESTED BOARD ACTION:
MANAGER REPORT (INFORMATION ITEM)**

MOTION:

.



PINAL COUNTY
WIDE OPEN OPPORTUNITY

**BOARDS AND COMMISSIONS
AGENDA ITEM**

08/28/2025

Board of Adjustments and Appeals

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

ZO23-0116 - Russell Brewer - CIVIL HEARING/ACTION: Hearing, Review, and Action on Appeal of Hearing Officer's decision on ZO23-0116, Russell Brewer, Complaint No. CC-0138-23, Parcel No. 210051390, **Count #3: Outside Storage and Parking-Other Items** and **Count #4: Zoning Clearance and Permits-Specific Site Plans** in a portion of the Southeast Quarter of Section 3, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and generally located east of Skyline Drive and N Jackpot Street.

MOTION:

.



PINAL COUNTY
WIDE OPEN OPPORTUNITY

**BOARDS AND COMMISSIONS
AGENDA ITEM**

08/28/2025

Board of Adjustments and Appeals

Funds #:

Dept. #:

Dept. Name: Development Services

Requested By: Glenn Bak/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-013-25 -- PUBLIC HEARING/ACTION: David Sims, landowner/applicant, requesting a variance to **Section 2.30.020 and 2.30.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 87,120 square feet (2.0 acres) to 57,934 +/- (1.33 acres) and applicable development standards, to allow the development on a 1.33 acre parcel in the **Suburban Homestead Zone (SH) Zone**, Lot 44, of Oracle Ranch Estates, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcels 308-51-0060, legal on file, generally located northwest of W Beverly Circle and N Rockliffe Rd, in Pinal County. (Glenn Bak/Dedrick Denton)

MOTION:

.



**BOARDS AND COMMISSIONS
AGENDA ITEM**

08/28/2025

Board of Adjustments and Appeals

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Justin Mullis/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-015-25 -- PUBLIC HEARING/ACTION: Jesus Noriega Mungaray, landowner/applicant, requesting a variance to **Section 2.40.020** of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1¼ acres) to 12,000 square feet (.27± acres), to reduce the minimum required side setbacks from 20 feet each to 10 feet each, and to reduce the minimum lot width from 100 feet to 50 feet for a parcel in the **General Rural zone (GR)** Zone, Tax Parcel 209-26-0220 (Legal on File), situated in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in unincorporated Pinal County. (Justin Mullis/Dedrick Denton)

MOTION:

Attachments

BA-015-25 Packet



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Jesus Noriega Undersized Lot

MEETING DATE: August 28th, 2025

CASE NUMBER: BA-015-25

CASE COORDINATOR: Justin Mullis, Planner

SUPERVISOR DISTRICT: District 3 Supervisor Miller

Applicant: Jesus Noriega Mungaray

Owner: Jesus Noriega Mungaray

Request: A reduction in the minimum required lot area from 54,450 square feet (1¼ acres) to 12,000 square feet (.28± acres), to reduce the minimum required side setbacks from 20 feet each to 10 feet each, and to reduce the minimum lot width from 100 feet to 50 feet for parcel 209-26-0220 in the General Rural zone (GR) Zone

Site Location: APN 209-26-0220, 860 E Martin Rd Coolidge, AZ 85128, in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in unincorporated Pinal County.

Site Size: 28 acres (12196.8 Sq ft. ±)

Zoning: GR General Rural Zone

Current Use: Vacant

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

Staff

Recommendation: Approval

Surrounding Zoning and Land Use:

North: General Rural (GR) - Vacant

South: Incorporated Coolidge – Agricultural

West: General Rural (GR) - Single-Family Residence

East: General Rural (GR) - Single-Family Residence

History: The parcel was legally created in the 1950s per the Frazier Homesites Plat under the General rural (GR) Zone. At the time, the 1954 zoning ordinance allowed lots as small as 12,196 sq. ft. (.28 acres) in the GR zone, hence the size of most lots in Frazier Homesites Recorded plat.

Site Conditions: The site is a rectangular-shaped lot measuring 80 feet in width and approximately 150 feet in depth. The subject site abuts and has frontage on E Martin Road to the south. The site is currently vacant.

Legal Description: Described as lots 6 and 7, block 3 of Frazier Home-sites recorded in Book 6 of Maps, page 13.

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

Newspaper publish dates:	07/31/25
Mail-outs:	08/08/25
Site Posting:	08/13/25
Website:	08/19/25

THE APPLICANT MUST SATISFY THE BOARD OF ADJUSTMENT AND APPEALS THAT THIS REQUEST MEETS THE NECESSARY CRITERIA TO QUALIFY FOR A VARIANCE AS STATED IN SECTION 2.155.050.C of the Pinal County Development Services Code.

FINDINGS:

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance according to the 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 parcel was legally created in 1950 by conforming to the 1954 zoning ordinance. The later adoption of the 1972 zoning ordinance changed the legal requirements for the GR zone, and created the non-conformity of the subject parcel. In addition, staff has found evidence of an existing concrete pad that suggest a home was once in place then removed.

Staff notes that Pinal County was partially responsible for the special circumstances.

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

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

ANALYSIS: The strict application of the regulations would make this lot unusable for a residential use within the GR zone.

FINDING: Staff finds that the strict application of the regulations would cause an unnecessary nonfinancial hardship and would deprive the owner of a residence.

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

ANALYSIS: The parcel was created in full compliance with the zoning standards in place at the time of its subdivision. However, the later adoption of the 1972 zoning ordinance changed the legal requirements for the GR zone, and created the non-conformity of the subject parcel, 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.

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.

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

ANALYSIS: Staff has identified no elements of the subject property or this request that would pose an adverse impact to public health, safety, or welfare, nor be detrimental to the surrounding neighborhood or broader community. The parcel is consistent in size with adjacent lots within the Frazier Home-sites subdivision. The proposed use is permitted within the GR Zoning District, and comparable in character and intensity to uses in similar zoning districts.

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

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

ANALYSIS: The General Rural zoning district permits residential use which is the desired primary use for the subject property.

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

STAFF SUMMARY: All submittals, presented evidence, written documentation, public testimony, and the Staff Report (BA-015-25) are hereby incorporated into the official record for this variance case. If the Board of Adjustment and Appeals finds sufficient evidence within the record, the board may 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, the board may deny the request in accordance with the alternative motion outlined in the staff report.

BOARD MOTION:

To Approve:

I move to conditionally approve case **BA-015-25**, 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 reduction in the minimum required lot area from 54,450 square feet (1¼ acres) to 12,000 square feet (.28± acres) and applicable development standards, to allow the construction of an manufactured home on the property in question (Parcel # 209-26-0220) located in the General Rural (GR) Zoning District. 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. Site development standards:
 - a. Minimum lot area: 12,000 square feet.
 - b. Minimum lot width: 50 feet.
 - c. Minimum front setback: 25 feet.
 - d. Minimum side setbacks: ten feet each.
 - e. Minimum rear setback: 25 feet.
 - f. Maximum building height: 30 feet.
3. Detached accessory buildings:
 - a. Permitted coverage: 33 percent of the total area of the rear and side setbacks
 - b. Maximum height: 20 feet
 - c. Minimum distance to main building: seven feet

- d. Minimum distance to front lot line: 60 feet
 - e. Minimum distance to side and rear lot lines: four feet.
4. If any change of use is requested - aside from the use stated within the (GR) zoning district - the variance shall be considered null and void.

To Deny:

I move to deny the variance case **BA-015-25**, a **variance** to **Sections 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: 8/18/2025 - JM

REVISED:

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M. ON **AUGUST 28TH, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 311 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-015-25 – PUBLIC HEARING/ACTION: Jesus Noriega Mungaray, landowner/applicant, requesting a variance to **Section 2.40.020** of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1¼ acres) to 12,000 square feet (.27± acres), to reduce the minimum required side setbacks from 20 feet each to 10 feet each, and to reduce the minimum lot width from 100 feet to 50 feet for a parcel in the General Rural zone (GR) Zone, Tax Parcel 209-26-0220 (Legal on File), situated in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in unincorporated Pinal County.

Information regarding the case can be found online at:

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

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

DATED THIS 14th DAY OF JULY, 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

WRITTEN STATEMENTS MUST BE FILED WITH:

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

Contact for this matter: Justin Mullis, Planner
E-mail Address: justin.mullis@pinal.gov
Phone: (520) 866-6294 Fax: (520) 866-6294

PUBLISHED ONCE:

Pinal Central Dispatch

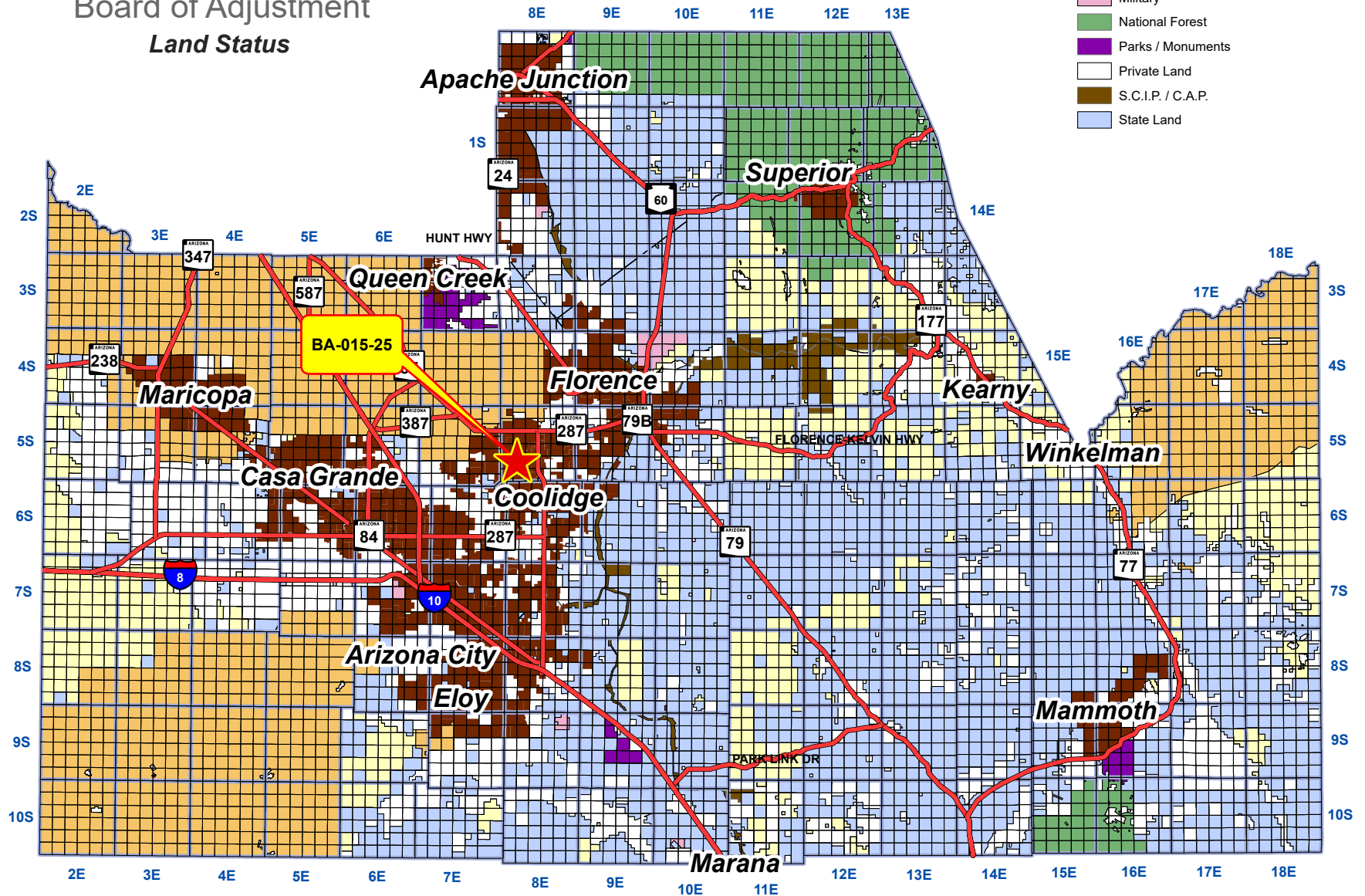


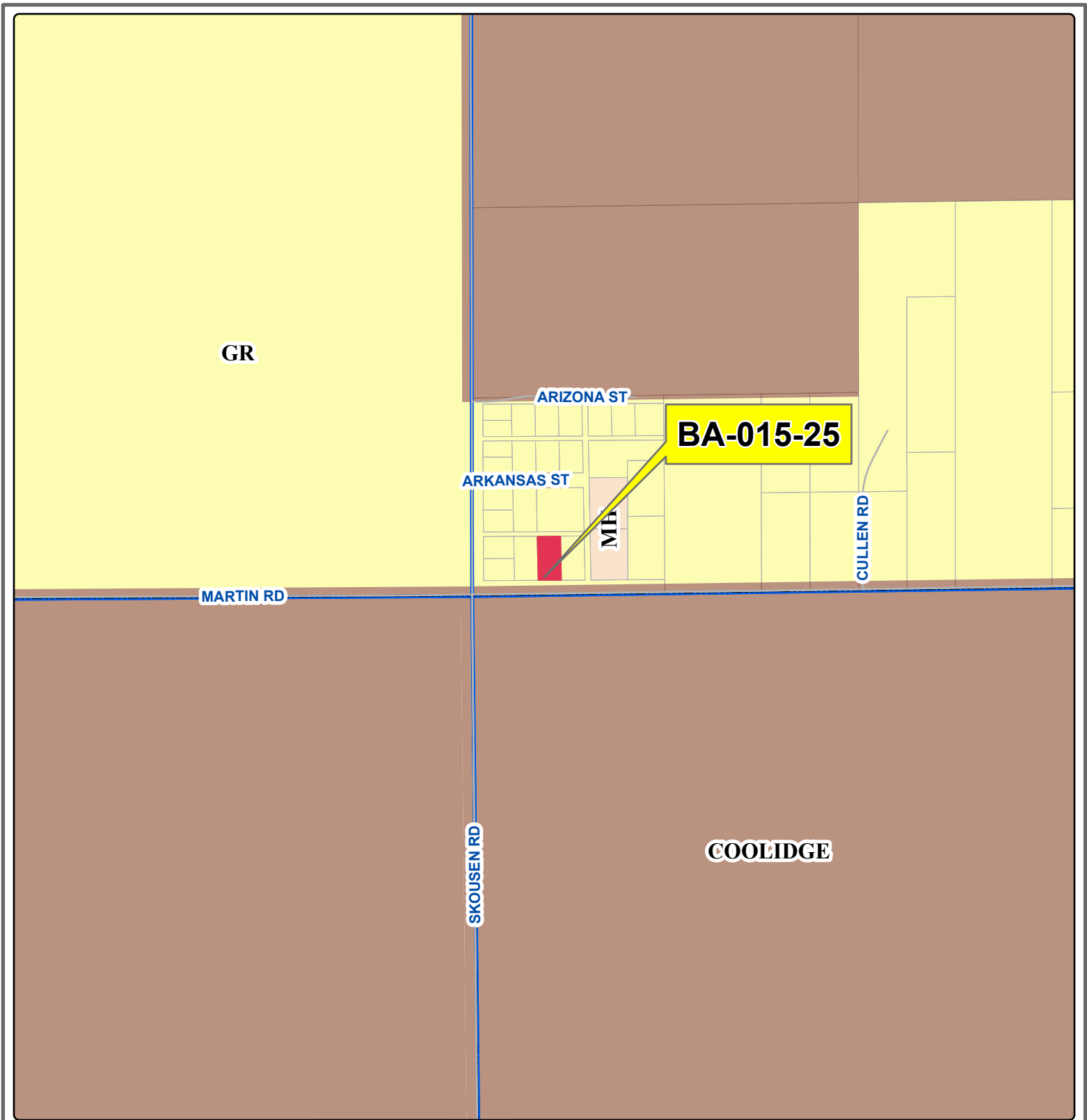
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Adjustment Land Status

Legend

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





Board of Adjustment
Community Development



PINAL COUNTY
 WIDE OPEN OPPORTUNITY

Legal Description:

Situated in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in unincorporated Pinal County.

