

## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **DECEMBER 28, 2023** AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

**BA-044-23 – PUBLIC HEARING/ACTION:** Jose Ramos, landowner, requesting a variance to **Sections 2.40.020 and 2.40.030** of the PCDSC to allow a reduction in the minimum required lot area 54,450± square feet (1.25 acres) to 43,995± square feet (1.01 acres) and applicable development standards in the General Rural (GR) zone, situated within Hidden Valley Estates Number 7 Lot 93, Section 21, 6 South, 3 East of the Gold and Salt River Meridian, Pinal County, Arizona: Tax Parcel 501-29-0930, legal on file, located east of North Desert Park Lane and south of West Carefree Place in the Maricopa vicinity.

Information regarding the case can be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

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

DATED THIS 9<sup>TH</sup> DAY OF NOVEMBER, 2023

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

**NO LATER THAN 4:00 P.M. ON DECEMBER 21, 2023**

Contact for this matter: LaRee Mason, Planner

E-mail Address: [LaRee.Mason@pinal.gov](mailto:LaRee.Mason@pinal.gov)

Phone: (520) 866-6514 Fax: (520) 866-6442

PUBLISHED ONCE:

Pinal Central Dispatch



**PINAL COUNTY**  
WHERE OPEN OPPORTUNITY

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

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

**Variance Request & Property Information:**

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

1. Tax Assessor Parcel No.: 501290930 2. Size (to the nearest 1/10th of an acre) 1 acre

3. The legal description of the property: Hidden Valley Estates #7 Lot 93

4. Current zoning: GR 5. Septic or Sewer? Septic  Sewer   
Sewer District \_\_\_\_\_

6. The existing use(s) of the property: Living

7. The exact variance request and/or Section(s) of Code impacted: To install a mobile home to live in.

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

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

None

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

None

COMMUNITY DEVELOPMENT  
Planning Division

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

N/A

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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.

will install the mobile home following all rules and regulations of Pinal County.

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

mobile home will be installed and pass all inspections

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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 my family will have no place to live

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(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: \_\_\_\_\_

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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.

Jose Ramos 1316 N. Primrose LN. Maricopa, AZ 85138  
Name of Applicant Address

Jose T. Ramos raquelramos72@icloud.com 520 705 8976  
Signature of Applicant E-Mail Address Phone Number

\_\_\_\_\_  
Name of Agent/Representative Address

\_\_\_\_\_  
Signature of Agent/Representative E-Mail Address Phone Number

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

Jose Ramos 1316 N. Primrose LN. Maricopa, AZ 85138  
Name of Landowner Address

Jose T. Ramos raquelramos72@icloud.com 520 705 8976  
Signature of Landowner E-Mail Address Phone Number

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

### Application Checklist:

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

### **Important:**

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

**PROPERTY OWNERSHIP LIST**

(Required for filing all applications)

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

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

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

Parcel No.: \_\_\_\_\_  
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Parcel No.: \_\_\_\_\_  
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Parcel No.: \_\_\_\_\_  
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Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

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

I hereby verify that the name list above was obtained on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the office of \_\_\_\_\_ and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_  
(Name of signor)

Signature \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ )ss.

(SEAL)

County of \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_

GARCIA HECTOR & JOSEFINA  
53 N DESERT PARK LN  
MARICOPA, AZ 85139

PACHECO JESUS O & LETICIA ...  
53629 W ORGAN PIPE RD  
MARICOPA, AZ 85139

FOLEY JONI CORA & DENNIS R...  
84999 APPLETREE DR  
EUGENE, OR 97405

TODD ANNIE L  
5130 W SWAYBACK PASS  
PHOENIX, AZ 85083

NEGRETE SAMUEL  
137 N DESERT PARK LN  
MARICOPA, AZ 85138

CARLISI SAMUEL A  
1228 COLLEGE AVE  
ALAMEDA, CA 94501

HERNANDEZ CARLOS  
53 N CHERRY LN  
MARICOPA, AZ 85138

RASGON STACY A  
16218 BERTELLA DR  
ENCINO, CA 91436

JAYNES BRUCE  
1368 N BROWER LN  
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MOYA MANUEL & NORMA  
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MAIL RETURN

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IRONTON, OH 45638

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MAIL RETURN

COCOBA ALEJANDRA & FRANC...  
MAIL RETURN  
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PHOENIX, AZ 85069

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GLENDALE, AZ 85302

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CHANDLER, AZ 85225

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STANFIELD, AZ 85172

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MESA, AZ 85274

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PO BOX 56  
STANFIELD, AZ 85172

