

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.

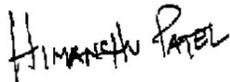
BA-002-16 – PUBLIC HEARING/ACTION: Asset Advisors Consulting LLC, c/o Jeff Glover, requesting a variance to **Section 2.20.20.G** of the PCDSC, to allow a rear yard setback reduction from 50 feet to 12.3 feet for a single family residential dwelling; **Section 2.20.30.D** of the PCDSC, to allow a front yard setback reduction of 100 feet to 39.3 feet to allow the placement of three accessory structures (pending approval of a Minor Land Division); **Section 2.20.30.E** of the PCDSC, to allow a side yard setback reduction from 4 feet to 3.3 feet to allow the placement of one accessory structure on a 10.3± acre parcel in the (SR) Suburban Ranch zone, situated in a portion of the NW¼ of Section 35, T05S, R02E, G & SRB & M, Tax Parcel 510-72-014 & 016 (portion thereof) legal on file) (south of Teel Rd. along Warren Rd. on the east side in western Pinal County).

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 May 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.& Casa Grande Dispatch

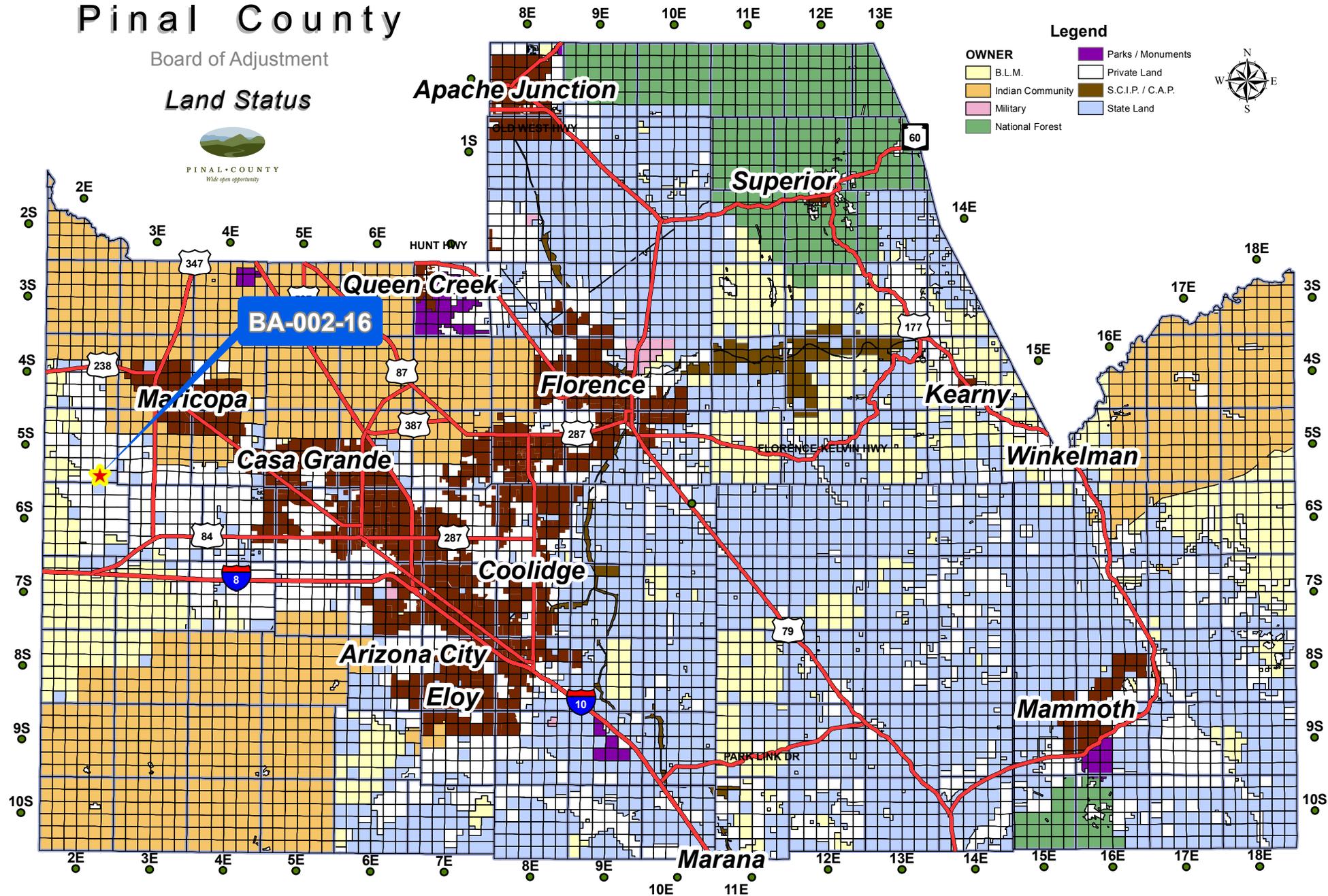
Pinal County

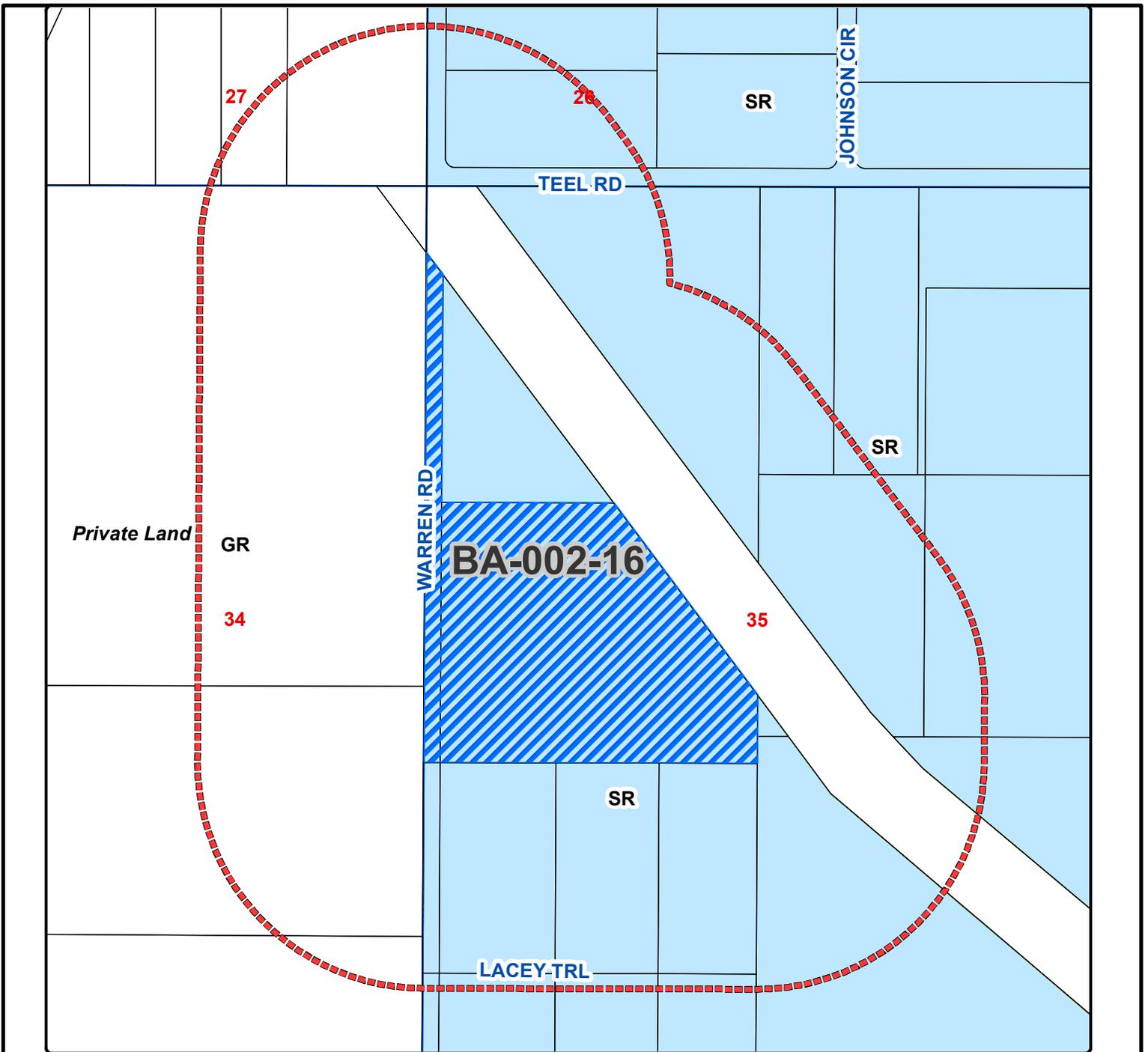
Board of Adjustment

Land Status



PINAL COUNTY
Wide open opportunity





Board of Adjustment

BA-002-16 – PUBLIC HEARING/ACTION: Asset Advisors Consulting LLC, c/o Jeff Glover, requesting a variance to Section 2.20.20.G of the PCDSC, to allow a rear yard setback reduction from 50 feet to 12.3 feet for a single family residential dwelling; Section 2.20.30.D of the PCDSC, to allow a front yard setback reduction of 100 feet to 39.3 feet to allow the placement of three accessory structures (pending approval of a Minor Land Division); Section 2.20.30.E of the PCDSC, to allow a side yard setback reduction from 4 feet to 3.3 feet to allow the placement of one accessory structure on a 10.3± acre parcel in the (SR) Suburban Ranch zone, situated in a portion of NW¼ of Section 35, T05S, R02E, G & SRB & M, Tax Parcel 510-72-014 & 016 (portion thereof) legal on file (south of Teel Rd. along Warren Rd. on the east side in western Pinal County).

Current Zoning: SR
 Request Zoning: Board of Adjustment
 Current Land Use: VLDR



PINAL COUNTY
 Wide open opportunity

Legal Description:
 Situated in a portion of Section 35, T05S, R02E, G&SRB&M, 510-72-014 & 016 (legal on file)
 (south of Teel Rd. along Warren Rd. on the east side in western Pinal County).

T05S-R02E Sec 35

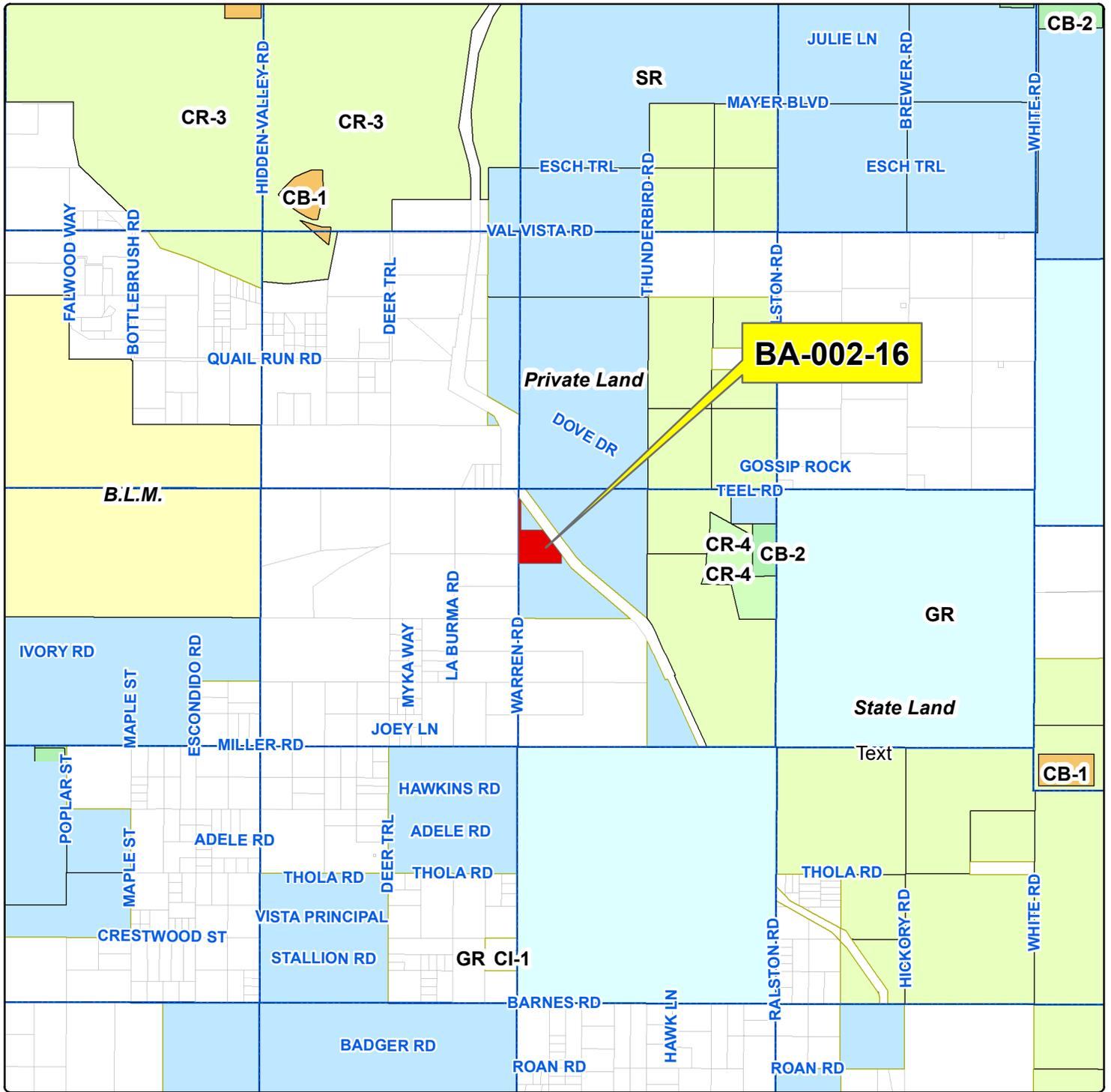


Owner/Applicant:
 ASSET ADVISORS CONSULTING LLC

Drawn By: GIS / IT / LJT Date: 05/12/2016

Sheet No. 1 of 1 Sections 35 Township 05S Range 02E

Case Number: BA-002-16



Board of Adjustment

Community Development



PINAL COUNTY

Wide open opportunity

Legal Description:

Situated in a portion of the Section 35, T05S,R02E, G&SRB&M, 510.72-014 & 016 (legal on file) (south of Teel Rd. along Warren Rd. on the east side in western Pinal County).

T05S-R02E Sec 35



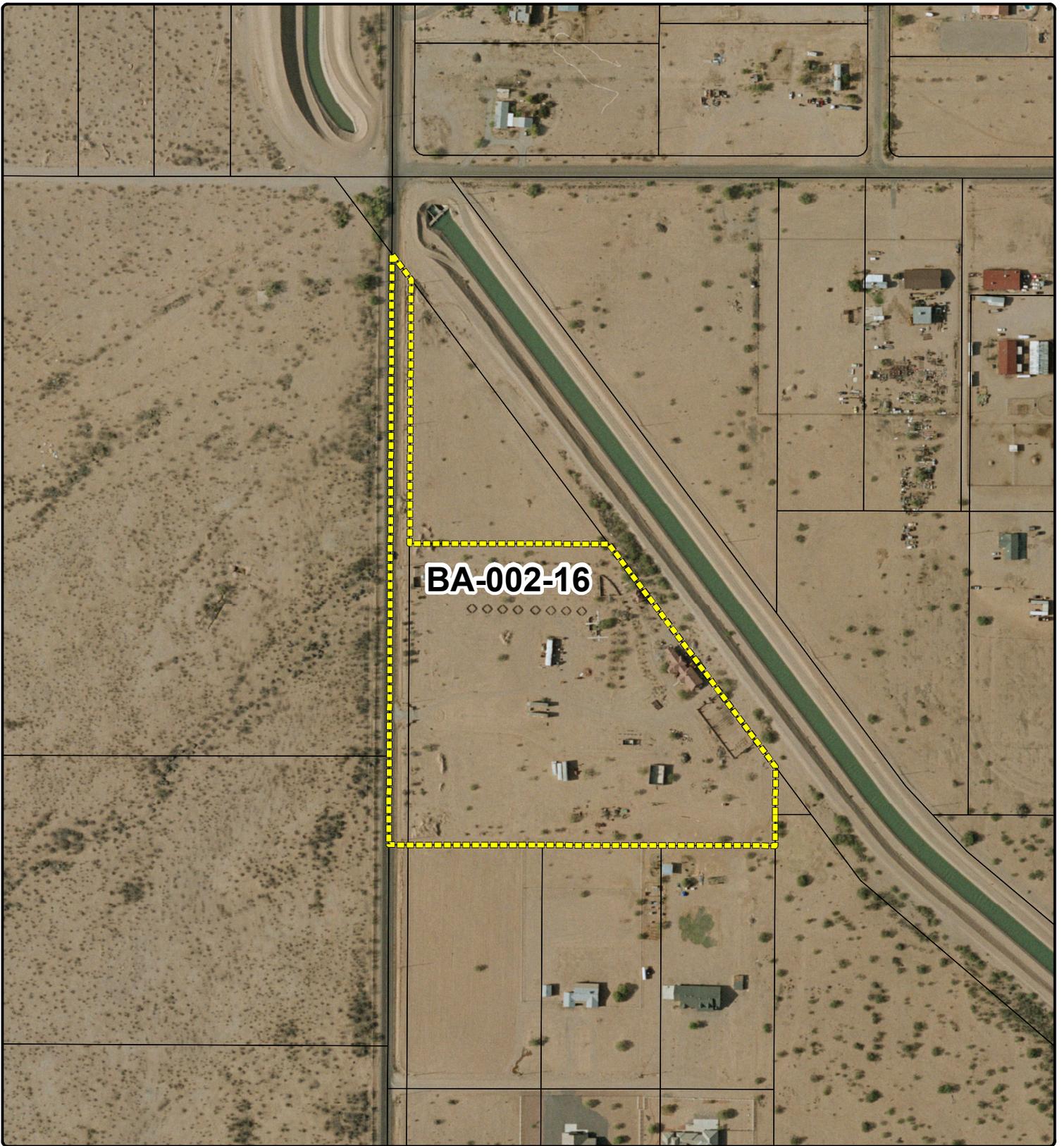
ASSET ADVISORS CONSULTING LLC

Drawn By: GIS / IT / LJT Date: 05/12/2016

Sheet No.
1 of 1

Sections 35 Township 05S Range 02E

Case Number: BA-002-16



BA-002-16

Board of Adjustment



PINAL • COUNTY
Wide open opportunity



BA-002-16



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: ALL THAT PORTION OF W-840 OF NW SEC 35-5S-2E LYING S & W OF SANTA ROSA CANAL EXC THE S-1116.1 & THE N-699.85 & THE W-35 THEREOF 10.357 AC
2. Tax Assessor Parcel No.: 510-72-0140
3. Current zoning: SR Requested zoning (if applicable) _____
4. The size (to the nearest 1/10th of an acre): 10.36 Acres
5. The existing use of the property is as follows: Single Family Residence

6. The proposed use under this request & Section of Code you are requesting a variance:
2.20.020.G 2.20.030.D 2.20.030.E _____

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.
None Known

RECEIPT #: _____ AMT: 500.00 DATE: _____ CASE: BA-002-16

COMMUNITY 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.
A single family home was built within the setback boundary by the previous property owner, who is now deceased. We purchased the property from the deceased person's daughter, thus inheriting the setback issue. We simply want to make things right and improve the property.

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.
Our planned improvements to this parcel will improve the appearance, usability and value of the parcel. Without obtaining the variance, these improvements will be unobtainable.

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.
Granting our request for this variance will have no affect on the health or safety of persons residing or working in the area. In addition, it will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

12. That the variance will not allow a use that is not permitted in the zoning district where the property is located.
Other than the setback issue, the use of the parcel will be within the zoning district regulations.

13. That the special circumstances or conditions referred to item 9 above are not self-imposed.
The conditions were not self-imposed. The previous property owner built a single family home within the setback boundary.
The previous property owner is deceased, and we purchased the property from his daughter.

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.

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.

Jeff Glover

2929 N POWER RD STE 101, MESA, AZ 85215 480-331-1088

NAME OF APPLICANT	ADDRESS	PHONE #
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If the applicant is not the landowner, a notarized letter authoring the applicant to represent the owner must accompany this application.

ASSET ADVISORS CONSULTING, LLC 2929 N POWER RD STE 101, MESA, AZ 85215 480-331-1088

NAME OF LANDOWNER	ADDRESS	PHONE #
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ALL NOTICES WILL BE MAILED TO THE APPLICANT UNLESS OTHERWISE NOTED:

Jeff Glover 2929 N POWER RD STE 101, MESA, AZ 85215 480-331-1088

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



4/15/2016

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

SEARCHED

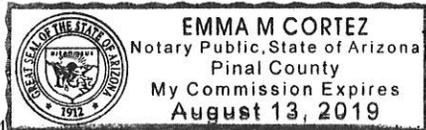
I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 25 DAY OF APRIL, 2016, AT THE OFFICE OF Pinal County, AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

4/25/16
DATE

ACKNOWLEDGED BEFORE ME BY JGM, ON THIS DAY OF April, 2016.

(SEAL)



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 - *via email*
 - 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 SA*
 - 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.



SIGNED BY:

4/25/16

DATE:

SIGNED BY:

DATE:

APN: 510-67-004B
RES-AZ ONE LLC
%: ATTN DORIS GALCZAK
700 NW 107TH AVE STE 200
MIAMI, FL 33172

APN: 510-72-003B
HALLENBECK CLIFFORD J
HALLENBECK PATRICIA S
4460 E DARTMOUTH ST
MESA, AZ 85205

APN: 510-72-005C
OGSBURY INVESTMENTS LLC
PO BOX 275
COTTAGE GROVE, OR 97424

APN: 510-72-005D
WARREN ROAD 187 LLC
3349 E QUEEN CREEK RD
GILBERT, AZ 85297

APN: 510-72-005E
ASSET ADVISORS CONSULTING LLC
2929 N POWER RD STE 101
MESA, AZ 85215

APN: 510-72-005R
MILLS MICHAEL & GREETA
52500 W LACEY TRL
MARICOPA, AZ 85139

APN: 510-72-005S
OWENS JUSTIN C
52644 W LACEY TRL
MARICOPA, AZ 85139

APN: 510-72-005V
DI CENZI ROBERT A JR & TRACY L
52503 W LACEY TRL
MARICOPA, AZ 85139

APN: 510-72-006F
MASON JIMMIE T & ALMUTH E
PO BOX 549
MARICOPA, AZ 85139

APN: 510-72-006H
GATTON SAMUEL & TERI
3755 E BROADWAY 89
MESA, AZ 85206

APN: 510-72-006K
POTILLO DAVID LEE
52397 W TEEL RD
MARICOPA, AZ 85139

APN: 510-72-006M
POTILLO DAVID LEE
52397 W TEEL RD
MARICOPA, AZ 85139

APN: 510-72-0110
USA SANTA ROSA CANAL
PO BOX 81169
PHOENIX, AZ 85069

APN: 510-72-0130
SMITH LYNDEN
SMITH TONIA
PO BOX 106 STN MAIN
BROOKS, AB T1R 1B2

APN: 510-72-0150
FALK RUTH MARIE TRUST
2519 E MEADOWBROOK AVE
PHOENIX, AZ 85016

APN: 510-72-0160
ASSET ADVISORS CONSULTING LLC
2929 N POWER RD STE 101
MESA, AZ 85215

APN: 510-72-0170
OWENS JUSTIN C
52644 W LACEY TR
MARICOPA, AZ 85139

APN: 510-72-0180
FALK ANDRIA M
2932 E CHEERY LYNN RD
PHOENIX, AZ 85016

APN: 510-72-0190
VOIGTS JOE
PO BOX 2188
MANSFIELD, TX 76063

APN: 510-72-0200
FALK ANDRIA M
2932 E CHEERY LYNN RD
PHOENIX, AZ 85016

State of Delaware
Limited Liability Company
Certificate of Formation

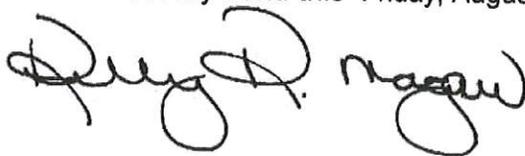
This certificate of formation is being executed for the purpose of forming a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del C 18-101, et Seq.

FIRST: The name of the limited liability company is
Asset Advisors Consulting LLC

SECOND: The address of its registered office in the State of Delaware is 113 Barksdale Professional Center in the City of Newark, County of New Castle. Zip code, 19711. The name of its Registered Agent at such address is Delaware Intercorp, Inc.

THIRD: The members agree to be bound by the signed Limited Liability Company Agreements except as they may be contradicted by the Limited Liability Company Act of the State of Delaware.

IN WITNESS WHEREOF, I, the undersigned, being fully authorized to execute and file this document, for the purpose of forming a limited liability company pursuant to the Delaware Limited Liability Act, do make this Certificate of Formation, acknowledging under the penalties of perjury in the third degree, hereby declaring and certifying that this instrument is my act and deed and the facts herein are true, pursuant to 6 Del.C §18-204 and accordingly have hereunto set my hand this Friday, August 05, 2011.



Organizer: Delaware Intercorp, Inc. by
Kelly K. Magaw, Secretary

DELAWARE INTERCORP, INC.
A DELAWARE COMPANY

**CONSENT TO APPOINTMENT
BY REGISTERED AGENT**

Delaware Intercorp, Inc., having been named as Registered Agent for ASSET ADVISORS CONSULTING LLC, a Delaware limited liability company (the "Company"), does hereby voluntarily consent to serve as Registered Agent for the Company.

Delaware Intercorp, Inc. knows and understands the duties and responsibilities of a Registered Agent as set forth in Title 6 Del.C. §18-104 and does hereby accept those duties and responsibilities.

Dated: 8/8/2011

Delaware Intercorp, Inc., as
Registered Agent

By: 
Name: Kelly K. Magaw
Title: Secretary

DELAWARE INTERCORP, INC.
A DELAWARE COMPANY

**STATEMENT OF ACTIONS TAKEN
TO ORGANIZE
ASSET ADVISORS CONSULTING LLC**

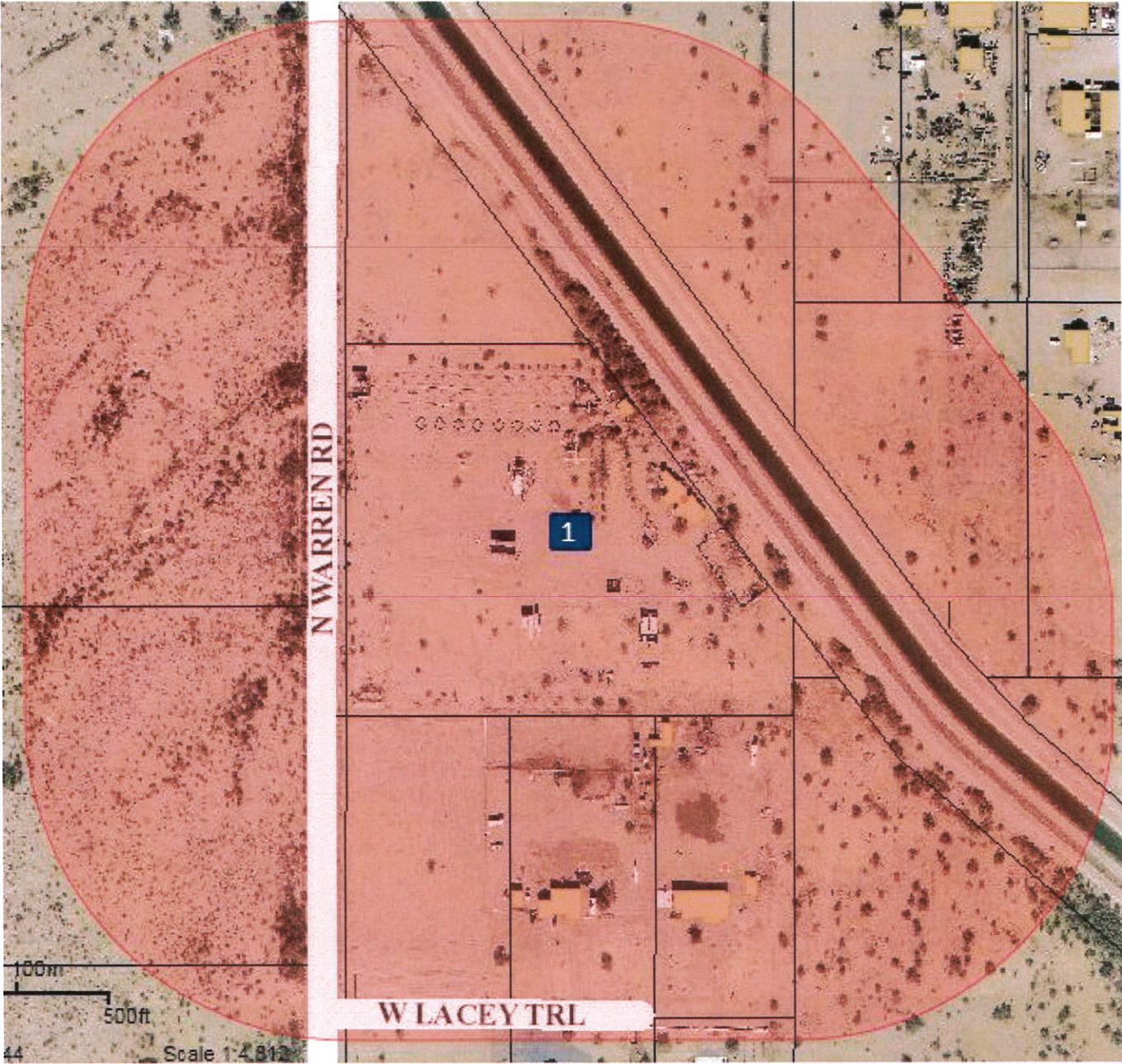
- FIRST:** Delaware Intercorp, Inc., a Delaware corporation (the "Organizer"), directed the Secretary of State for the State of Delaware to register the name and certify the formation of ASSET ADVISORS CONSULTING LLC, Delaware limited liability company (the "Company").
- SECOND:** This meeting is intended to organize and perfect the Company. The Organizer now elects Jim Glover, as Initial Member(s) (the "Initial Member(s)") with full power to operate and bind the undertaking, until such time as successors are elected and qualify.
- THIRD:** The Organizer has been retained to act as the Registered Agent for the Company. The Organizer assumes no further liabilities other than those consistent with that relationship.
- FOURTH:** That from this day hence, the Organizer has fulfilled its obligations and relinquishes all further duties and authorities of the Company to the Initial Member(s), subject only to the right to correct errors of record with respect to the formation of the Company.

Signed and executed by the Organizer on this Monday, August 08, 2011.

Delaware Intercorp, Inc., as
Organizer

By: 
Name: Kelly-K. Magaw
Title: Secretary

Map of Properties Within 600' of 8103 N Warren Rd, Maricopa, AZ 85139



Property Owners Within 600' of 8103 N Warren Rd, Maricopa, AZ 85139:

APN: 510-67-001A
HISEL WANDA
1583 S SIMCO RD
BOISE, ID 83716

APN: 510-67-004A
RES-AZ ONE LLC
%: ATTN DORIS GALCZAK
700 NW 107TH AVE STE 200
MIAMI, FL 33172