SEC 29, TWN 05S, RNG 08E



Sheet No.
 1 of 1

Owner/Applicant:
 JESUS NORIEGA MUNGARAY, LANDOWNER/APPLICANT

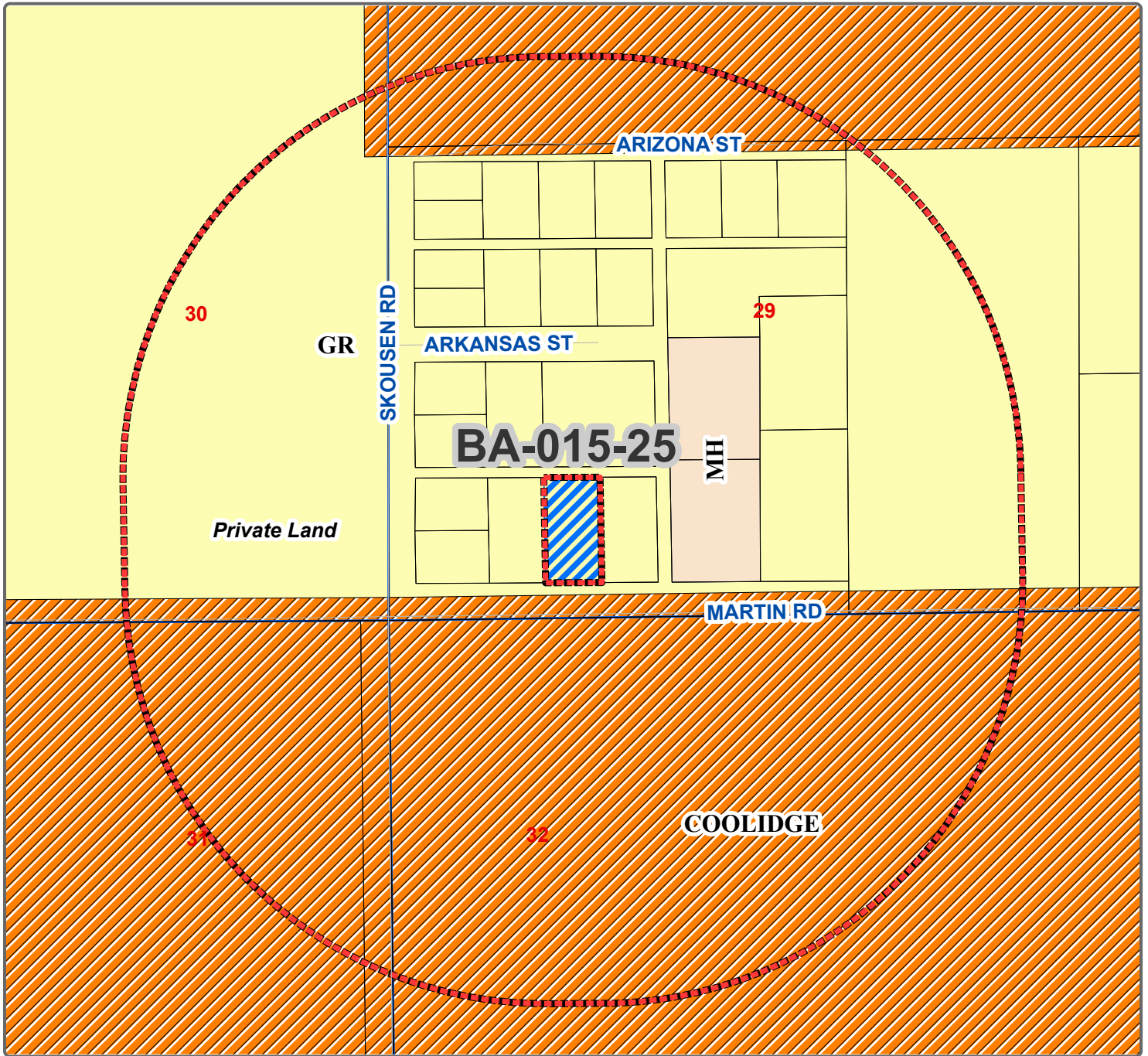
Drawn By: GIS / IT / SAH **Date:** 08/05/2025

Section 29 **Township** 05S **Range** 08E

Case Number: **BA-015-25**



Board of Adjustment



Board of Adjustment

BA-015-25 – PUBLIC HEARING/ACTION: Jesus Noriega Mungaray, landowner/applicant, requesting a variance to Section 2.40.020 of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1¼ acres) to 12,000 square feet (.27± acres), to reduce the minimum required side setbacks from 20 feet each to 10 feet each, and to reduce the minimum lot width from 100 feet to 50 feet for a parcel in the General Rural zone (GR) Zone, Tax Parcel 209-26-0220 (Legal on File), situated in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in unincorporated Pinal County.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: MLDR



Legal Description:

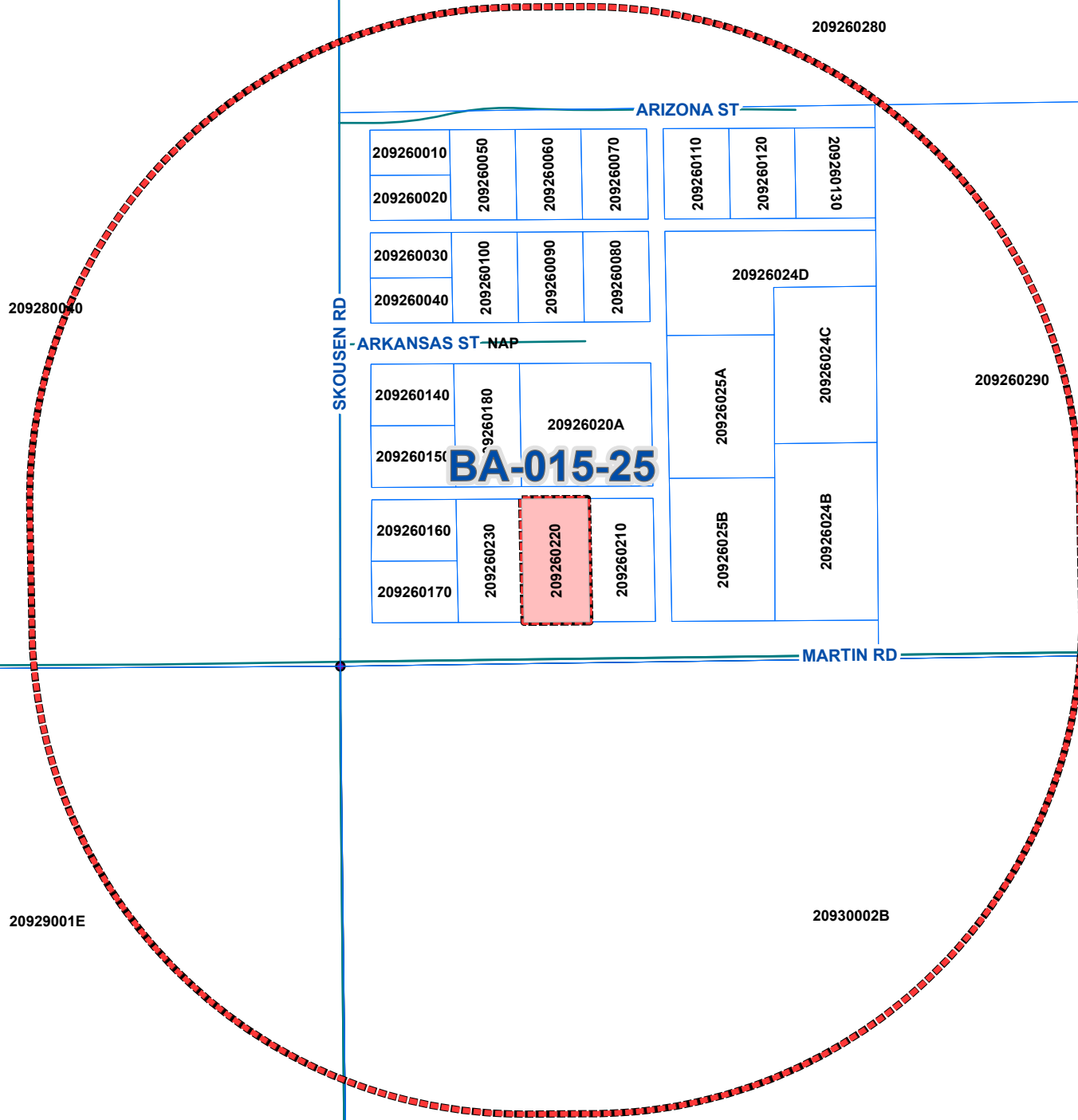
Situated in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in unincorporated Pinal County.

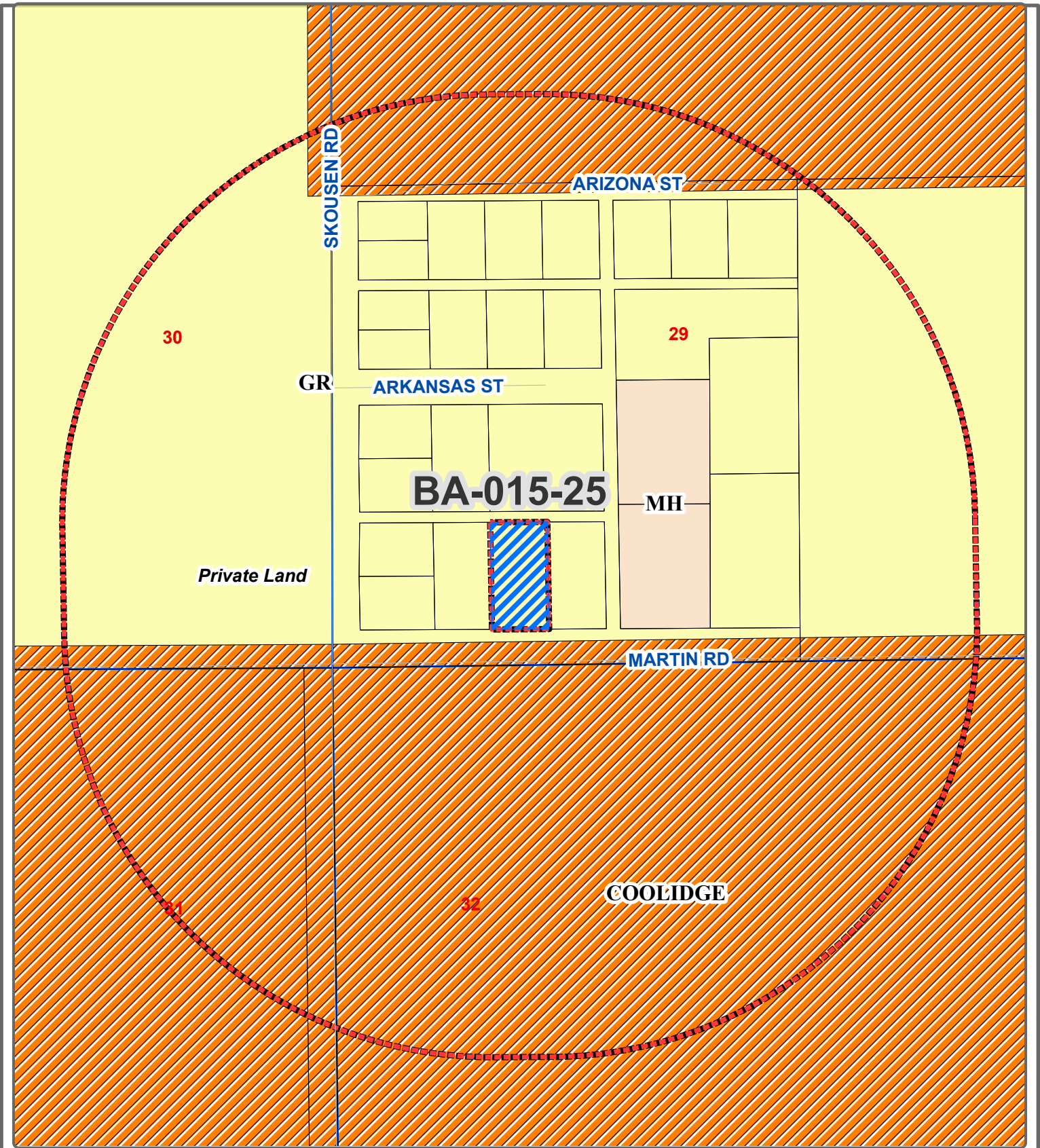
SEC 29, TWN 05S, RNG 08E



Owner/Applicant: JESUS NORIEGA MUNGARAY, LANDOWNER/APPLICANT		
Drawn By:	GIS / IT /SAH	Date: 08/05/2025
Section 29	Township 05S	Range 08E
Case Number: BA-015-25		

Sheet No.
1 of 1





Board of Adjustment

Owner/Applicant:
Jesus Noriega Munaray, landowner/applicant

Drawn By: GIS/IT - SAH Date: 08/05/2025

Section 29 Township 05S Range 08E

Case Number: **BA-015-25**

Legal Description:

Situated in Section 29, Township 05 South, Range 08 East, in Lot 9 Block 3 of Frazier Homesites, located north of East Martin Road and East of North Skousen Road in

SEC 29, TWN 05S, RNG 08E



Sheet No.
1 of 1



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



Leo Lew
County Manager

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.: 209-26-0220
2. Size (to the nearest 1/10th of an acre) 0.28
3. The legal description of the property: LOT 9, BLOCK 3, OF FRAZIER HOMESITES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA
4. Current zoning: PINAL
5. Septic or Sewer? Septic Sewer
Sewer District NONE
6. The existing use(s) of the property: VACANT LOT, LOCATED AT 860 E MARTIN RD
7. The exact variance request and/or Section(s) of Code impacted: INSTALL A MANUFACTURE HOME FOR OWNER TO OCCUPY.
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.
NO CHANGES HAVE BEEN MADE
10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.
PROPERTY WILL ONLY BE USED AS RESIDENTIAL LIVING

COMMUNITY DEVELOPMENT
Planning Division

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

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

PROPERTY WILL NOT BE USED FOR COMMERCIAL

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.

LAND WILL ONLY BE USED FOR LIVING, NO RISK TO NEIGHBORS OR COMMUNITY

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

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

IF VARIANCE IS NOT GRANTED, AS OWNER'S WE WOULD BE LEFT WITH NO PLACE TO LIVE


(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.

JESUS NORIEGA MUNGARAY	860 E MARTIN RD COOLIDGE, AZ 85128	
Name of Applicant	Address	
<hr/>		
	JESUSNORIEGA1958@GMAIL.COM	(480)233-4434
Signature of Applicant	E-Mail Address	Phone Number

<hr/>		
Name of Agent/Representative	Address	
<hr/>		
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.

<hr/>		
Name of Landowner	Address	
<hr/>		
Signature of Landowner	E-Mail Address	Phone Number

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

Application Checklist:

- ☒ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- ☒ Submit the "This Application Checklist" for the requested action.
- ☒ Submit, or request from the case planner assigned, a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☒ Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☒ Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
 - A) Residential with 0-499 mail-outs \$500.00
 - B) Residential with 500 or more mail-outs: \$500.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- ☒ The application and narrative in PDF format.
- ☒ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☒ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

Important:

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

Skousen Rd.

N

Alley

transformer pole

pole

54'

X 4' (4 feet to the fence)

Concrete Pad

Future Building

860 E.
Martin Rd.

52.0

water line

Martin Rd.

~~Placeholder~~
transformer pole

150.52

NAP

209260170
VANDERSLICE ELEANOR R TR
1306 E DOAN ST
CASA GRANDE, AZ 85122-8512

209260160
MONTROYA DAN
MAIL RETURN

209260230
VANDERSLICE ELEANOR R TR
1306 E DOAN ST
CASA GRANDE, AZ 85122-8512

209260220
MUNGARAY JESUS NORIEGA
MAIL RETURN

209260210
REEVE JOSEPH DA
890 E MARTIN RD
COOLIDGE, AZ 85128-8920

20926025B
WHATLEY GRADY SR
930 E MARTIN RD
COOLIDGE, AZ 85128-8920

20926024B
JONES MAE ELLA REV TRUST
MAIL RETURN

209260150
843 E ARKNSAS ST LLC
849 E SHADOW RIDGE RD
CASA GRANDE, AZ 85122-2171

209260140
843 E ARKANSAS ST LLC
849 E SHADOW RIDGE RD
CASA GRANDE, AZ 85122-2171

209260180
843 E ARKNSAS ST LLC
849 E SHADOW RIDGE RD
CASA GRANDE, AZ 85122-2171

20926025A
JONES MAEELLA ETAL
PO BOX 27353
TEMPE, AZ 85285-8528

20926024C
WHATLEY JR LUTHER
4936 W 103RD PL
WEST MINISTER, CO 80030-8003

209260040
WIGFALL JERRY D
25650 W NANCY LN
BUCKEYE, AZ 85326-6216

209260030
CALVIN DORETTA
MAIL RETURN

209260100
LIVINGSTON WILLIAM H
842 E ARKANSAS ST
COOLIDGE, AZ 85128-8911

209260090
JONES MAE ELLA REV TRUST
MAIL RETURN

209260080
JONES MAE ELLA REV TRUST
MAIL RETURN

20926024D
JONES MAE ELLA REVOCABLE TRUST
2230 E PUEBLO AVE
PHOENIX, AZ 85040-0142

209260020
WIGFALL GEORGE
8883 N SKOUSEN RD
COOLIDGE, AZ 85128-8512

209260010
PRIEST SAVANAH
MAIL RETURN

209260050
JEFFRIES JAMES JR & MARTHA L
MAIL RETURN

209260060
LEGARDA NORMA ARACELI
PO BOX 430
ELOY, AZ 85131-1001

209260070
MATHIS TIFFANY
889 E ARIZONA ST
COOLIDGE, AZ 85128-8920

209260110
JEFFRIES WILLIA
PO BOX 540
COOLIDGE, AZ 85128-8001

209260120
SMITH JAMES H
1390 S ARIZONA BLVD
COOLIDGE, AZ 85128-8590

209260130
JEFFRIES JOHN ARTHUR
901 N CALIFORNIA ST APT 217
COOLIDGE, AZ 85128-8383

209260280
COOLIDGE 60 LLC
7418 E KALIL DR
SCOTTSDALE, AZ 85260-8526

209280040
RIVER CO-OPERATIVE GIN INC
PO BOX 545
COOLIDGE, AZ 85128-8001

209260290
BREUL TERRY
1054 E MARTIN RD
COOLIDGE, AZ 85128-8924

20926020A
WILLIAMS ROBBI
PO BOX 1974
COOLIDGE, AZ 85128-8003

20929001E
BEN FATTO LTD PSHIP
1223 S CLEARVIEW AVE STE 103
MESA, AZ 85209-9330

20930002B
LANGLEY KENWORTHY ESTATES LLC
2738 E GUADALUPE RD
GILBERT, AZ 85234-4510

County Mailing Notification

209260010	209260050	209260070	209260110	209260130	20926030A	20926030B
209260020						
209260030	209260100	209260080	209260240			
209260040						
209260140	209260180	20926020A	20926025A	20926024C	20926030C	20926030D
209260150						
209260160	209260230	209260210	20926025B	20926024B		
209260170						
NAP						

209300002B

SKOUSEN RD

ALLEY

- *ARIZONA WATER COMPANY
- *ED2 (ELECTRICITY)
- *PRIVATE SEPTIC TANK

80.6

*PUBLIC ELECTRICITY

54'

4'

10'

CONCRETE
PAD

MANUFACTURE
HOME

DRIVE WAY

*SEPTIC
TANK

10'

PRIVATE

WATER LINE

10'

3'

860 E MARTIN RD

150.82

*PUBLIC
WATER

MARTIN RD



NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested in the subject property, or who has information, shall be invited to the public hearing to be held on the subject property at the time and place specified below.

Date Held: 8/13/2024
Time: 10:00 AM
Location: Pinal County Planning & Zoning Department, 1000 N. 1st St., Suite 100, Phoenix, AZ 85004

The map shows a rectangular area with a red outline, indicating the subject property. It is surrounded by other areas, some of which are also outlined in red. The map is oriented with North at the top.

For more information, please contact the Planning & Zoning Department at (602) 995-4300 or visit our website at www.pinalcountyaz.gov/planning-zoning.



NOTICE



SPEED
LIMIT
50





AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Jul. 31, 2025

NOTICE ID: HeM9KHola8RvPZXyG4Rn

NOTICE NAME: BA-015-25

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange



PAMELA BAEZ
Notary Public - State of Florida

Commission # HH 186700
Expires on October 14, 2025

Subscribed in my presence and sworn to before me on this: 08/04/2025



Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
BY THE PINAL COUNTY
BOARD OF ADJUSTMENT AND
APPEALS AT 9:30 A.M. ON
AUGUST 28TH, 2025 AT THE
PINAL COUNTY EMERGENCY
OPERATIONS CENTER, 311
E. 11TH STREET, FLORENCE,
ARIZONA, TO CONSIDER AN
APPLICATION FOR A VARIANCE
FOR THE UNINCORPORATED
AREA OF PINAL COUNTY.
BA-015-25 - PUBLIC HEARING/
ACTION: Jesus Noriega Mungray,
landowner/applicant, requesting a
variance to Section 2.40.020 of the
PCDSC, to allow a reduction in the
minimum required lot area from
54,450 square feet (1¼ acres) to
12,000 square feet (.27± acres),
to reduce the minimum required
side setbacks from 20 feet each
to 10 feet each, and to reduce the
minimum lot width from 100 feet to
50 feet for a parcel in the General
Rural zone (GR) Zone, Tax Parcel
209-26-0220 (Legal on File),
situated in Section 29, Township
05 South, Range 08 East, in Lot
9 Block 3 of Frazier Homesites,
located north of East Martin Road
and East of North Skousen Road
in unincorporated Pinal County.
Information regarding the case can
be found online at:
<https://www.pinal.gov/1233/Board-of-Adjustment-Agendas>
ALL PERSONS INTERESTED IN
THIS MATTER MAY APPEAR AT
THE HEARING AT THE TIME AND
PLACE DESIGNATED ABOVE,
AND SHOW CAUSE, IF ANY, WHY
THIS PETITION SHOULD NOT
BE GRANTED. DOCUMENTS
PERTAINING TO THIS CASE
CAN BE REQUESTED AND ARE
AVAILABLE FOR REVIEW FROM
PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT PLEASE CALL
(520) 866-6442 FOR MORE
INFORMATION
DATED THIS 14th DAY OF JULY,
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
WRITTEN STATEMENTS MUST
BE FILED WITH:
PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT
P.O. BOX 2973 (85 N. FLORENCE,
FIRST FLOOR)
FLORENCE, AZ 85132
Contact for this matter: Justin
Mullis, Planner

E-mail Address: justin.mullis@
pinal.gov
Phone: (520) 866-6294 Fax: (520)
866-6294
No. of publications: 1: date of
publication: Jul 31, 2025



**BOARDS AND COMMISSIONS
AGENDA ITEM**

08/28/2025

Board of Adjustments and Appeals

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Glenn Bak/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-024-25 -- PUBLIC HEARING/ACTION: Darren Young, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 21,780 +/- (0.50 acres) and applicable development standards, to allow the development on a 0.5 acre parcel in the **General Rural Zone (GR) Zone**, The South 1/2 of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032C, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County. (Glenn Bak/Dedrick Denton)

MOTION:

.

Attachments

BA-024-25-Packet

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **AUGUST 28, 2025** AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR AN UNINCORPORATED AREA OF PINAL COUNTY.

BA-024-25 – PUBLIC HEARING/ACTION: Darren Young, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 21,780 +/- (0.50 acres) and applicable development standards, to allow the development on a 0.5 acre parcel in the General Rural Zone (GR) Zone, The South ½ of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032C, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

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

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

DATED THIS **16th DAY OF JULY, 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

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2973 (85 N. Florence St.)
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, e-mail address: glenn.bak@pinal.gov
Phone #: (520) 866-6444

[Anything below this line is not for publication.]

PUBLISHED ONCE:
[Pinal Central Dispatch](#), [AZ Republic](#)

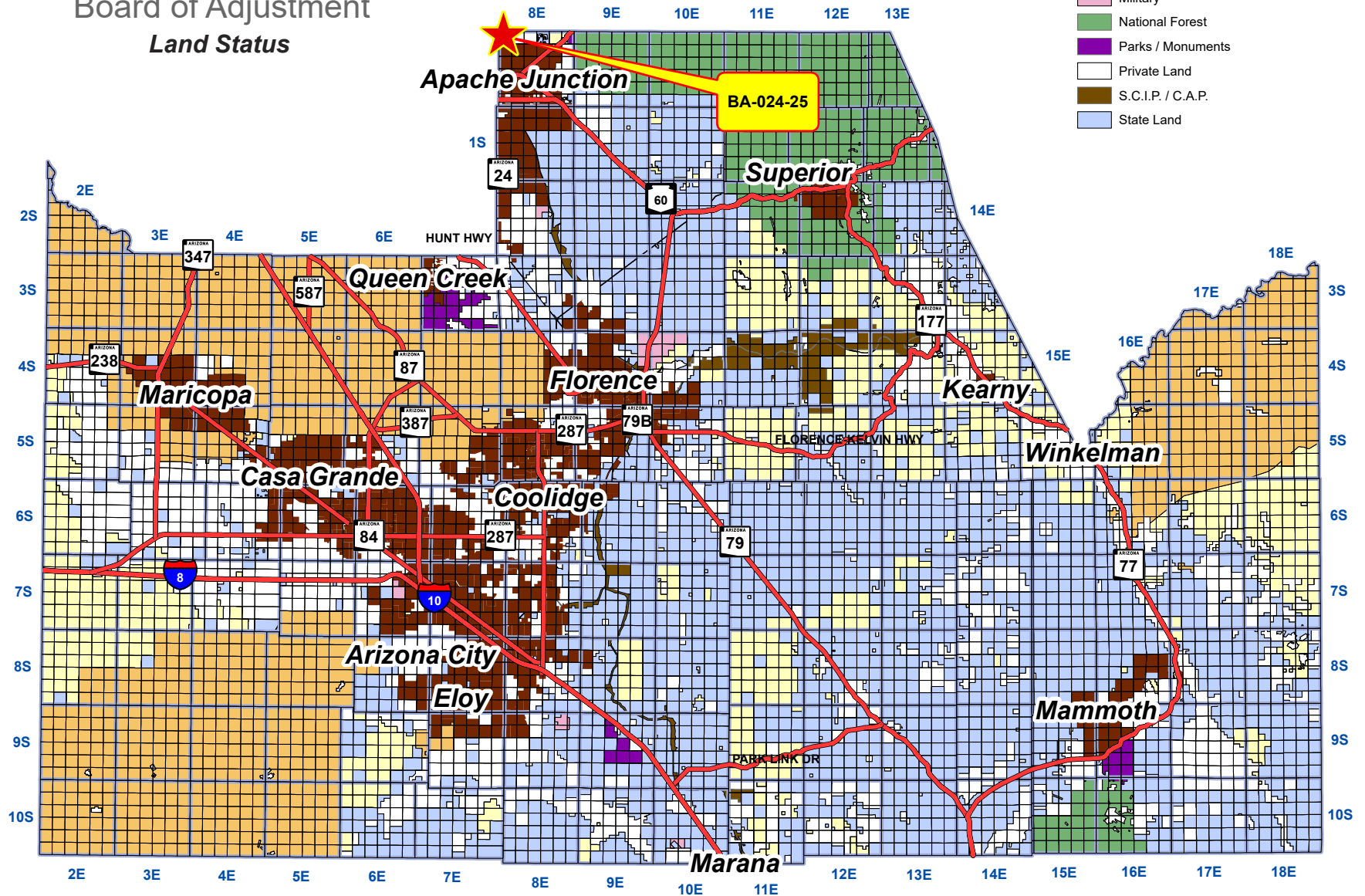


PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Adjustment Land Status

Legend

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





BA-024-25

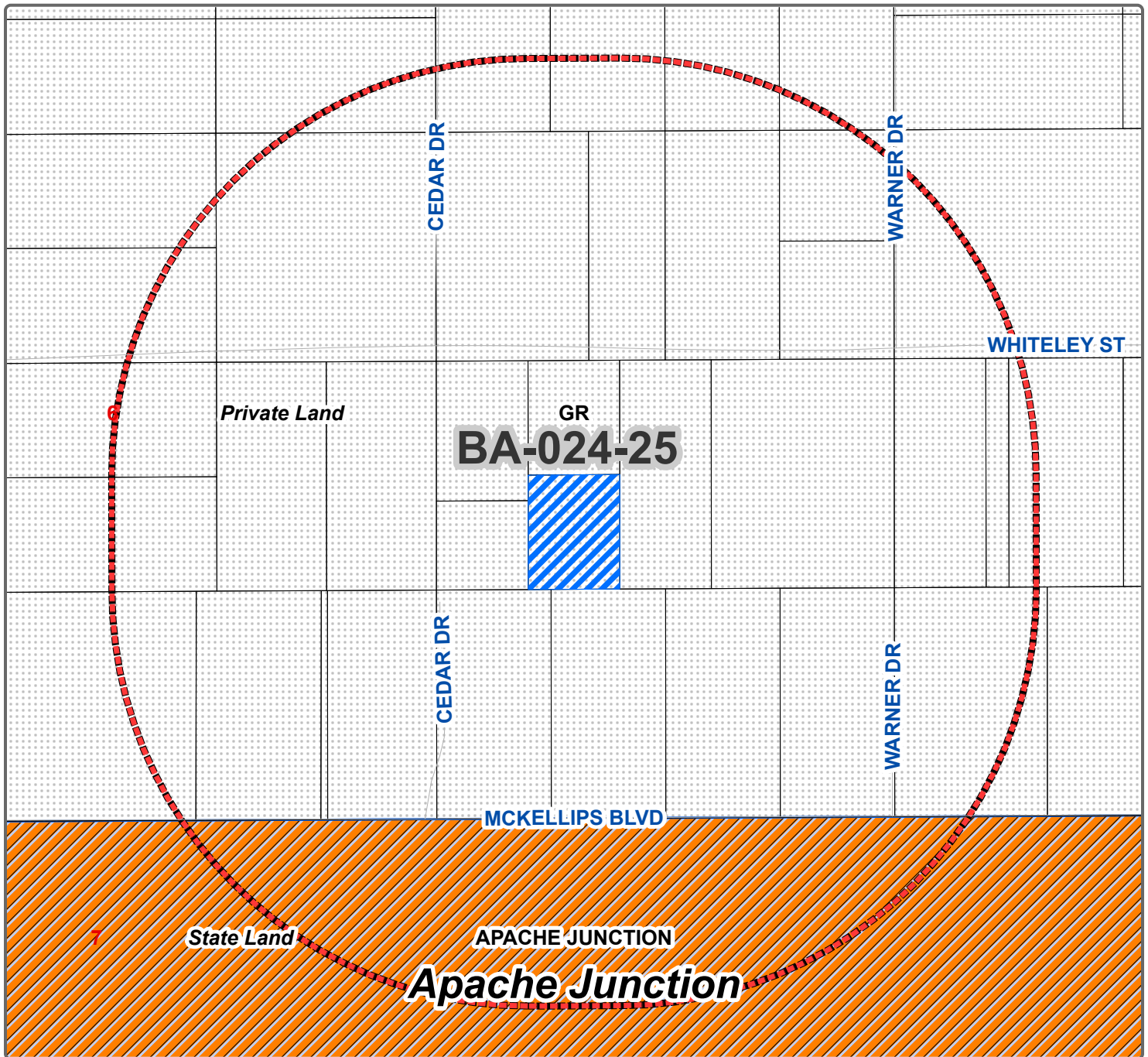


Board of Adjustment



PINAL COUNTY
WIDE OPEN OPPORTUNITY

BA-024-25



Board of Adjustment

BA-024-25 – PUBLIC HEARING/ACTION: Darren Young, landowner/applicant, requesting a variance to Section 2.40.020 and 2.40.030 of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 21,780 +/- (0.50 acres) and applicable development standards, to allow the development on a 0.5 acre parcel in the General Rural Zone (GR) Zone, The South ½ of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032C, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: VLDR



Legal Description:

The South ½ of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032C, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

SEC 06, TWN 01N, RNG 08E



Owner/Applicant: DARREN YOUNG

Drawn By: GIS / IT / RWH

Date: 07/16/2025

Sheet No.
1 of 1

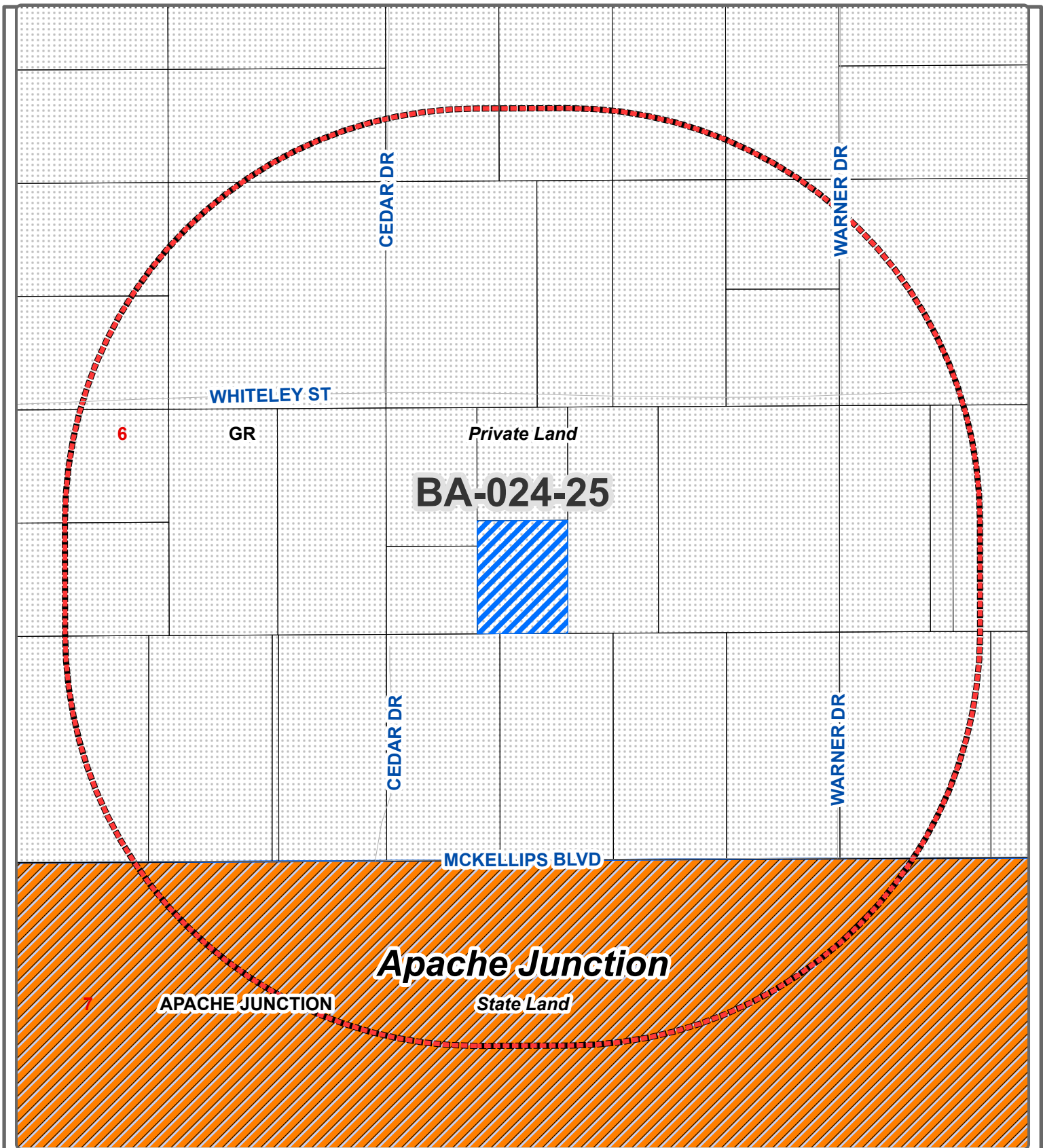
Section 06

Township 01N



Range 08E

Case Number:

BA-024-25

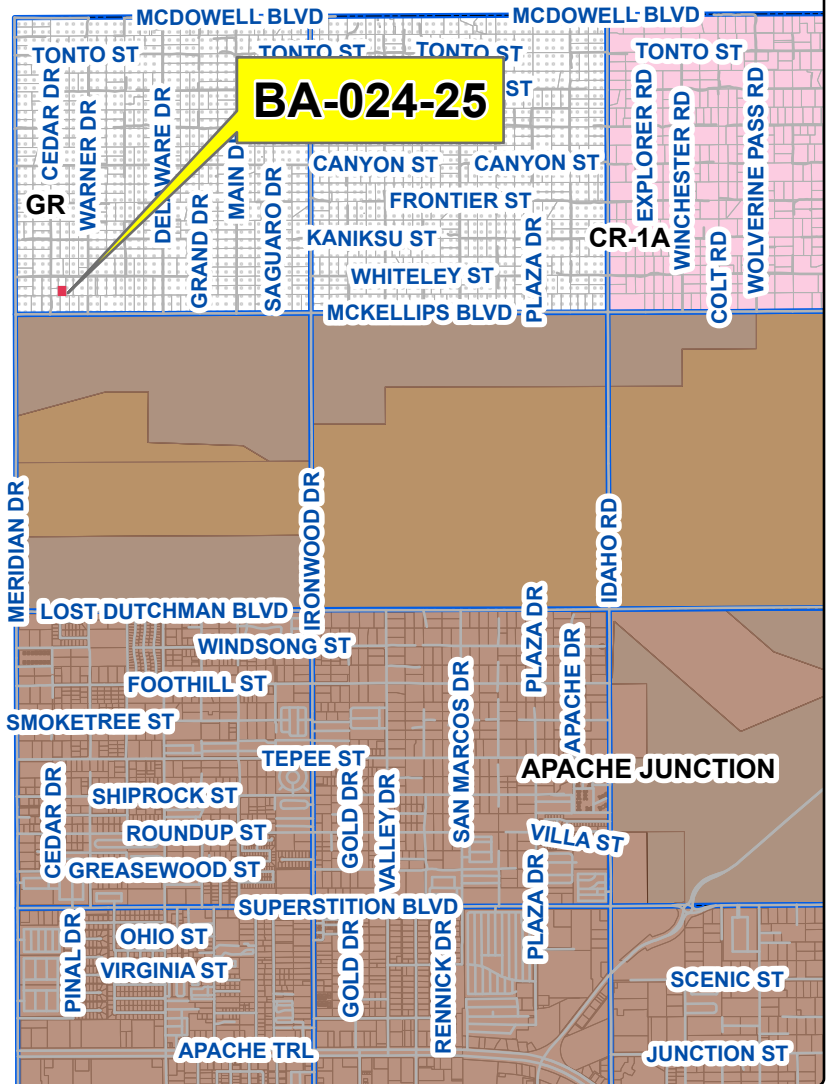


Board of Adjustment

Owner/Applicant: Darren Young			Legal Description: The South ½ of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032C, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.		 Sheet No. 1 of 1	 PINAL COUNTY <small>WIDE OPEN OPPORTUNITY</small>	Current Zoning: GR Request Zoning: Board of Adjustment Current Land Use: VLDR
Drawn By: GIS/IT - RWH	Date: 07/16/2025						
Section 06	Township 01N	Range 08E					

Case Number: **BA-024-25**

SEC 06, TWN 01N, RNG 08E



Board of Adjustment **Community Development**



Legal Description:

The South 1/2 of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032C, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

SEC 06, TWN 01N, RNG 08E

N

Sheet No.

1 of 1

Owner/Applicant:

DARREN YOUNG

Drawn By:

GIS / IT / RWH

Date:

07/16/2025

Section

06

Township

01N

Range

08E

Case Number:

BA-024-25

SEC 06, TWN 01N, RNG 08E



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Darren Young Lot Variance

MEETING DATE: August 28, 2025

CASE NUMBER: BA-024-25

CASE COORDINATOR: Glenn Bak, Senior Planner

SUPERVISOR DISTRICT: District 5 Supervisor Serdy

Applicant/Owner: Darren Young

Request: To reduce the minimum lot size from 54,450 square feet (1.25 acres) to 21,780 square feet (0.50 ± acres)

Site Location: APN 100-13-032C, northeast of N Meridian Drive and W McKellips Blvd.

Site Size: 0.50 acres

Zoning: GR General Rural

Current Use: Vacant

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

Staff

Recommendation: Approval

Surrounding Zoning and Land Use:

North: General Rural Zoning (GR) - Vacant

South: General Rural Zoning (GR) - Single-Family Residence

East: General Rural Zoning (GR) - Single-Family Residence

West: General Rural Zoning (GR) - Single-Family Residence

History: Available records show that the parcel was created in 1966. In 1974, the Pinal County Zoning Ordinance was amended to increase the minimum lot area for the GR zoning district from 12,000 square feet (0.275 acres) to 54,450 square feet (1.25 acres). The subject parcel is non-conforming.

Site Conditions: The site is rectangular in shape and is 0.50 acres in area. The property is landscaped with primarily indigenous vegetation typical of the Upper Sonoran, and is otherwise vacant.

Recent aerial view of the subject site and surrounding area



Plan Analysis:

This is a request to reduce the minimum lot size from 54,450 square feet (1.25 acres) to 21,780 square feet (0.50 ± acres) in the General Rural (GR) Zone. In analyzing this request, staff recognizes that the 1954 zoning ordinance was amended by the County in 1974 to increase the minimum lot size for lots in the GR Zoning District, which makes the lot unbuildable.

Legal Description: Tax parcel 100-13-032C, zoned GR, on a total of 0.50 ± acres, Section 06, T 01N, R 08E G&SRB&M (located northeast of N Meridian Drive and W McKellips Blvd, in Pinal County.)

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

Newspaper publish date:	7/31/2025
Mail-outs:	8/12/2025
Site Posting:	7/31/2025
Website:	7/31/2025

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 PCDS, AS OUTLINED BELOW:

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

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 lot was created in 1966 through Joint Tenancy Deed, Fee # 313586, which conveyed the south ½ of Lot 60 from Aubrey and Ilean Yarrbrough to Joe and Helen Trujillo.

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

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

ANALYSIS: The “Hardship” must be related to the physical aspects of the land and not a personal or self-imposed hardship. The configuration of the lot existed prior to the current owner taking possession of the parcel. The lot was created in 1966, and the hardship in this case was created at the time of adoption of the 1974 Zoning Ordinance, resulting in many lots becoming non-conforming within Pinal County.

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

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

ANALYSIS: The applicant intends to eventually make site improvements on this parcel. As per zoning requirements, the parcel size is non-conforming since 1974, rendering the property unusable.

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

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

ANALYSIS: As mentioned earlier under section b, the 1954 zoning ordinance was amended by the County in 1974 to increase the minimum lot size for lots in the GR Zoning District, which makes the lot unbuildable. Not granting the variance would cause an "undue hardship." Undue hardship, which means a problem created by some feature of the land rather than a misinterpretation of the zoning ordinance by the applicant.

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

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

ANALYSIS: The subject property is approximately 21,780 square feet (0.50± acres) in size and if approved with the attached stipulations the present residential use would have to be in compliance with all applicable construction codes. Staff has included stipulations that outline development standards that would be consistent with other development in the area and lots of this size.

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

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

ANALYSIS: A single family residential dwelling and accessory structures are an allowed use in the GR zone.

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

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report (BA-024-25) are considered part of the record in this variance case. If the Board of Adjustments and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report and record as presented and approve the requested variance with the following recommended motion. If the Board cannot find sufficient evidence to approve the request, staff suggests denying the request with the motion noted below.

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-024-25, a variance to Section 2.40.020 and Section 2.40.030 of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 21,780 +/- (0.50 acres) and applicable development standards, in the General Rural (GR) Zone, by citing the following findings (please cite a minimum of three findings in a through f) as set forth in the staff report, and subject to the following stipulation:

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

To Deny:

I move to deny case BA-024-25 a variance to Section 2.40.020 and Section 2.40.030 of the PCDSC, in that the findings(s)/special circumstances referred to in subsection (C)(4)(a) of Section 2.155.040 of the PCDSC are self-imposed.

DATE PREPARED: 7/30/2025 - GB

REVISED: 8/11/25 - GB



Leo Low
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

Variance Request & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

100-13-032B &

.4acre &

1. Tax Assessor Parcel No.: **100-13-032C** 2. Size (to the nearest 1/10th of an acre) **.5acre**

3. The legal description of the property: **see attached**

4. Current zoning: **General Rural**

5. Septic or Sewer? Septic ☒ Sewer ☐

Sewer District _____

6. The existing use(s) of the property: **Both lots are currently vacant.**

7. The exact variance request and/or Section(s) of Code impacted: **The variance requested is to allow building a single family home or manufactured home on each of the undersized lots.**

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) **No zoning violations currently exist.**

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.

(See attached word document for details)

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

The subject properties do not pose any negative impact to the surrounding properties and there is nothing unique other than being undersized lots for the general rural zoning.

COMMUNITY DEVELOPMENT
Planning Division

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

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

The 2 lots were purchased in April 2025. The 2 lots were split to they're current configuration many years ago and were purchased with the intent to build 1 home on each lot. The seller of the lots as well as the Pinal County Planning advised before purchasing that they could be build as they were. Later I was told after buying that a variance was required.

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

The granting of a variance for the 2 lots will not impact any properties in the area as the dwellings to be built will follow all the guidelines for current building codes in Pinal County.

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

The variance will allow 1 single family residence to be built on each of the lots in accordance with setback requirements which are to be in compliance with the General Rural zoning for Pinal County.

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.

These 2 residential lots were recently purchased at market rates for the sole purpose of building a single family home or installing a manufactured home on each of the parcels. Without a variance a building permit cannot be granted and the intended use for the land becomes obsolete.

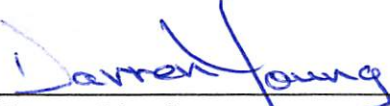

(The following are additional questions for reductions in parking requests only)

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

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

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

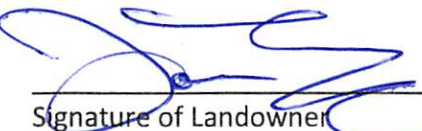
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the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

 Name of Applicant	13802 N. Scottsdale Rd Address Suite 15191 Scottsdale, AZ 85254
 Signature of Applicant	darrenyoung1@gmail.com E-Mail Address
	Phone Number 480-434-5217

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.

Privy Investments LLC Name of Landowner	13802 N. Scottsdale Rd Address Suite 15191 Scottsdale, AZ 85254
 Signature of Landowner	darrenyoung1@gmail.com E-Mail Address
	Phone Number 480-434-5217

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

Application Checklist:

- ☒ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- ☒ Submit the "This Application Checklist" for the requested action.
- ☒ Submit, or request from the case planner assigned, a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☒ Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☒ Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
 - A) Residential with 0-499 mail-outs \$500.00
 - B) Residential with 500 or more mail-outs: \$500.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- ☒ The application and narrative in PDF format.
- ☒ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☒ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

Important:

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

3. The legal description of the property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 100-13-032B:

The North 164.89 feet of the West 131.98 feet of the East 527.92 feet of Lot 60 of Section 6, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all oil, gas and other mineral deposits as reserved unto the United States of America in Patent of said land.

PARCEL NO. 100-13-032C:

The South half of Lot 60 of Section 6, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East 264 feet and West 132 feet and the West 131.98 feet of the East 395.93 feet of Lot 60 of EXCEPT all oil, gas and other mineral deposits as reserved unto the United States of America in Patent of said land.

9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties.

The 2 lots (100-13-033A and 100-13-033B) West of the subject parcels are both undersized @.64acre with 1 dwelling and the other parcel is .36acre with 1 dwelling.

The lot (100-13-0310) to the East is undersized @ 1acre with 2 dwellings.

The lot (100-13-028B) North is undersized with 1 dwelling @.75acres.)

The 2 lots (100-13-030A and 100-13-030B) are both undersized @.62acres each with 1 dwelling on each parcel.

The lot (100-13-022B) East is undersized @1.0 acre with 1 dwelling on the property.

The lot (100-13-007B) North is undersized @.99 acres with 1 dwelling on the property.

The lot (100-13-014C) North is undersized @.75 acres with 1 dwelling on the property.

The lot (100-13-015D) North is undersized @1.2 acres with 1 dwelling on the property.

The lot (100-13-036F) South is undersized @1.13 acres with 1 dwelling on the property.

The lot (100-13-035C) South is undersized @1.19 acres.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 27 day of May, 2025, at the office of Community Develop. and is accurate and complete to the best of my knowledge.
(Source of Information) Pinal County

On this 27 day of May, 2025 before me personally appeared Darren Young
(Name of signor)

Signature [Signature] Date 5-27-25

State of Arizona
)ss.

