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: Estates Lot 9 & 10 Deer Run Ranch Estate Block 5 Section 20, Township 05S, Range 06E
2. Tax Assessor Parcel No.: 509-32-098A
3. Current zoning: GR Requested zoning (if applicable) _____
4. The size (to the nearest 1/10th of an acre): ~~5/10~~ 1/5 Acre
5. The existing use of the property is as follows: Vacant
6. The proposed use under this request: To have a mobile home for a family. In GR zone
7. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # CC-0313-15
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.

   NONE

RECEIPT #: AMT: $500 DATE: 8-16-16 CASE: BA-005-16

COMMUNITY DEVELOPMENT
Planning Development

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 T 520-866-6447 FREE 888-431-1311 F 520-866-6480 www.pinalcountyaz.gov

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.
There is no differenee in the properties they are mostley the same size and all have a mobile home on it our's is Just a Vacant property and are trying to make it a residence to be able to move there.

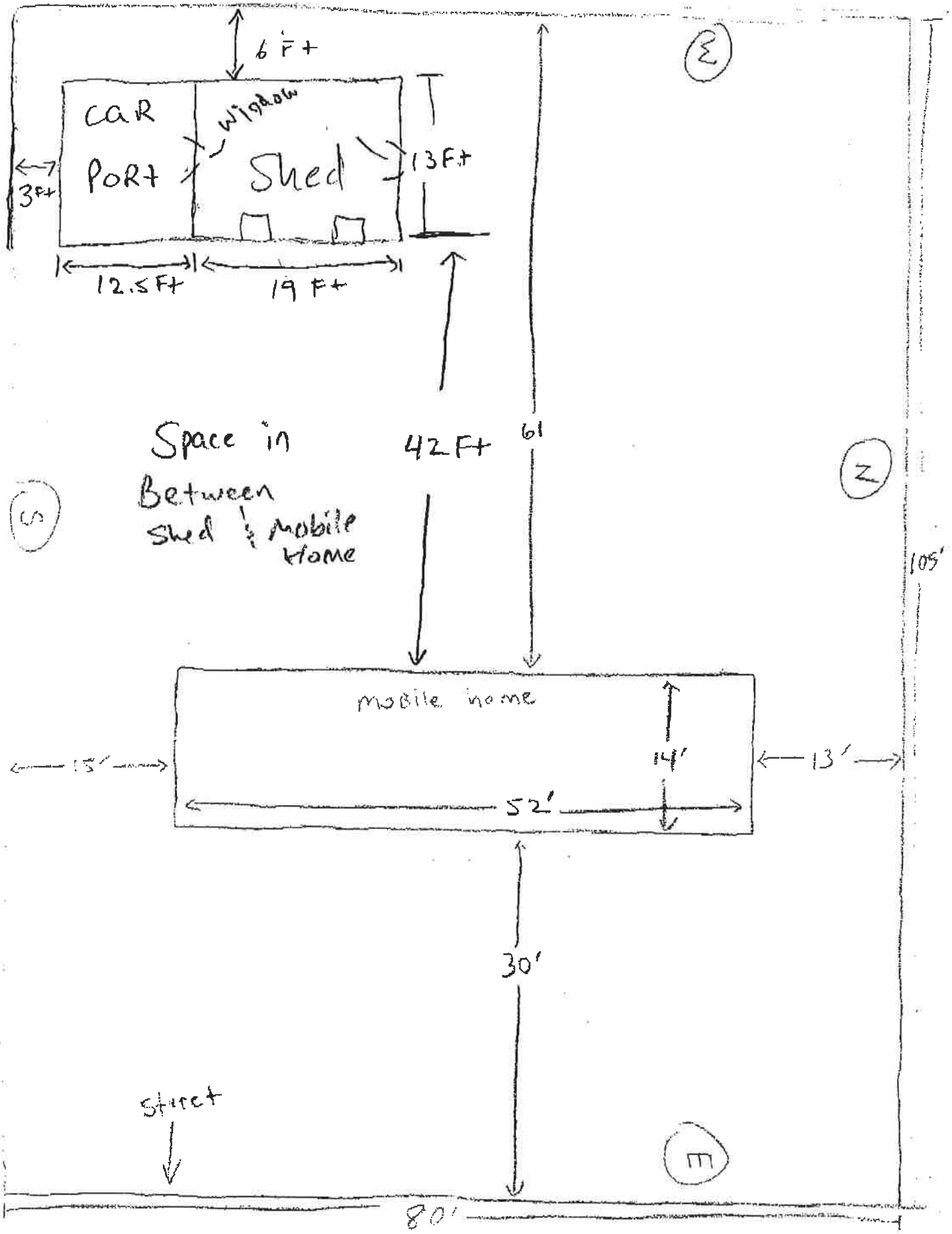
10. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professional may be required.
My investment in the property would be lost since I cannot have a home in the property. Thus I cannot enjoy the full potential of this property, even if it's zoned GR and allows for a home to be placed there.
Sec. 2.40 - 2.40 Site development standards.