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MARICOPA, AZ 85139

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STANFIELD, AZ 85172

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MARICOPA, AZ 85138

FINCH MATTHEW  
13 SAUKDALE TRL  
MADISON, WI 53717

CHAVEZ FILIBERTO  
650 N CHERRY LN  
MARICOPA, AZ 85138

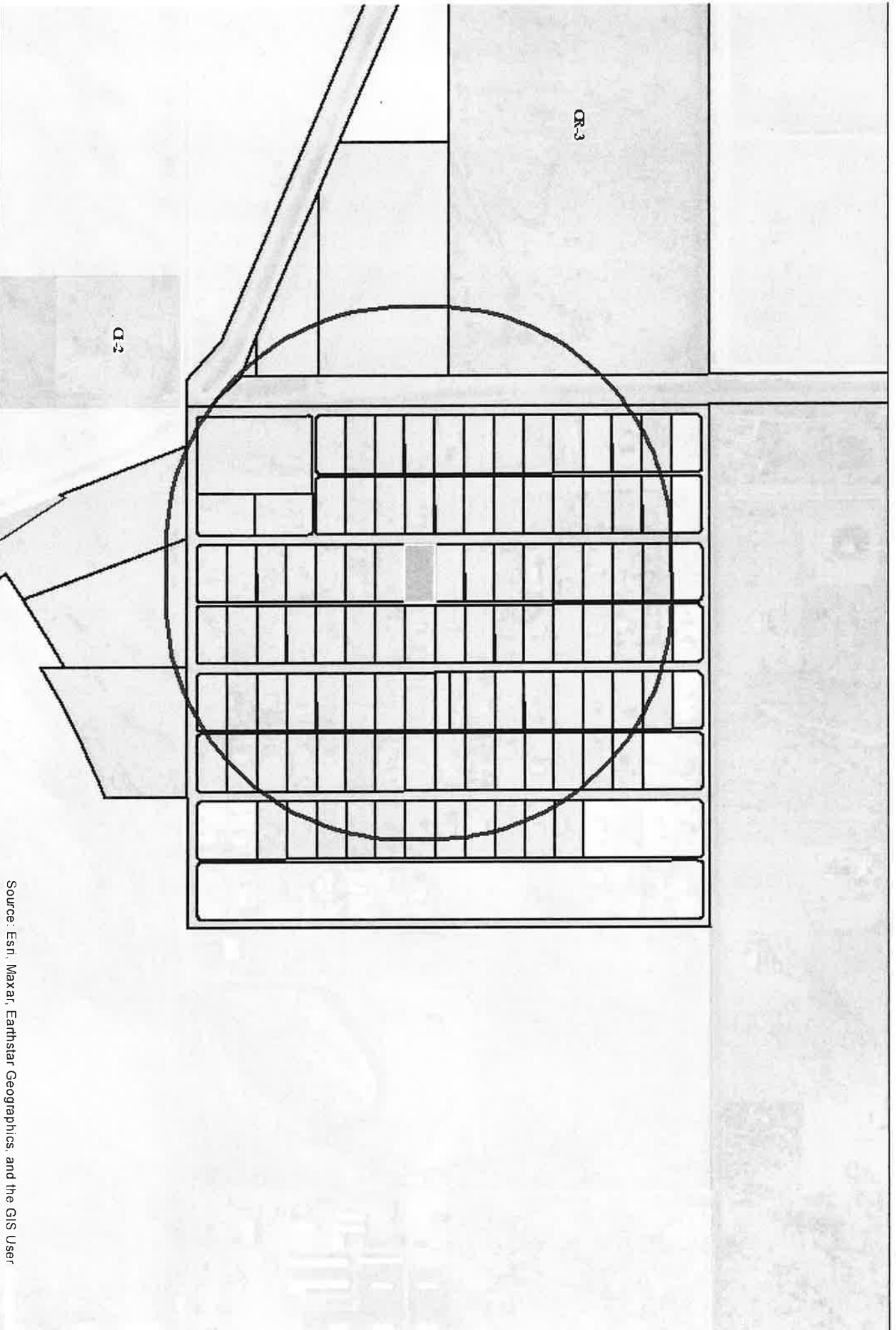
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607 N JOHN WAYNE PKWY  
MARICOPA, AZ 85139