County of Pinal

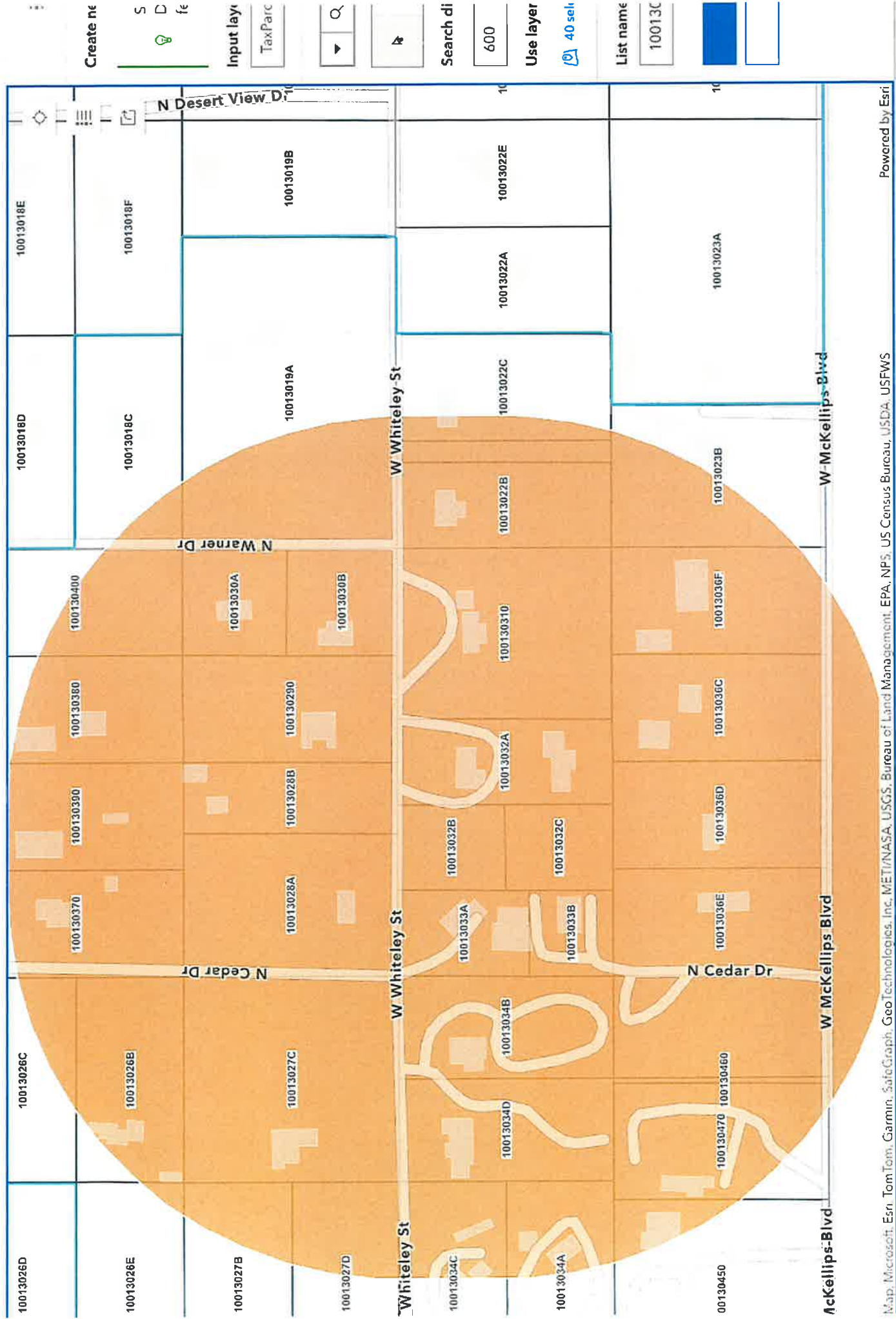
My Commission Expires 12/26/2027



Signature of Notary Public Angela Sanchez

100-13-032B

Notification ⓘ



100-13-03213

10013022B
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022D
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022C
HENDERSON HEATHER M
300 W BONITA ST LOT 9
PAYSON , AZ 85541-1486

10013027D
EHLY BRADLEY & HEATHER
78 S DEBRA DR
GILBERT , AZ 85296-6153

10013030B
W WHITELEY LLC
1842 W 15TH LN
APACHE JUNCTION , AZ 85120-0690

10013027B
BOOTH JUDY WADKINS
4275 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0916

10013027C
RUSSELL ROBERT
3070 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013028A
WAGNER LINDA
2950 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013028B
HICKS JOHN THOMAS II & ROBERTA L
2926 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0922

100130290
HICKMAN CHARLOTTE ANN SILLERS
2850 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013030A
GERTZ MICHAEL & PAMELA
4250 N WARNER DR
APACHE JUNCTION , AZ 85120-0916

10013019A
HENKEL OMAR REV LIV TRUST
PO BOX 100
APACHE JUNCTION , AZ 85117-7400

10013026E
JONES RONALD MAURICE
4325 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-8512

10013026B
HANAWALT WILLIAM J & LISA K
4324 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

10013018C
WATTERS THOMAS & EILEEN
4325 N WARNER DR
APACHE JUNCTION , AZ 85120-0901

10013026C
BUTLER CLARK PRICE
4376 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130370
NOEL SHAWN
4355 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130390
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130380
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130400
BUFFO DOMENICO
PO BOX 1065
APACHE JUNCTION , AZ 85117-7404

USA

10013033B
NORIEGA CYNTHIA
4115 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130450
3180 LLC
PO BOX 731
APACHE JUNCTION , AZ 85117-7402

10013034A
NEVES LEROY TRS
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

100130470
PAWLAK WAYNE S LIVING TRUST
3060 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032C
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

100130460
ENYART ENTERPRISES LLC
PO BOX 87
PINE , AZ 85544-4008

10013034C
DUBRUL MICHAEL W & KATHLEEN T
4135 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0900

10013035C
ENYART ENTERPRISES
PO BOX 87
PINE , AZ 85544-4008

10013034D
NEVES LEROY TR
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036E
LINDHOLM CHRISTOPHER J & LAURIE
2958 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0881

10013034B
NEVES LEROY REV LIVING TRUST
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036D
DAVIS LEROY A
231 E SADDLE BUTTE ST
APACHE JUNCTION , AZ 85119-9890

10013033A
COVER BRIAN
2985 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013036C
WENHAM DAVID A TRS
2860 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032B
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

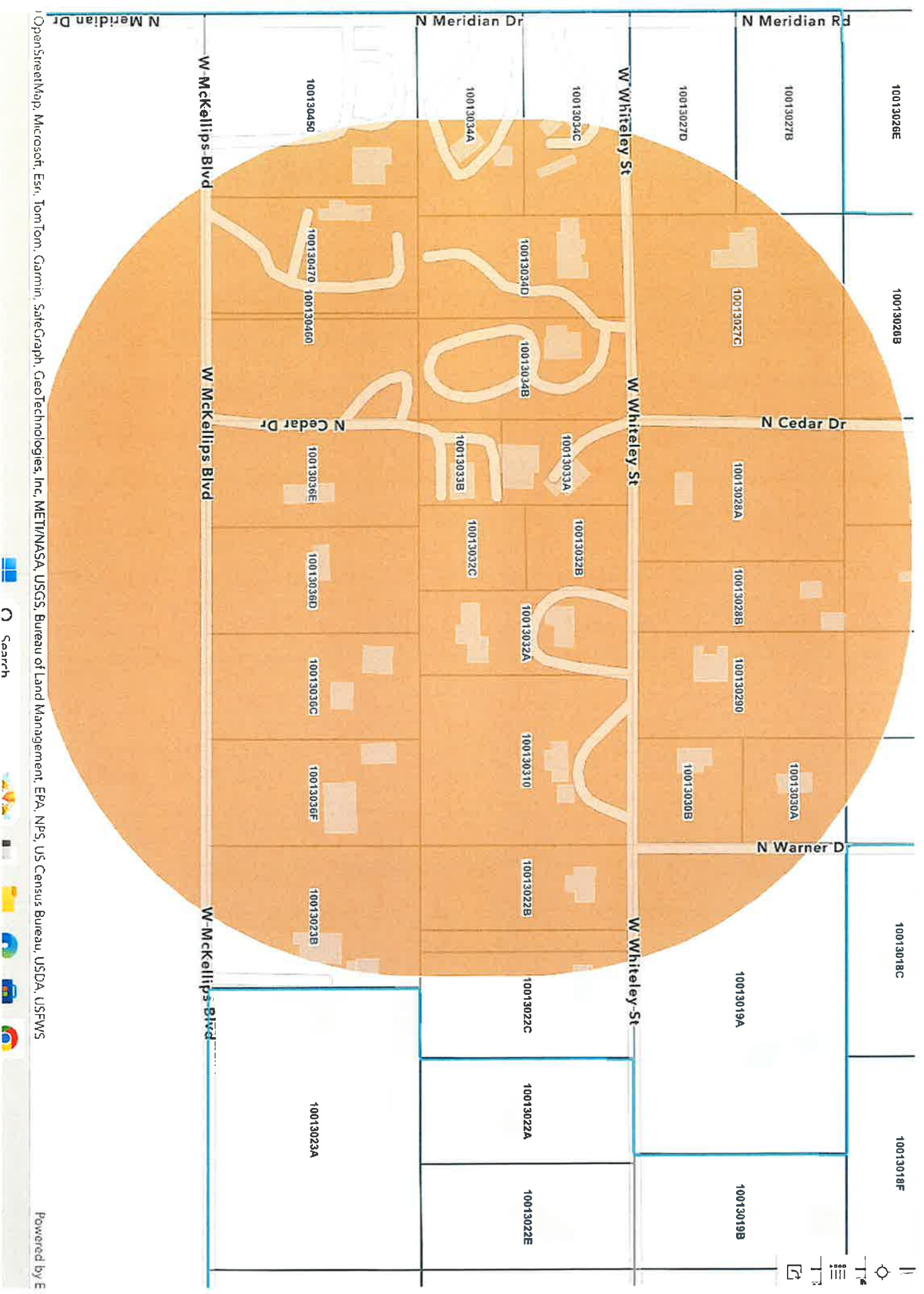
10013036F
MKK REVOCABLE TRUST
PO BOX 4795
APACHE JUNCTION , AZ 85178-8001

10013032A
M & N COMPLETE LANDSCAPING LLC
447 S SOLOMON
MESA , AZ 85204-4262

10013023B
DEWEY DALLAS DALE & ANGELA ANITA
2758 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

100130310
COWLEY RANAE E & BRAYDON L
2859 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

100-13-032C



100-13-032 C

USA

10013033B
NORIEGA CYNTHIA
4115 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130450
3180 LLC
PO BOX 731
APACHE JUNCTION , AZ 85117-7402

10013034A
NEVES LEROY TRS
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

100130470
PAWLAK WAYNE S LIVING TRUST
3060 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032C
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

100130460
ENYART ENTERPRISES LLC
PO BOX 87
PINE , AZ 85544-4008

10013034C
DUBRUL MICHAEL W & KATHLEEN T
4135 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0900

10013035C
ENYART ENTERPRISES
PO BOX 87
PINE , AZ 85544-4008

10013034D
NEVES LEROY TR
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036E
LINDHOLM CHRISTOPHER J & LAURIE
2958 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0881

10013034B
NEVES LEROY REV LIVING TRUST
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036D
DAVIS LEROY A
231 E SADDLE BUTTE ST
APACHE JUNCTION , AZ 85119-9890

10013033A
COVER BRIAN
2985 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013036C
WENHAM DAVID A TRS
2860 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032B
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

10013036F
MKK REVOCABLE TRUST
PO BOX 4795
APACHE JUNCTION , AZ 85178-8001

10013032A
M & N COMPLETE LANDSCAPING LLC
447 S SOLOMON
MESA , AZ 85204-4262

10013023B
DEWEY DALLAS DALE & ANGELA ANITA
2758 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

100130310
COWLEY RANAE E & BRAYDON L
2859 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013022B
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022D
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022C
HENDERSON HEATHER M
300 W BONITA ST LOT 9
PAYSON , AZ 85541-1486

10013027D
EHLY BRADLEY & HEATHER
78 S DEBRA DR
GILBERT , AZ 85296-6153

10013030B
W WHITELEY LLC
1842 W 15TH LN
APACHE JUNCTION , AZ 85120-0690

10013027B
BOOTH JUDY WADKINS
4275 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0916

10013027C
RUSSELL ROBERT
3070 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013028A
WAGNER LINDA
2950 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013028B
HICKS JOHN THOMAS II & ROBERTA L
2926 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0922

100130290
HICKMAN CHARLOTTE ANN SILLERS
2850 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013030A
GERTZ MICHAEL & PAMELA
4250 N WARNER DR
APACHE JUNCTION , AZ 85120-0916

10013019A
HENKEL OMAR REV LIV TRUST
PO BOX 100
APACHE JUNCTION , AZ 85117-7400

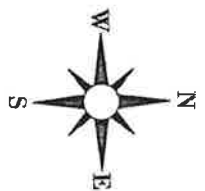
10013026B
HANAWALT WILLIAM J & LISA K
4324 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130370
NOEL SHAWN
4355 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130390
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130380
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130400
BUFFO DOMENICO
PO BOX 1065
APACHE JUNCTION , AZ 85117-7404



RESULTS OF SURVEY

A PORTION OF SOUTHWEST QUARTER, SECTION 6,
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION

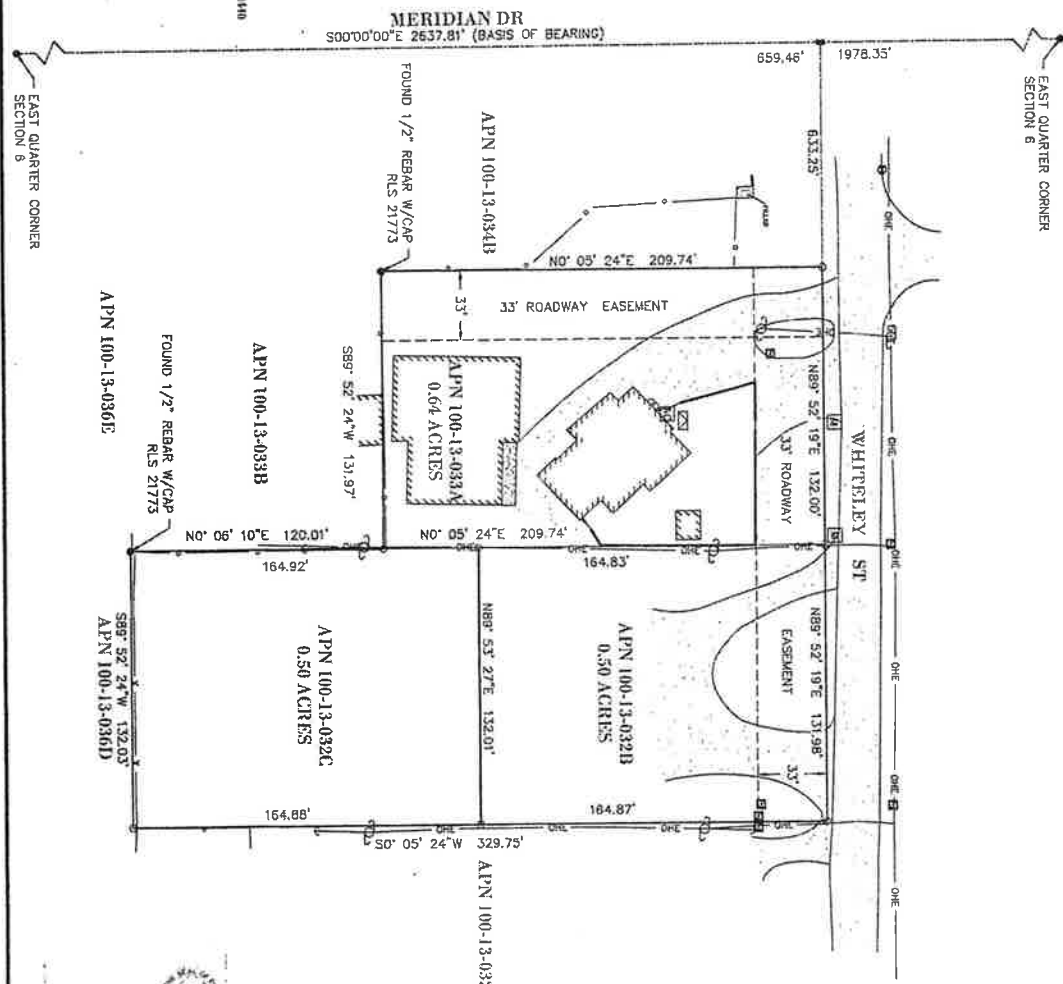
THE WEST 1/2 FEET OF LOT 66, SECTION 46,
TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE CILIA
AND SALT RIVER BASIN AND MERRIDIAN, PINAL
COUNTY, ARIZONA;
EXCEPT THUS SOUTHWEST 1/20 FEET THEREOF; AND
EXCEPT ALL OIL, GAS AND OTHER MINERAL
INTERESTS, AS RESERVED UPON THE UNITED
STATES OF AMERICA, IN THE PATENT OF SAID
LAND, RECORDED IN DOCKET 219, PAGE 97.

NORTH 164.89 OF WEST 131.80 OF EAST 527.92 OF
LAT 60 OF SECTION 6, T.1N, R.1E,
EXCEPT NORTH 33'
0.46 ACRES.

APN 100-13-032C;
SOUTH HALF OF LOT 60 LESS EAST 264' AND WEST
132' AND LESS WEST 111.97' OF EAST 385.93' OF
SECTION 6, T.1N, R.8E,
0.50 ACRES.

LEGEND

- [illegible]



OWNEE
TRIAN COVER

ADDRESS
2905 W WILFELLEY ST
APACHE JUNCTION, AZ 85120

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, T1N, R06E G1A AND S4T16W R1E, MERIDIAN, PINAL COUNTY, ACCORDING TO A SURVEY FILE NO. 2012-046785 D1E1NG S 00° 00' 00" E, 2637.01',

HORIZONTAL DATUM

NAIDEE ARIZONA STATE PLAINES, GENETICAL ZONE,
INTERNATIONAL FOOT.

HORIZONTAL ADJUSTMENT

THIS SURVEY WAS CONDUCTED USING REAL TIME KINEMATIC GPS OBSERVATIONS WITH A GRID TO GROUND COMBINED SCALE FACTOR OF 1.0001690805. SCALE FACTOR 33°27'10.78916" N, 115°43'40.27076" W.

RECORD DOCUMENTS
FILE NO. 2019-012405

- | | | |
|----------------------|--------|--------|
| FEBE NO. 2012-006385 | P.C.B. | SURVEY |
| FEBE NO. 2009-010569 | P.L.R. | SURVEY |
| FEBE NO. 2009-050554 | P.C.H. | DEED |
| FEBE NO. 2012-072891 | P.C.H. | DEED |
| FEBE NO. 2011-009256 | P.C.H. | DEED |
| FEBE NO. 2012-072092 | P.C.H. | DEED |
| FEBE NO. 2012-005276 | P.C.H. | DEED |

NOTE

STAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND/OR ENCUMBRANCES NOT SHOWN HEREON.

SURVEYOR'S STATEMENT

I, JOSEPH E. KEENEY, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED EITHER BY MYSELF OR UNDER MY DIRECT SUPERVISION.

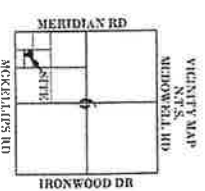
JOSEPH H. KELLEY RLS# 68440



OFFICIAL RECORDS OF
SPINAL COUNTY RECORDER
Dana Lewis

DATE/TIME:	10/13/2023 16:02
FEE:	\$24.00
PAGES:	1
FEE NUMBER:	2023-075967

191

[illegible]

MILLEY LAND SURVEYING, LLC	DESIGNED BY: JAK	BRIDGE DATE: 02/20/2012
	DRAWN BY: JAK	INVOICE NO.: 0023115
	CHECKED BY: JAK	
	APPROVED BY:	
	SHEET: 2	





**BOARDS AND COMMISSIONS
AGENDA ITEM**

08/28/2025

Board of Adjustments and Appeals

Funds #:
Dept. #:
Dept. Name: Development Services
Requested By: Glenn Bak/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-030-25 -- PUBLIC HEARING/ACTION: Darren Young, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 17,424 +/- (0.40 acres) and applicable development standards, to allow the development on a 0.4 acre parcel in the **General Rural Zone (GR) Zone**, The North 164.89 feet of the West 131.98 feet of the East 527.92 feet of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032B, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County. (Glenn Bak/Dedrick Denton)

MOTION:

.

Attachments

BA-030-25-Packet

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **AUGUST 28, 2025** AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR AN UNINCORPORATED AREA OF PINAL COUNTY.

BA-030-25 – PUBLIC HEARING/ACTION: Darren Young, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 17,424 +/- (0.40 acres) and applicable development standards, to allow the development on a 0.4 acre parcel in the General Rural Zone (GR) Zone, The North 164.89 feet of the West 131.98 feet of the East 527.92 feet of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032B, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

Information regarding the case can be found online at:

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

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

DATED THIS **16th DAY OF JULY, 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

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2973 (85 N. Florence St.)
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, e-mail address: glenn.bak@pinal.gov
Phone #: (520) 866-6444

[Anything below this line is not for publication.]

PUBLISHED ONCE:

[Pinal Central Dispatch](#), [AZ Republic](#)

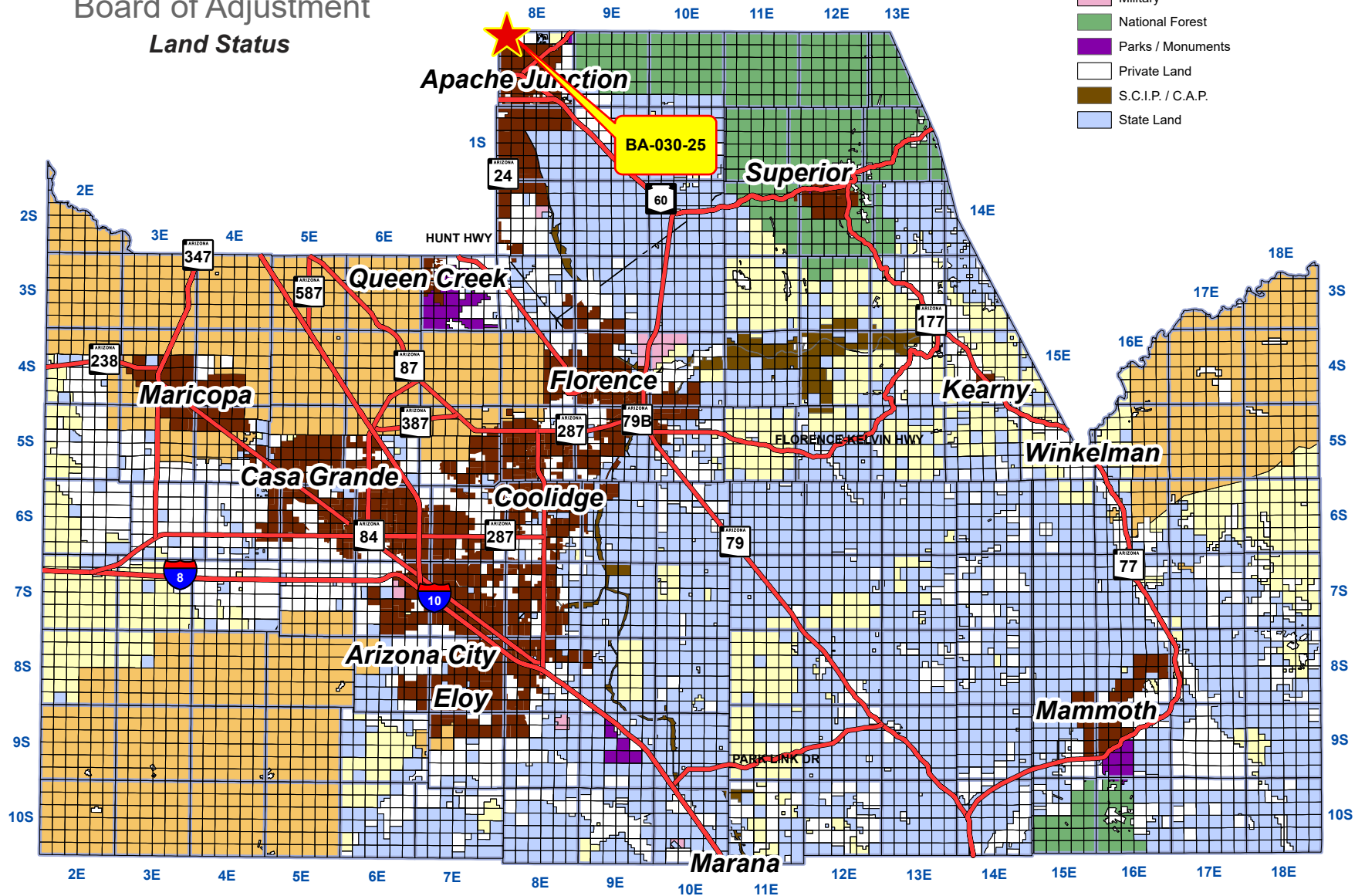


PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Adjustment Land Status

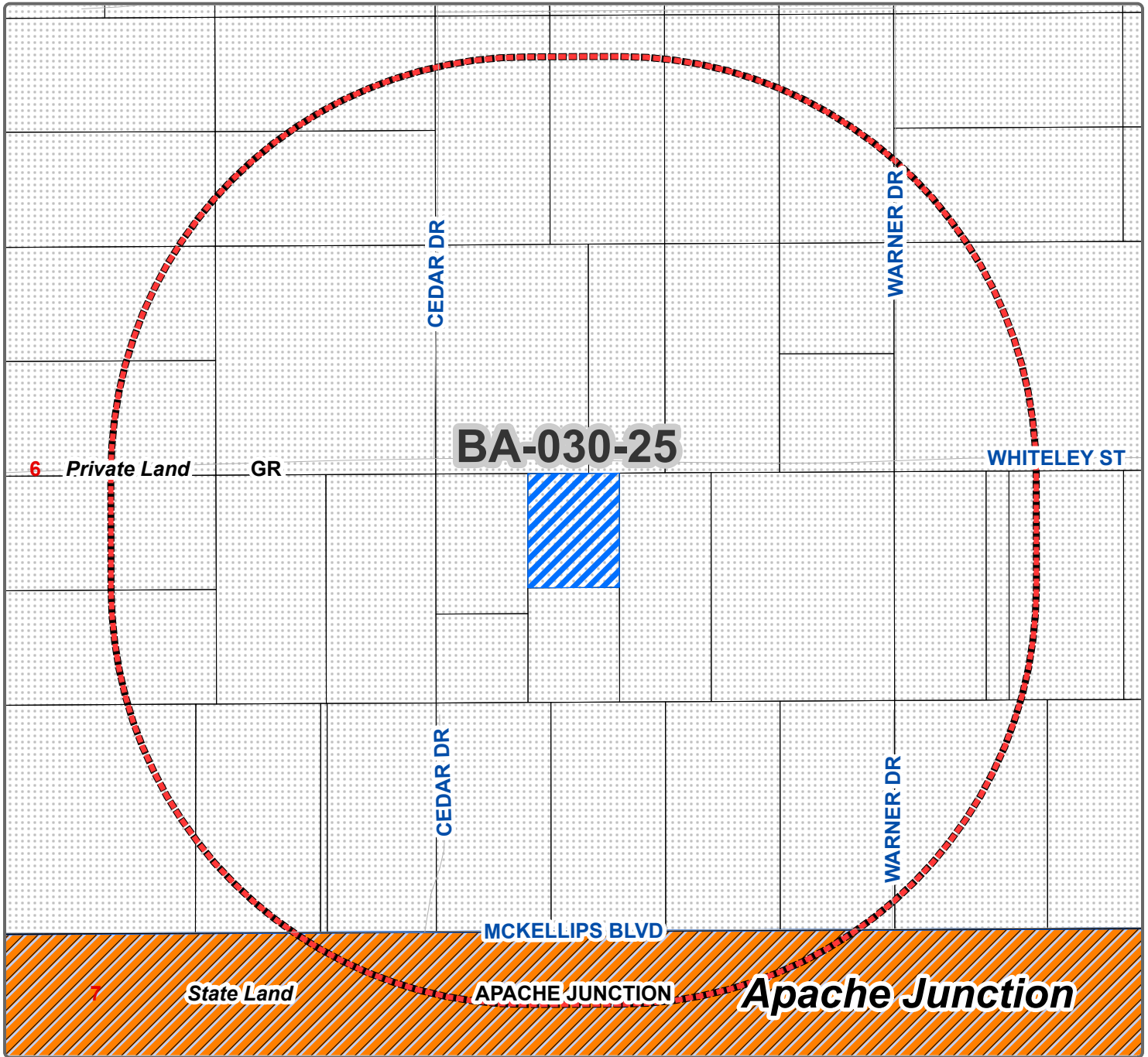
Legend

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





Board of Adjustment



Board of Adjustment

BA-030-25 – PUBLIC HEARING/ACTION: Darren Young, landowner/applicant, requesting a variance to Section 2.40.020 and 2.40.030 of the Pinal County Development Services Code, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 17,424 +/- (0.40 acres) and applicable development standards, to allow the development on a 0.4 acre parcel in the General Rural Zone (GR) Zone, The North 164.89 feet of the West 131.98 feet of the East 527.92 feet of Lot 60, Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032B, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: VLDR



Legal Description:

Situated in Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032B, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

SEC 06, TWN 01N, RNG 08E



Owner/Applicant: DARREN YOUNG

Drawn By: GIS / IT /LJT

Date: 07/16/2025

Sheet No.
1 of 1

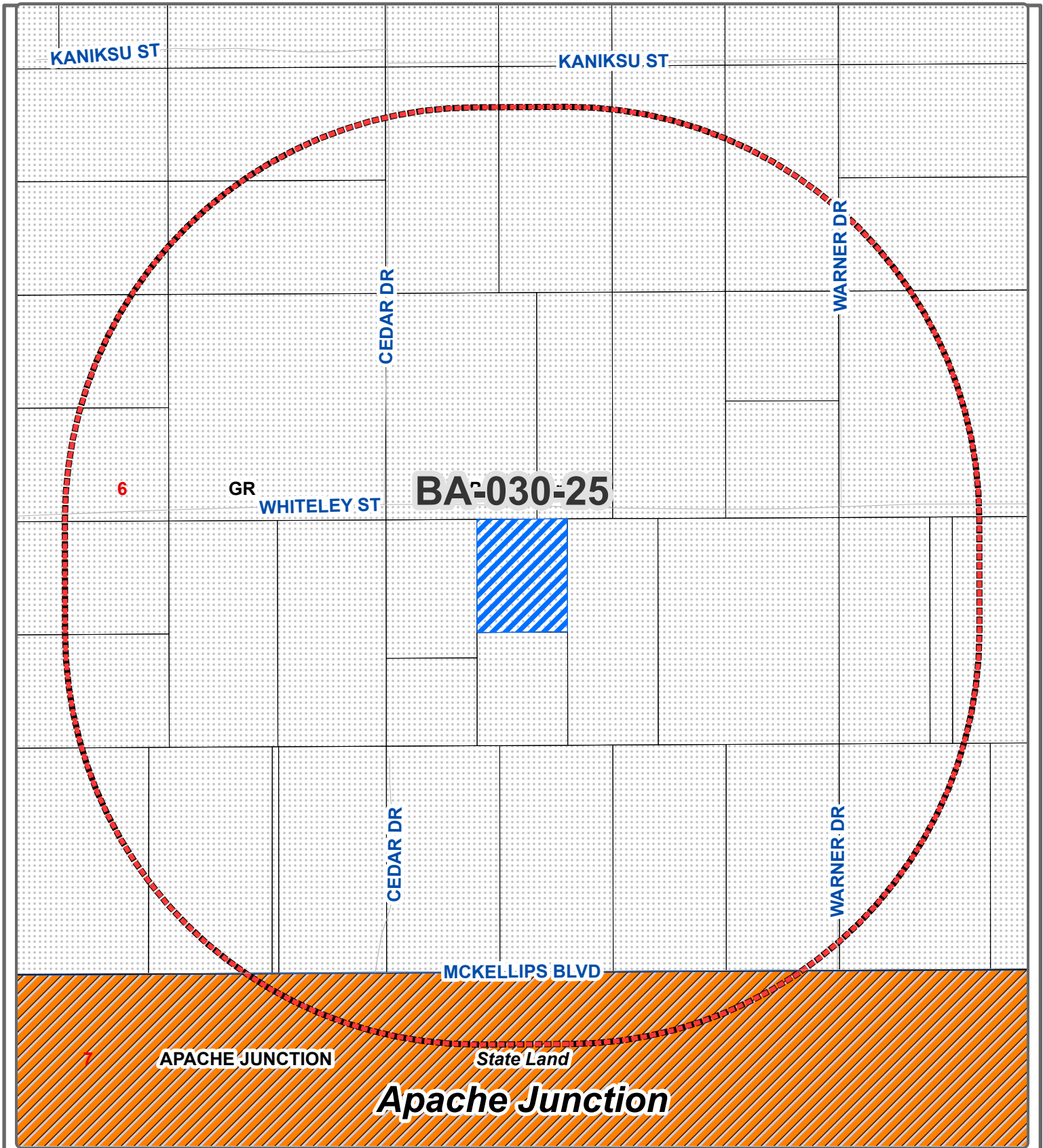
Section 06

Township 01N



Range 08E

Case Number:

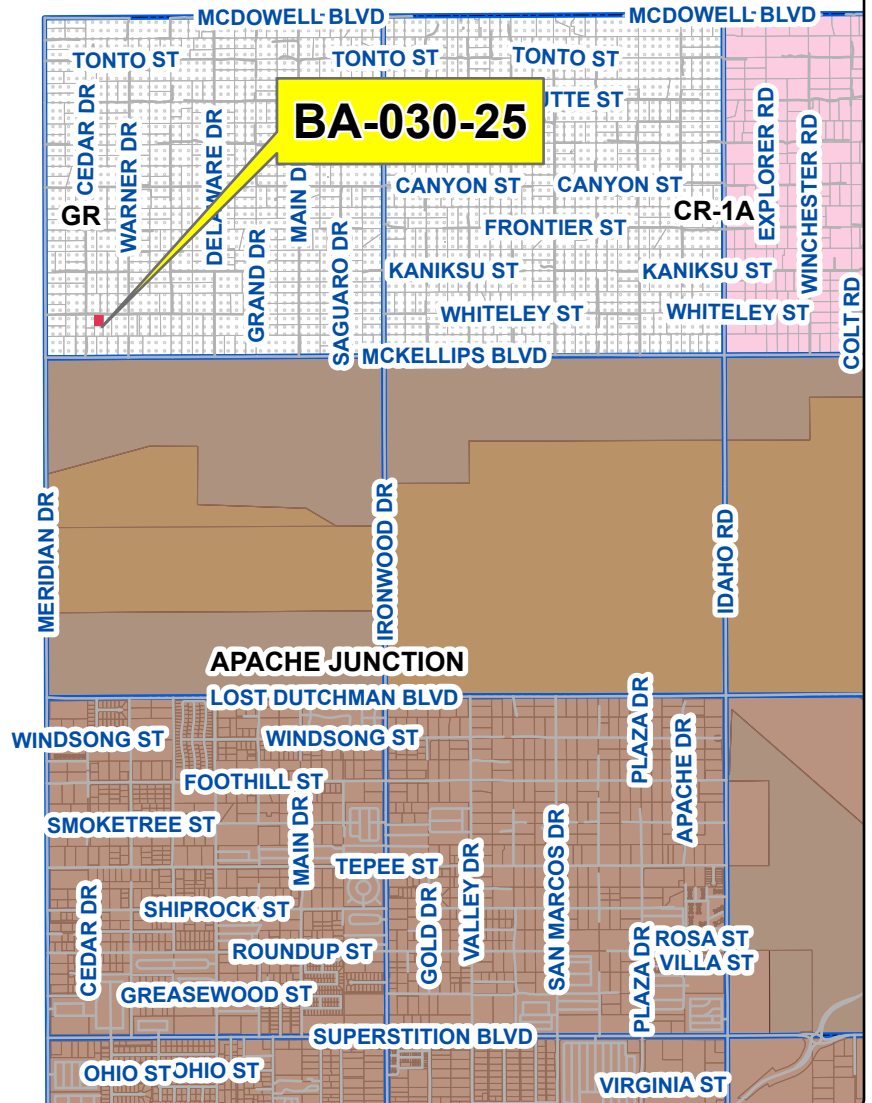
BA-030-25



Board of Adjustment

Owner/Applicant: Darren Young			Legal Description: Situating in Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032B, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.	 Sheet No. 1 of 1	 PINAL COUNTY WIDE OPEN OPPORTUNITY	Current Zoning: GR Request Zoning: Board of Adjustment Current Land Use: VLDR
Drawn By: GIS/IT - LJT	Date: 07/16/2025					
Section 06	Township 01N	Range 08E				
Case Number: BA-030-25						
SEC 06, TWN 01N, RNG 08E						

MARICOPA COUNTY



Board of Adjustment
Community Development



Legal Description:

Situated in Section 6, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, Tax Parcel 100-13-032B, legal on file, located northeast of N Meridian Dr and W McKellips Blvd, in Pinal County.

SEC 06, TWN 01N, RNG 08E



Sheet No.

1 of 1

Owner/Applicant:

DARREN YOUNG

Drawn By:

GIS / IT / LJT

Date:

07/16/2025

Section

06

Township

01N

Range

08E

Case Number:

BA-030-25



REPORT TO THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

CASE: Darren Young Lot Variance

MEETING DATE: August 28, 2025

CASE NUMBER: BA-030-25

CASE COORDINATOR: Glenn Bak, Senior Planner

SUPERVISOR DISTRICT: District 5 Supervisor Serdy

Applicant/Owner: Darren Young

Request: To reduce the minimum lot size from 54,450 square feet (1.25 acres) to 17,424 square feet (0.40 ± acres)

Site Location: APN 100-13-032B, northeast of N Meridian Drive and W McKellips Blvd.

Site Size: 0.40 acres

Zoning: GR General Rural

Current Use: Vacant

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

Staff

Recommendation: Approval

Surrounding Zoning and Land Use:

North: General Rural Zoning (GR) - Vacant

South: General Rural Zoning (GR) - Single-Family Residence

East: General Rural Zoning (GR) - Single-Family Residence

West: General Rural Zoning (GR) - Single-Family Residence

History: Available records show that the parcel was created in 1966. In 1974, the Pinal County Zoning Ordinance was amended to increase the minimum lot area for the GR zoning district from 12,000 square feet (0.275 acres) to 54,450 square feet (1.25 acres). The subject parcel is non-conforming.

Site Conditions: The site is rectangular shaped lot that is 0.40 acres in area. The property is landscaped with primarily indigenous vegetation typical of the Upper Sonoran, and is otherwise vacant.

Recent aerial view of the subject site and surrounding area

Plan Analysis:

This is a request to reduce the minimum lot size from 54,450 square feet (1.25 acres) to 17,424 square feet (0.40 ± acres) in the General Rural (GR) Zone. In analyzing this request, staff recognizes that the 1954 zoning ordinance was amended by the County in 1974 to increase the minimum lot size for lots in the GR Zoning District, which makes the lot unbuildable.

Legal Description: Tax parcel 100-13-032B, zoned GR, on a total of 0.40 ± acres, Section 06, T 01N, R 08E G&SRB&M (located northeast of N Meridian Drive and W McKellips Blvd, in Pinal County.)

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

Newspaper publish dates:	7/31/2025
Mail-outs:	8/12/2025
Site Posting:	7/31/2025
Website:	7/31/2025

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 PCDSC, AS OUTLINED BELOW:

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

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 lot was created in 1966 through Joint Tenancy Deed, Fee # 323955, which conveyed the north ½ of Lot 60 from Aubrey and Ilean Yarrbrough to Joe and Helen Trujillo.

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

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

ANALYSIS: The "Hardship" must be related to the physical aspects of the land and not a personal or self-imposed hardship. The configuration of the lot existed prior to the current owner taking possession of the parcel. The lot was created in 1966, and the hardship in this case was created

at the time of adoption of the 1974 Zoning Ordinance, resulting in many lots becoming non-conforming within Pinal County.

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

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

ANALYSIS: The applicant intends to eventually make site improvements on this parcel. As per zoning requirements, the parcel size is non-conforming since 1974, rendering the property unusable.

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

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

ANALYSIS: As mentioned earlier under section b, the 1954 zoning ordinance was amended by the County in 1974 to increase the minimum lot size for lots in the GR Zoning District, which makes the lot unbuildable. Not granting the variance would cause an "undue hardship." Undue hardship, which means a problem created by some feature of the land rather than a misinterpretation of the zoning ordinance by the applicant.

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

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

ANALYSIS: The subject property is approximately 17,424 square feet (0.40± acres) in size and if approved with the attached stipulations the present residential use would have to be in compliance with all applicable construction codes. Staff has included stipulations that outline development standards that would be consistent with other development in the area and lots of this size.

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

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

ANALYSIS: A single family residential dwelling and accessory structures are an allowed use in the GR zone.

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

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report (BA-030-25) are considered part of the record in this variance case. If the Board of Adjustments and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report and record as presented and approve the requested variance with the following recommended motion. If the Board cannot find sufficient evidence to approve the request, staff suggests denying the request with the motion noted below.

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-030-25 a variance to Section 2.40.020 and Section 2.40.030 of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 acres) to 17,424 +/- (0.40 acres) and applicable development standards, in the General Rural (GR) Zone, by citing the following findings (please cite a minimum of three findings in a through f) as set forth in the staff report, and subject to the following stipulation:

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

To Deny:

I move to deny case BA-030-25 a variance to Section 2.40.020 and Section 2.40.030 of the PCDSC, in that the findings(s)/special circumstances referred to in subsection (C)(4)(a) of Section 2.155.040 of the PCDSC are self-imposed.

DATE PREPARED: 7/30/2025 - GB

REVISED: 8/11/25 - GB



Leo Low
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

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

Variance Request & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

100-13-032B &

.4acre &

1. Tax Assessor Parcel No.: **100-13-032C** 2. Size (to the nearest 1/10th of an acre) **.5acre**

3. The legal description of the property: **see attached**

4. Current zoning: **General Rural**

5. Septic or Sewer? Septic ☒ Sewer ☐

Sewer District _____

6. The existing use(s) of the property: **Both lots are currently vacant.**

7. The exact variance request and/or Section(s) of Code impacted: **The variance requested is to allow building a single family home or manufactured home on each of the undersized lots.**

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) **No zoning violations currently exist.**

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.

(See attached word document for details)

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

The subject properties do not pose any negative impact to the surrounding properties and there is nothing unique other than being undersized lots for the general rural zoning.

COMMUNITY DEVELOPMENT
Planning Division

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

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

The 2 lots were purchased in April 2025. The 2 lots were split to they're current configuration many years ago and were purchased with the intent to build 1 home on each lot. The seller of the lots as well as the Pinal County Planning advised before purchasing that they could be build as they were. Later I was told after buying that a variance was required.

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

The granting of a variance for the 2 lots will not impact any properties in the area as the dwellings to be built will follow all the guidelines for current building codes in Pinal County.

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

The variance will allow 1 single family residence to be built on each of the lots in accordance with setback requirements which are to be in compliance with the General Rural zoning for Pinal County.

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.

These 2 residential lots were recently purchased at market rates for the sole purpose of building a single family home or installing a manufactured home on each of the parcels. Without a variance a building permit cannot be granted and the intended use for the land becomes obsolete.

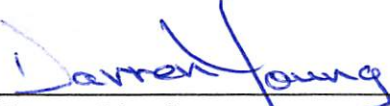

(The following are additional questions for reductions in parking requests only)

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

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

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

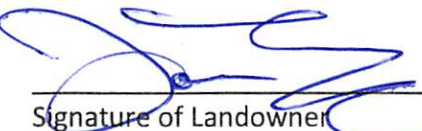
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the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

 Name of Applicant	13802 N. Scottsdale Rd Address Suite 15191 Scottsdale, AZ 85254
 Signature of Applicant	darrenyoung1@gmail.com E-Mail Address
	Phone Number 480-434-5217

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.

Privy Investments LLC Name of Landowner	13802 N. Scottsdale Rd Address Suite 15191 Scottsdale, AZ 85254
 Signature of Landowner	darrenyoung1@gmail.com E-Mail Address
	Phone Number 480-434-5217

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

Application Checklist:

- ☒ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- ☒ Submit the "This Application Checklist" for the requested action.
- ☒ Submit, or request from the case planner assigned, a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☒ Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☒ Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
 - A) Residential with 0-499 mail-outs \$500.00
 - B) Residential with 500 or more mail-outs: \$500.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- ☒ The application and narrative in PDF format.
- ☒ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☒ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

Important:

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

3. The legal description of the property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 100-13-032B:

The North 164.89 feet of the West 131.98 feet of the East 527.92 feet of Lot 60 of Section 6, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all oil, gas and other mineral deposits as reserved unto the United States of America in Patent of said land.

PARCEL NO. 100-13-032C:

The South half of Lot 60 of Section 6, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East 264 feet and West 132 feet and the West 131.98 feet of the East 395.93 feet of Lot 60 of EXCEPT all oil, gas and other mineral deposits as reserved unto the United States of America in Patent of said land.

9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties.

The 2 lots (100-13-033A and 100-13-033B) West of the subject parcels are both undersized @.64acre with 1 dwelling and the other parcel is .36acre with 1 dwelling.

The lot (100-13-0310) to the East is undersized @ 1acre with 2 dwellings.

The lot (100-13-028B) North is undersized with 1 dwelling @.75acres.)

The 2 lots (100-13-030A and 100-13-030B) are both undersized @.62acres each with 1 dwelling on each parcel.

The lot (100-13-022B) East is undersized @1.0 acre with 1 dwelling on the property.

The lot (100-13-007B) North is undersized @.99 acres with 1 dwelling on the property.

The lot (100-13-014C) North is undersized @.75 acres with 1 dwelling on the property.

The lot (100-13-015D) North is undersized @1.2 acres with 1 dwelling on the property.

The lot (100-13-036F) South is undersized @1.13 acres with 1 dwelling on the property.

The lot (100-13-035C) South is undersized @1.19 acres.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 27 day of May, 2025, at the office of Community Develop. and is accurate and complete to the best of my knowledge.
(Source of Information) Pinal County

On this 27 day of May, 2025 before me personally appeared Darren Young
(Name of signor)

Signature [Signature] Date 5-27-25

State of Arizona
)ss.

County of Pinal

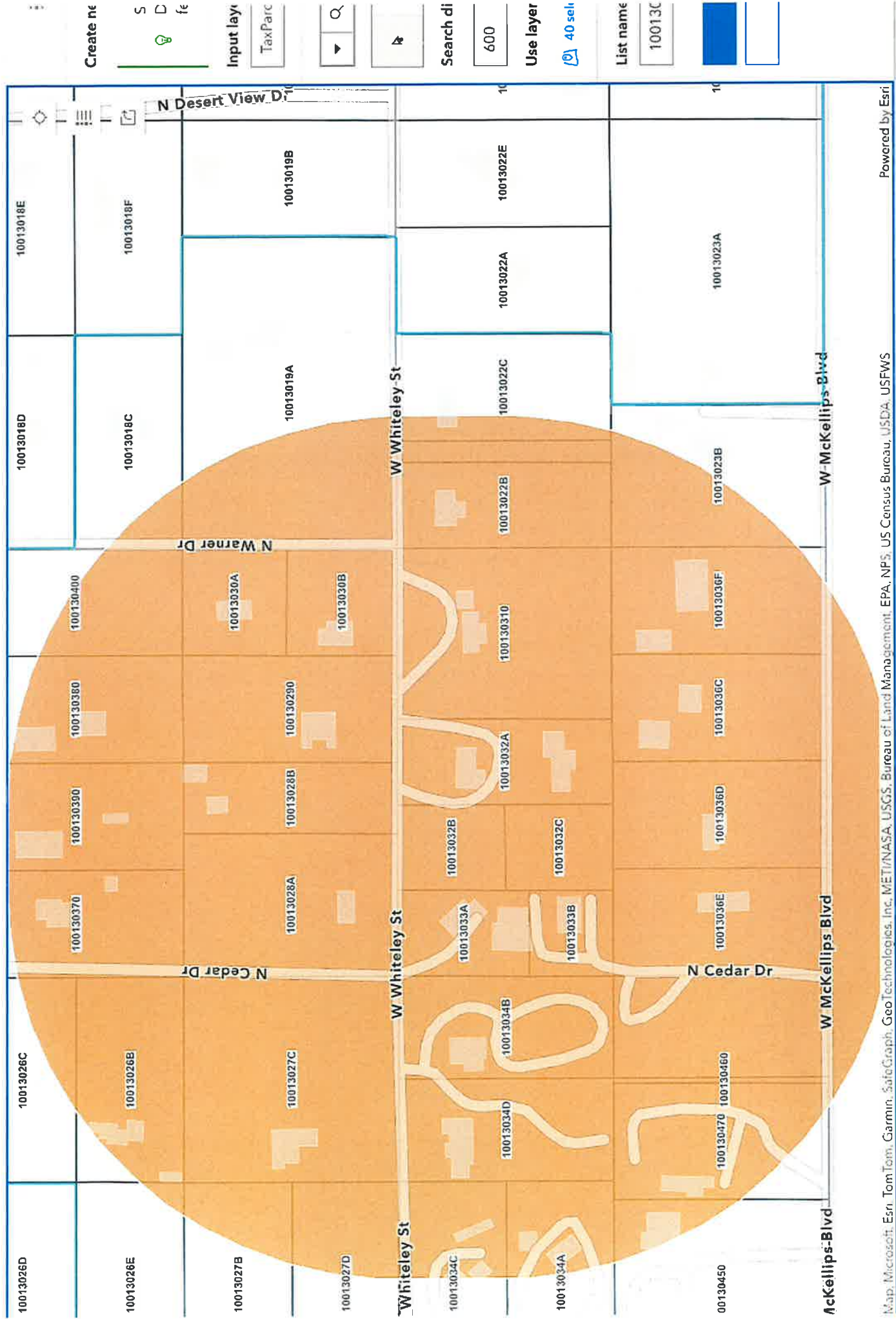
My Commission Expires 12/26/2027



Signature of Notary Public Angela Sanchez

100-13-032B

Notification ⓘ



100-13-03213

10013022B
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022D
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022C
HENDERSON HEATHER M
300 W BONITA ST LOT 9
PAYSON , AZ 85541-1486

10013027D
EHLY BRADLEY & HEATHER
78 S DEBRA DR
GILBERT , AZ 85296-6153

10013030B
W WHITELEY LLC
1842 W 15TH LN
APACHE JUNCTION , AZ 85120-0690

10013027B
BOOTH JUDY WADKINS
4275 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0916

10013027C
RUSSELL ROBERT
3070 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013028A
WAGNER LINDA
2950 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013028B
HICKS JOHN THOMAS II & ROBERTA L
2926 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0922

100130290
HICKMAN CHARLOTTE ANN SILLERS
2850 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013030A
GERTZ MICHAEL & PAMELA
4250 N WARNER DR
APACHE JUNCTION , AZ 85120-0916

10013019A
HENKEL OMAR REV LIV TRUST
PO BOX 100
APACHE JUNCTION , AZ 85117-7400

10013026E
JONES RONALD MAURICE
4325 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-8512

10013026B
HANAWALT WILLIAM J & LISA K
4324 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

10013018C
WATTERS THOMAS & EILEEN
4325 N WARNER DR
APACHE JUNCTION , AZ 85120-0901

10013026C
BUTLER CLARK PRICE
4376 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130370
NOEL SHAWN
4355 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130390
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130380
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130400
BUFFO DOMENICO
PO BOX 1065
APACHE JUNCTION , AZ 85117-7404

USA

10013033B
NORIEGA CYNTHIA
4115 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130450
3180 LLC
PO BOX 731
APACHE JUNCTION , AZ 85117-7402

10013034A
NEVES LEROY TRS
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

100130470
PAWLAK WAYNE S LIVING TRUST
3060 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032C
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

100130460
ENYART ENTERPRISES LLC
PO BOX 87
PINE , AZ 85544-4008

10013034C
DUBRUL MICHAEL W & KATHLEEN T
4135 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0900

10013035C
ENYART ENTERPRISES
PO BOX 87
PINE , AZ 85544-4008

10013034D
NEVES LEROY TR
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036E
LINDHOLM CHRISTOPHER J & LAURIE
2958 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0881

10013034B
NEVES LEROY REV LIVING TRUST
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036D
DAVIS LEROY A
231 E SADDLE BUTTE ST
APACHE JUNCTION , AZ 85119-9890

10013033A
COVER BRIAN
2985 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013036C
WENHAM DAVID A TRS
2860 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032B
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

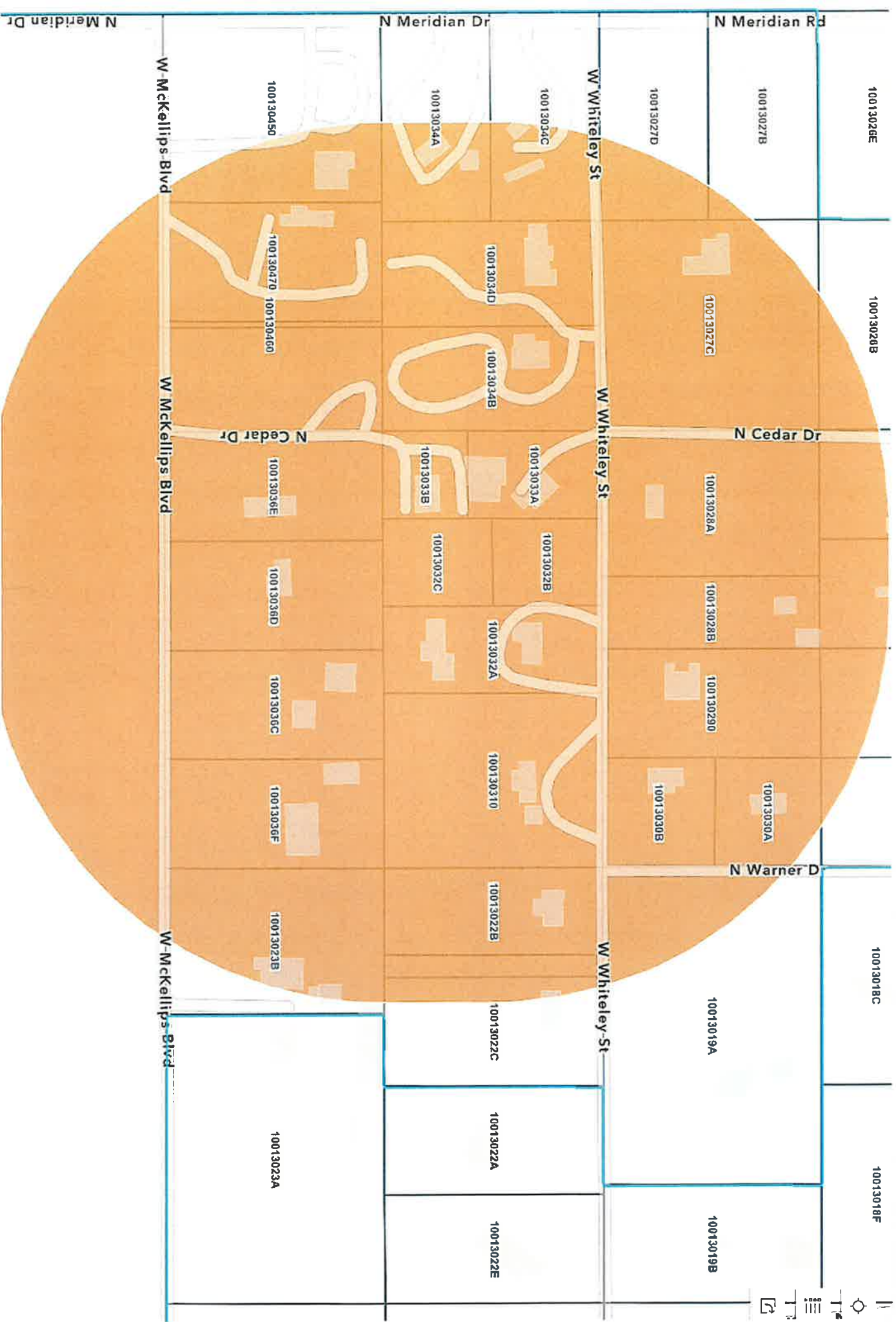
10013036F
MKK REVOCABLE TRUST
PO BOX 4795
APACHE JUNCTION , AZ 85178-8001

10013032A
M & N COMPLETE LANDSCAPING LLC
447 S SOLOMON
MESA , AZ 85204-4262

10013023B
DEWEY DALLAS DALE & ANGELA ANITA
2758 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

100130310
COWLEY RANAE E & BRAYDON L
2859 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

100-13-032C



100-13-032C

USA

10013033B
NORIEGA CYNTHIA
4115 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130450
3180 LLC
PO BOX 731
APACHE JUNCTION , AZ 85117-7402

10013034A
NEVES LEROY TRS
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

100130470
PAWLAK WAYNE S LIVING TRUST
3060 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032C
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

100130460
ENYART ENTERPRISES LLC
PO BOX 87
PINE , AZ 85544-4008

10013034C
DUBRUL MICHAEL W & KATHLEEN T
4135 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0900

10013035C
ENYART ENTERPRISES
PO BOX 87
PINE , AZ 85544-4008

10013034D
NEVES LEROY TR
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036E
LINDHOLM CHRISTOPHER J & LAURIE
2958 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0881

10013034B
NEVES LEROY REV LIVING TRUST
3075 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013036D
DAVIS LEROY A
231 E SADDLE BUTTE ST
APACHE JUNCTION , AZ 85119-9890

10013033A
COVER BRIAN
2985 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013036C
WENHAM DAVID A TRS
2860 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

10013032B
PRIVY INVESTMENTS LLC
13802 N SCOTTSDALE RD # 15191
SCOTTSDALE , AZ 85254-4345

10013036F
MKK REVOCABLE TRUST
PO BOX 4795
APACHE JUNCTION , AZ 85178-8001

10013032A
M & N COMPLETE LANDSCAPING LLC
447 S SOLOMON
MESA , AZ 85204-4262

10013023B
DEWEY DALLAS DALE & ANGELA ANITA
2758 W MCKELLIPS BLVD
APACHE JUNCTION , AZ 85120-0872

100130310
COWLEY RANAE E & BRAYDON L
2859 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013022B
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022D
MIDDLETON ROBERT
2775 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013022C
HENDERSON HEATHER M
300 W BONITA ST LOT 9
PAYSON , AZ 85541-1486

10013027D
EHLY BRADLEY & HEATHER
78 S DEBRA DR
GILBERT , AZ 85296-6153

10013030B
W WHITELEY LLC
1842 W 15TH LN
APACHE JUNCTION , AZ 85120-0690

10013027B
BOOTH JUDY WADKINS
4275 N MERIDIAN RD
APACHE JUNCTION , AZ 85120-0916

10013027C
RUSSELL ROBERT
3070 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013028A
WAGNER LINDA
2950 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0906

10013028B
HICKS JOHN THOMAS II & ROBERTA L
2926 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0922

100130290
HICKMAN CHARLOTTE ANN SILLERS
2850 W WHITELEY ST
APACHE JUNCTION , AZ 85120-0901

10013030A
GERTZ MICHAEL & PAMELA
4250 N WARNER DR
APACHE JUNCTION , AZ 85120-0916

10013019A
HENKEL OMAR REV LIV TRUST
PO BOX 100
APACHE JUNCTION , AZ 85117-7400

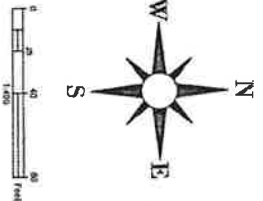
10013026B
HANAWALT WILLIAM J & LISA K
4324 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130370
NOEL SHAWN
4355 N CEDAR DR
APACHE JUNCTION , AZ 85120-0907

100130390
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130380
HERBSTLER HORST DIETER & IRENE
2877 W KANIKSU ST
APACHE JUNCTION , AZ 85120-0914

100130400
BUFFO DOMENICO
PO BOX 1065
APACHE JUNCTION , AZ 85117-7404



RESULTS OF SURVEY

A PORTION OF SOUTHWEST QUARTER, SECTION 6,
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

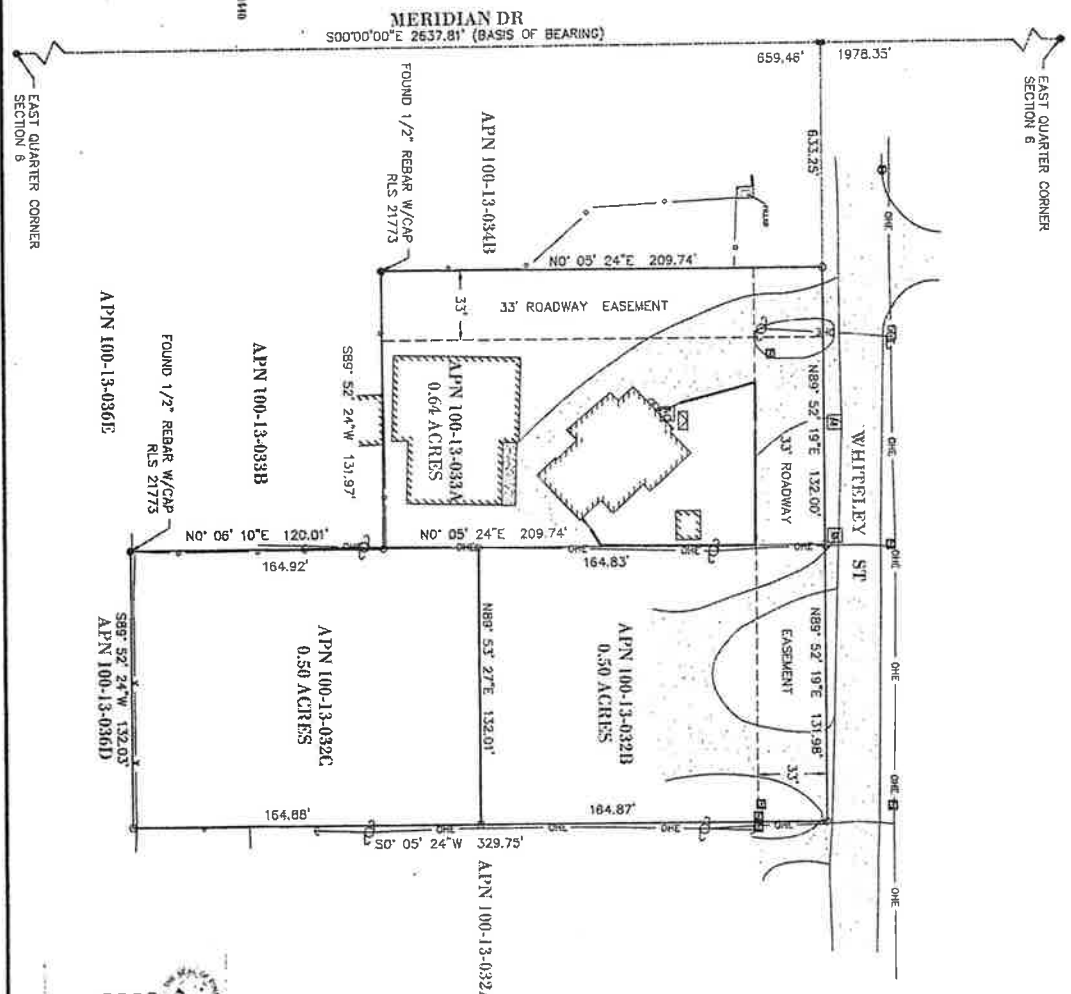
LEGAL DESCRIPTION

THE WEST 1/2 FEET OF LOT 66, SECTION 46,
TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE CILIA
AND SALT RIVER BASIN AND MERRIDIAN, PINAL
COUNTY, ARIZONA;
EXCEPT THOSE 120 FEET THEREOF AND
RECAPITAL, OIL, GAS AND OTHER MINERAL
INTERESTS, AS RESERVED UNTO THE UNITED
STATES OF AMERICA, IN THE PATENT OF SAID
LAND, RECORDED IN DOCKET 219, PAGE 97.

NORTH 164.89 OF WEST 131.80 OF EAST 527.92 OF
LAT 60 OF SECTION 6, T.1N, R.1E,
EXCEPT NORTH 33'
0.46 ACRES.

APN 100-13-032C;
SOUTH HALF OF LOT 60 LESS EAST 264' AND WEST
132' AND LESS WEST 111.97' OF EAST 385.93' OF
SECTION 6, T.1N, R.8E,
0.50 ACRES.

- LEGEND
SUPERSTRIKE LINE
BOUNDARY LINE
EASEMENT
BARBED FENCE
CHAIN FENCE
OVERHEAD ELECTRIC
WALLING
DRAINAGE
BUILDING OVERHANG
DIRT ROADWAY
ASPHALT DRIVEWAY
CONCRETE
POURED CEMENT
FLOOR (IF HEAVY WEIGHT)
SET OFF HARDTOP CURBS 68.00/40
CALCULATED PERCENT
PINAL COUNTY RECORDERS
POSSIBLE ENCROACHMENT
POWER POLE
ELECTRIC METER
ELECTRIC SHED
WATER MAIN
FIRE HYDRANT
FIRE TANK
LIGHT POLE
AIR CONDITIONER
WATER METER
WATER VALVE
GUTTER



OWNER
MCKELLIPS IN
SECTION 6,
T1N, R4E

ADDRESS
2905 W WILLIAMS ST
APACHE JUNCTION, AZ 85120

BASIS OF BEARINGS
THE WEST LINE OF THE SOUTHEAST QUARTER OF
SECTION 6, T12N, R10E, G1A, AND SALT RIVER BASIN
MICHIGAN, PLANE COUNTY, ACCORDING TO A SURVEY
FILE NO. 2012-0466385 BEING S. 00° 00' 00" E. 2637.61',

HORIZONTAL DATUM
NAID3 ARIZONA STATE PLANE, CENTRAL ZONE,
INTERNATIONAL FOOT.

HORIZONTAL ADJUSTMENT

THIS SURVEY WAS CONDUCTED USING REAL TIME KINEMATIC GPS OBSERVATIONS WITH A GRID TO GROUND COMBINED SCALE FACTOR OF 1.0001690805. SCALE FACTOR 33°27'10.78916" N, 115°43'40.27076" W.

RECORD DOCUMENTS
FILE NO. 2019-012405

FILE NO.	DATE	FILED
FILE NO. 2012-006385	P.C.H.	SURVEY
FILE NO. 2009-010569	P.L.R.	STREET
FILE NO. 2009-070054	P.C.H.	DEED
FILE NO. 2012-072691	P.C.H.	DEED
FILE NO. 2011-092636	P.C.H.	DEED
FILE NO. 2012-072692	P.C.H.	DEED
FILE NO. 2012-066276	P.C.H.	DEED

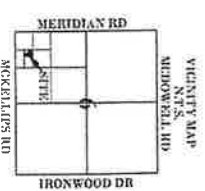
NOTE
MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS
AND/OR ENCUMBRANCES NOT SHOWN HEREON.

SURVEYOR'S STATEMENT

I, JOSEPH E. KEENEY, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED EITHER BY MYSELF OR UNDER MY DIRECT SUPERVISION.

JOSEPH H. KELLEY RLS# 68440

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
DATE/TIME: 10/13/2023 1602
FEE: \$74.00
PAGES: 1
FEE NUMBER: 2023-075667



DESIGNED BY: JAK	BRIDGE DATE: 15/05/2012
DRAWN BY: JAK	INVOICE NO.: 2023112
CHECKED BY: JAK	
SUBMITTED BY:	
SHEET: 0	

[illegible]