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.
I myself and family will be living in the home and no there will not be no harm to the neigborhood or to the public.

12. That the variance will not allow a use that is not permitted in the zoning district where the property is located.
GR zoning allows for a home to be placed there.

13. That the special circumstances or conditions referred to item 9 above are not self-imposed.
I bought the land to put a home and to live there and wasn't told there would be a problem so I don't see why I can't have the mobile home there.

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.


6 Ft
CAR PORT
window
Shed
13 Ft
3 Ft
12.5 Ft
19 Ft
Space in Between Shed & Mobile Home
42 Ft
61
105'
mobile home
15'
14'
13'
52'
30'
street
80'

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.

| Adriana M. Mazon | 10615 N. Yellowstone Rd | [redacted] |
|---|---|---|
| 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.

| Adriana M. Mazon | | |
|---|---|---|
| NAME OF LANDOWNER | ADDRESS | PHONE # |

[redacted]

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

| | |
|---|---|
| NAME AND ADDRESS OF PERSON TO BE NOTIFIED. | PHONE # |

| Adriana M. Mazon | 7.21.16 |
|---|---|
| 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.: 509321050
Name: Ronald & Araceli McMullen
Address: 10628 N. Yellowstone Rd
City/ST/Zip: Casagrande AZ, 85122

Parcel No.: 50932141A
Name: Carol
Address: 10647 N. Yellowstone Rd
City/ST/Zip: Casagrande

Parcel No.: 509 32107A
Name: Rodrigo Mireles
Address: 10614 N. Yellowstone Rd
City/ST/Zip: Casagrande AZ, 85122

Parcel No.: 50932135A
Name: Yolanda orrantia
Address: 10727 N. Yellowstone Rd
City/ST/Zip: Casagrande AZ, 85122

Parcel No.: 50932133A
Name: Lydia & Guillermo Martinez
Address: 10745 N. Yellowstone Rd
City/ST/Zip: Casagrande AZ, 85122

Parcel No.: 50932127A
Name: E Lydia
Address: 10821 N. Yellowstone Rd
City/ST/Zip: Casagrande AZ, 85122

Parcel No.: 50932129A
Name: Sarah Herrera
Address: 10803 N. Yellowstone Rd
City/ST/Zip: Casagrande AZ, 85122

Parcel No.: 50932091A
Name: Sonia Garcia
Address: 10804 N. Yellowstone Rd
City/ST/Zip: Casagrande AZ, 85122

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 21 DAY OF July, 2016, AT THE OFFICE OF Pinal County, AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Adriana M. Mazon
SIGNATURE

7.21.16
DATE

ACKNOWLEDGED BEFORE ME BY _____, ON THIS DAY 21 OF July, 2016.

(SEAL)
DEBORA HUERTA
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires Feb. 27, 2017

Debora Huerta
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 $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

✓ 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.

7.21.16

SIGNED BY: DATE:

SIGNED BY: DATE: