

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 10:00 A.M., ON **JUNE 23, 2016** IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM, ADMINISTRATION BUILDING "F", FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

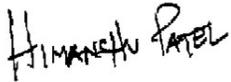
BA-003-16 – PUBLIC HEARING/ACTION: Joey Martinez requesting a variance to **Section 2.40.020.B** of the PCDSC, to allow a reduction in the minimum required lot area from 54450 square feet (1.25 acres) to 44,431 square feet (1.02 acres) to allow the placement of a single family residential dwelling; on a 1.2± acre parcel in the (GR) General Rural zone, described as Lot 78 of Toltec Estates West, Book 11 Page 43, P.C.R., Tax Parcel 408-03-079B (legal on file) (located at the south west corner of the intersection of Gun Fury Rd. and Montezuma Road in the Arizona City Area).

Information regarding the case can be found online at:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

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) 866-6045 FOR MORE INFORMATION

DATED THIS **26th** DAY OF **MAY, 2016**



Himanshu Patel, Community Development Director

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 (31 N. PINAL, BUILDING F)
FLORENCE, AZ 85132

NO LATER THAN 4:30 P.M. ON June 17, 2016

Contact for this matter: Steve Abraham, Planning Manager

E-mail Address: steve.abraham@pinalcountyz.gov

Phone #: (520) 866-6045 Fax: (520) 866-6435

PUBLISHED ONCE:

Florence Reminder/Blade Tribune.& Eloy Enterprise

Pinal County

Board of Adjustment

Land Status

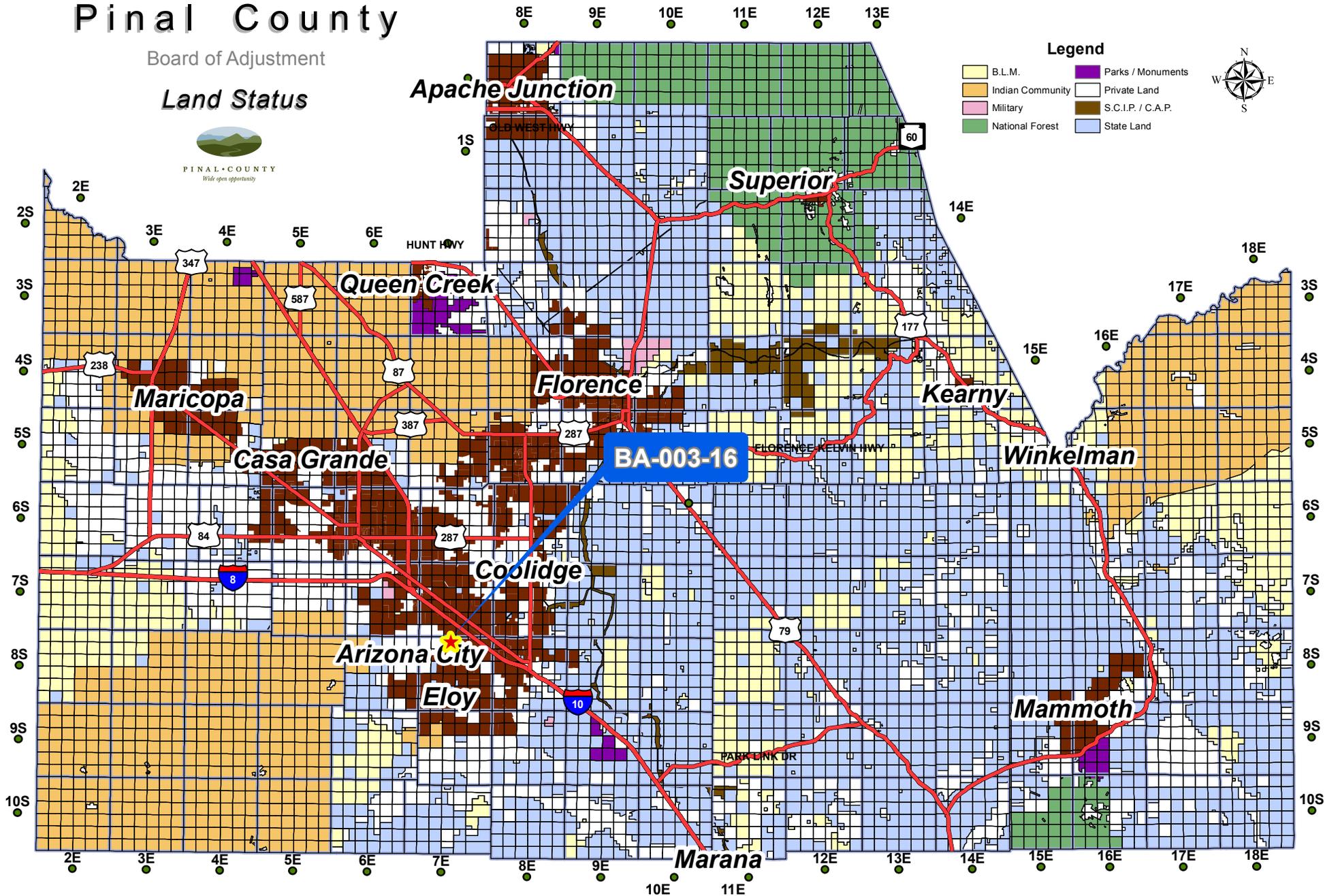


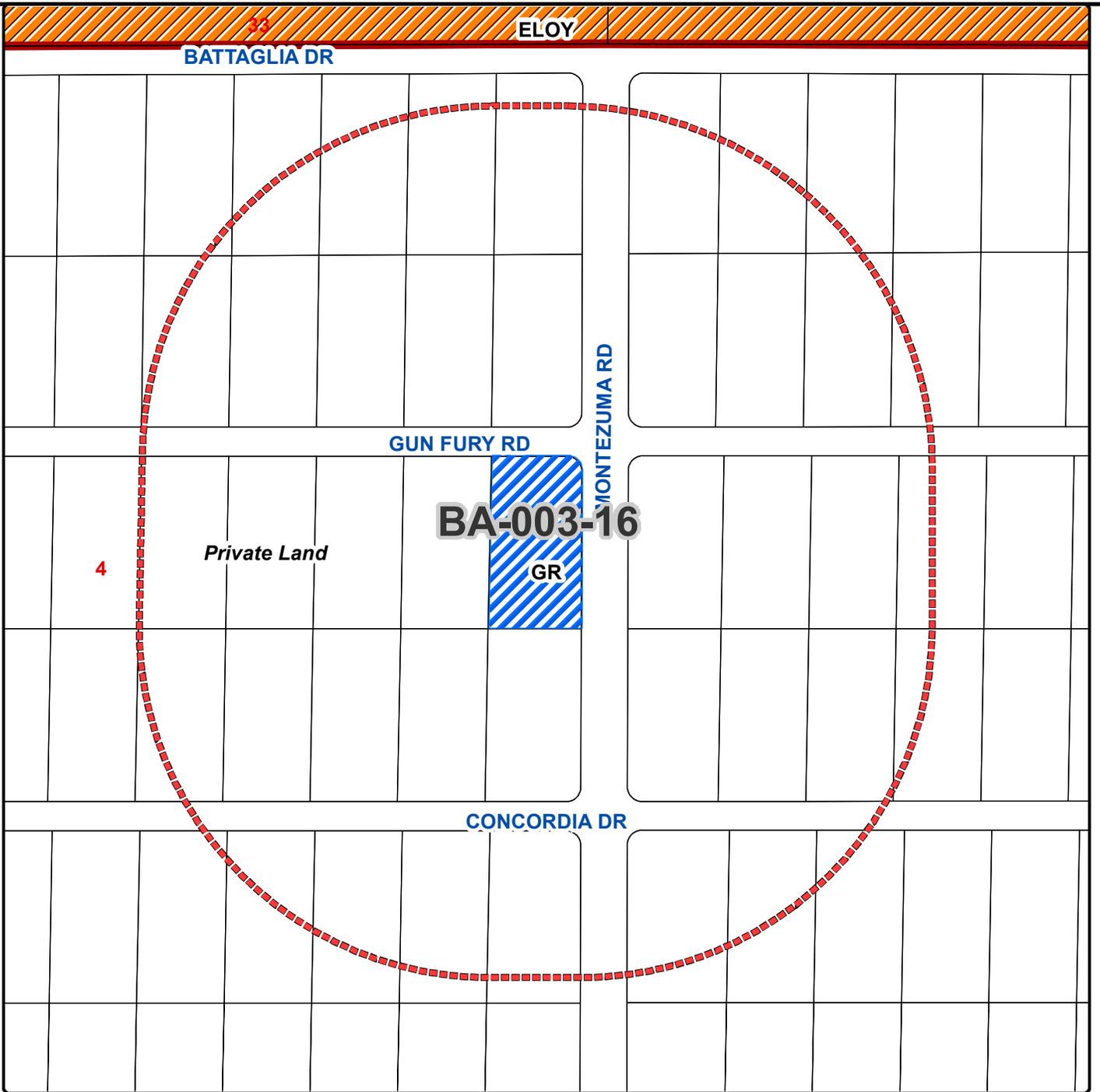
PINAL COUNTY
Wide open opportunity

8E 9E 10E 11E 12E 13E

Legend

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





Board of Adjustment

BA-003-16 – PUBLIC HEARING/ACTION: Joey Martinez requesting a variance to Section 2.40.020.B of the PCDCS, to allow a reduction in the minimum required lot area from 54450 square feet (1.25 acres) to 44,431 square feet (1.02 acres) to allow the placement of a single family residential dwelling; on a 1.2± acre parcel in the (GR) General Rural zone, described as Lot 78 of Toltec Estates West, Book 11 Page 43, P.C.R., Tax Parcel 408-03-079B (legal on file) (located at the south west corner of the intersection of Gun Fury Rd. and Montezuma Road in the Arizona City Area).

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



PINAL COUNTY
 Wide open opportunity

Legal Description:
 Situated in a portion of Section 04, T08S, R07E, G&SRB&M, 408-03-079B (legal on file) (located at the south west corner of the intersection of Gun Fury Rd. and Montezuma Road in the Arizona City Area).
 T08S-R07E Sec 04



Owner/Applicant: MARTINEZ JOEY		
Drawn By: GIS / IT / LJT	Date: 05/25/2016	
Sections: 04	Township: 08S	Range: 07E
Sheet No. 1 of 1	Case Number: BA-003-16	



BA-003-16

Board of Adjustment



PINAL • COUNTY
Wide open opportunity



BA-003-16



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)

1. The legal description of the property: LOT 78, OF TOLTEC ESTATES WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 11 OF MAPS, PAGE 43
2. Tax Assessor Parcel No.: 408-03-798
3. Current zoning: RESIDENTIAL Requested zoning (if applicable) N/A
4. The size (to the nearest 1/10th of an acre): 1.2
5. The existing use of the property is as follows: VACANT
6. The proposed use under this request: ELECTRICITY/ELECTRIC METER IS NEEDED IN ORDER TO REPAIR THE EXISTING DOMESTIC WATER WELL AND IMPROVE THE LAND FOR RESIDENTIAL USE, VARIABLE FROM SECTION 2.40.020
7. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # _____
8. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties since the present zoning was adopted.
TO MY KNOWLEDGE, THE ORIGINAL PARCEL WAS DIVIDED INTO TWO SEPARATE PARCELS. IT APPEARS THAT THE STREET NAMES HAVE CHANGED SINCE THE INITIAL DEVELOPMENT.

RECEIPT #:

AMT: 500.00

DATE:

CASE: BA-003-16

COMMUNITY DEVELOPMENT
Planning Development

The Pinal County Board of Adjustment is authorized to grant a variance of regulations where it finds that absolute conformance to the regulations in an established zone would present an unnecessary hardship on the applicant. The "Hardship" must be related to the physical aspects of the land and not a personal or self-imposed hardship. The applicant must present evidence to prove: (use additional pages if necessary)

9. There are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zoning district. Show that the physical characteristics of this property are unique and unlike other properties in the area.
THE VACANT PROPERTY ONLY HAS A DOMESTIC WATER WELL AND IS SURROUNDED BY A 6' CHAIN LINK FENCE.

10. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professional may be required.
IF THE DOMESTIC WATER WELL IS UNABLE TO BE REPAIRED DUE TO THE LACK OF ELECTRICITY, THIS WOULD CAUSE A

HARDSHIP TO THE REQUIRED RESIDENTIAL DEVELOPMENT NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF THIS

PROPERTY.

11. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
NO.

12. That the variance will not allow a use that is not permitted in the zoning district where the property is located.
NO.

13. That the special circumstances or conditions referred to item 9 above are not self-imposed.
PRE-EXISTING CONDITION.

14. The applicant shall present evidence of the ability and intention to proceed with actual construction work in accordance with the plans shown within nine (9) months after issuance of a variance.

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A) A detailed site plan, drawn to a minimum scale of 1" = 100'. Not larger than 11" x 17". The site plan must include the following:
1. Size and shape of parcel; property dimensions; north arrow.
 2. Show adjacent streets, rights-of-way, easements and setbacks; indicate size, purpose and whether public or private.
 3. Location, size and use of all existing and proposed buildings and uses from lot lines and each other.
 4. Driveways and parking areas.
 5. Existing and proposed utilities showing location of lines, size and serving company.
 6. Any other information as may be applicable; i.e. landscaping, natural features (i.e. washes), excavating sites, etc.
- B) The "supporting information" and the "Submittal Checklist" for the requested action.
- C) 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 30 days prior to submission.
- D) A map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable.)
- E) The Non-refundable filing fee. (The application is not considered filed until the fees are paid.)

THIS APPLICATION MUST BE SUBMITTED IN PERSON

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE, AND THAT THE INFORMATION IS FACTUAL. I ALSO UNDERSTAND IF THE APPLICATION IS INCOMPLETE UPON SUBMISSION, IT CANNOT BE FURTHER PROCESSED AND MAY BE DELAYED UNTIL A FUTURE HEARING DATE.

Joey Martinez

POB 118, Eloy, AZ 85131 520-483-2279

NAME OF APPLICANT

ADDRESS

PHONE #

If the applicant is not the landowner, a notarized letter authoring the applicant to represent the owner must accompany this application.

Same

NAME OF LANDOWNER

ADDRESS

PHONE #

ALL NOTICES WILL BE MAILED TO THE APPLICANT UNLESS OTHERWISE NOTED:

Same

NAME AND ADDRESS OF PERSON TO BE NOTIFIED.

PHONE #

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF APPLICANT

DATE

PROPERTY OWNERSHIP LIST
(REQUIRED FOR FILING ALL APPLICATIONS)
(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED, PLEASE PHOTOCOPY)

INSTRUCTIONS:

PRINT NAME, ADDRESS, CITY, STATE, ZIP CODE AND TAX PARCEL NUMBER FOR EACH PROPERTY OWNER WITHIN 600 FEET OF THE SUBJECT PARCEL BOUNDARY.

Parcel No.: 408-03-079C
Name: REVUELTAS ESTEPANIA ROJAS
Address: PO BOX 339
City/ST/Zip: ELOY, AZ 85131

Parcel No.: 408-03-079C
Name: Property Address
Address: 5753 W Gun Fury Rd
City/ST/Zip: Casa Grande, AZ 85193

Parcel No.: 408-03-0770
Name: ROBLES EFRAIN RAMOS & MEDINAS CATALINA
Address: PO BOX 410
City/ST/Zip: ELOY, AZ 85131

Parcel No.: 408-03-0770
Name: Property Address
Address: 5641 W Gun Fury Rd
City/ST/Zip: Casa Grande, AZ 85193

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

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

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

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City/ST/Zip: _____

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

SEE ATTACHED

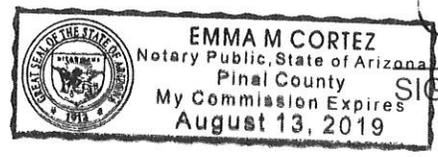
I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 24 DAY OF May, 20 16, AT THE OFFICE OF Pinal County, AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

[Signature]
SIGNATURE

05-24-16
DATE

ACKNOWLEDGED BEFORE ME BY EMMA M Cortez, ON THIS DAY 24th OF MAY, 20 16.

(SEAL)



[Signature]
SIGNATURE OF NOTARY PUBLIC

VARIANCE SUBMITTAL CHECKLIST

THE FOLLOWING INFORMATION MUST BE SUBMITTED AS PART OF THIS APPLICATION FOR A VARIANCE OF ZONING REGULATIONS:

CHECK IF COMPLETE

- 1. Completed application for a Variance.
- 2. Site Plan Prepared at a minimum scale of 1" = 100". If larger than 11' x 17" the applicant shall submit a legible, black line reduction of the site to 11" x 17" maximum. The minimum requirements for the site plan are outlined on page 3 of this application. In addition to the minimum requirement, the site plan shall include:
 - A) Location of unusual natural or topographic features of the site
 - B) Preliminary floor plans and elevations of all proposed buildings
- 3. A name list, verified by the applicant, made within 30 days prior to this submission, of the names, mailing addresses and tax parcel number of all property owners within 600' of this parcel.
- 4. Non-refundable filing fee for a variance based on the following
 - A) Residential with 0-499 mail-outs ~~\$2,084.00~~ 500.00 JA
 - B) Residential with 500 or more mail-outs: \$2,430.00
 - 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
- 5. Signed Variance Checklist

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE, AND I UNDERSTAND THAT THIS APPLICATION FOR A VARIANCE CANNOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS SUBMITTED.

Joey Martinez

SIGNED BY:

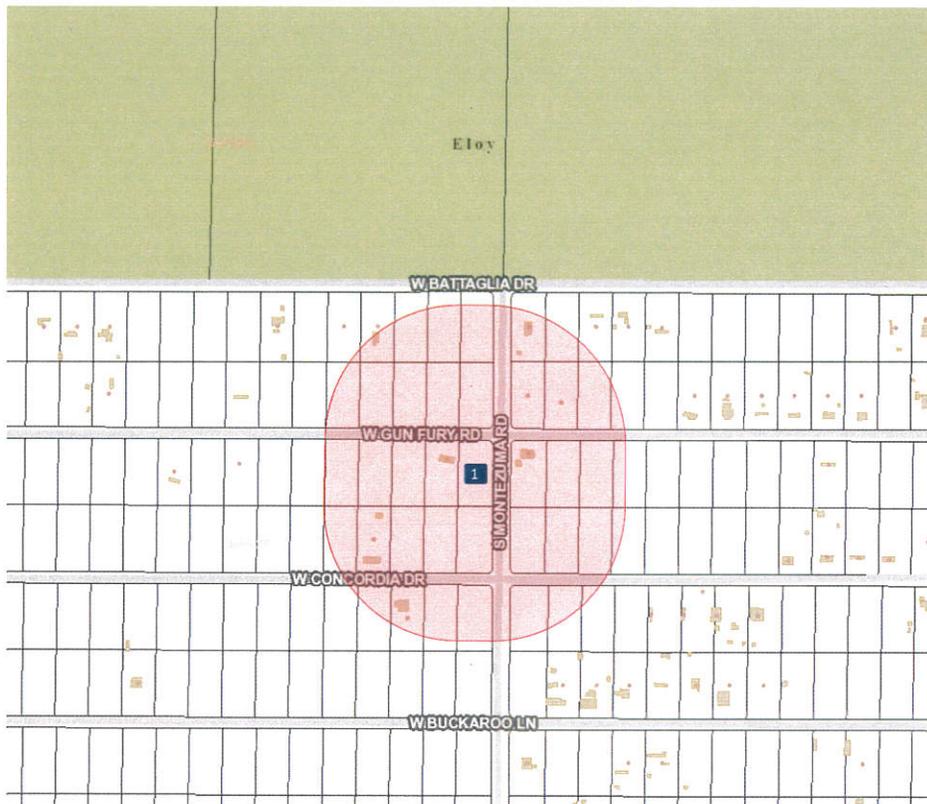
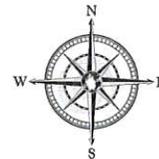
DATE:

SIGNED BY:

DATE:



Pinal County Web Map



0 2000
5000
10000
111° 37' 43.222" 32' 42.39 432" Datum: NAD 83

Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



GUN FURY