RODRIGUEZ JOSE  
3320 N 24TH PL  
PHOENIX, AZ 85016

HUERTA RIGOBERTO Z & REBE...  
607 N DESERT PARK LN  
MARICOPA, AZ 85139

HUERTA RIGOBERTO Z & REBE...  
607 N DESERT PARK LN  
MARICOPA, AZ 85139

WARREN ROAD 187 LLC  
3369 E QUEEN CREEK RD STE ...  
GILBERT, AZ 85297



Source: Esri, Maxar, Earthstar Geographics, and the GIS User

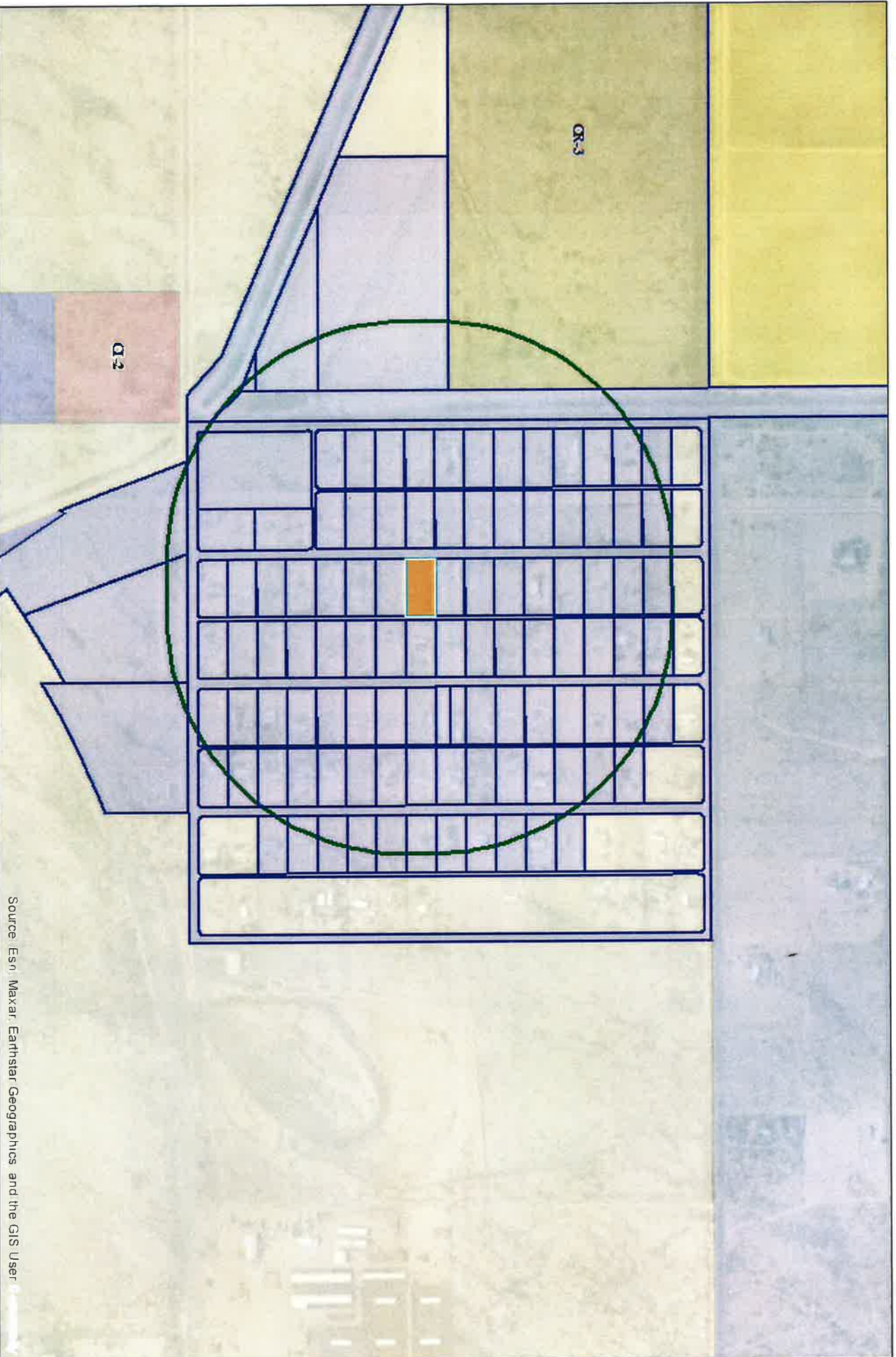
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**PINAL COUNTY**  
LETTER OPEN OPPORTUNITY

**Zoning District: General Rural**

**APN: 501-29-0930**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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