

**SHOW LOW BOARD OF ADJUSTMENT**  
**REGULAR MEETING - FRIDAY, APRIL 3, 2026**

**PURSUANT** to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Board of Adjustment and to the general public, that a **Regular Meeting** of the Show Low Board of Adjustment will be held on **Friday, April 3, 2026, at 3:00 PM** in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **PLEDGE OF ALLEGIANCE:**
4. **PUBLIC HEARING(S):**
  - A. Consideration of a variance application submitted by Dennis and Julie Green and Micah Coate seeking relief from City Code 19.25.050 Public Street Access at APN 210-33-059D and -059E.
5. **APPROVAL OF MINUTES:**
  - A. Board of Adjustment Regular Meeting of January 4, 2024
6. **ADJOURNMENT:**

**NOTICE TO PARENTS AND LEGAL GUARDIANS:** Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Board of Adjustment regular meetings are recorded and may be viewed on the City of Show Low's website. If you permit your child to attend/participate in a televised Board of Adjustment meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Pursuant to the Americans with Disabilities Act (ADA), the Board of Adjustment endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

Council Chambers will open at least ten minutes prior to the meeting to allow public access to the room. Council Chambers has a maximum occupancy of 139 people.

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Moriah Saline  
Planner

I, Moriah Saline, do hereby certify that the foregoing notice was posted on Wednesday, April 1, 2026.

**City of Show Low  
STAFF SUMMARY REPORT**

**AGENDA TITLE:** Consideration of a variance application submitted by Dennis and Julie Green and Micah Coate seeking relief from City Code 19.25.050 Public Street Access at APN 210-33-059D and -059E. (Moriah Saline)

**RECOMMENDATION**

The Board of Adjustment may;

1. If, after reviewing the application, the staff report, city code, state statute, testimony from the applicant and comments from the public hearing, the Board determines that this application meets the requirements for a variance as outlined in Chapter 19.135, the Board may grant the variance if the Board determines a special circumstance or property hardship is applicable to the property. The Board may impose conditions on the granting of a variance to ensure the purpose and intent of the Ordinance is met. If the Board grants the variance, the motion shall include the justification in doing so.
2. Deny the variance on the basis that the variance request does not meet the requirements for a variance as outlined in Section 19.25.050, Public Street Access, and that are no special circumstances applicable to the property creating a hardship that deprives the property from complying with the ordinance.

**BACKGROUND**

Dennis and Julie Green and Micah Coate have applied for a variance seeking relief from Show Low City Code section 19.25.050 Public Street Access. This section requires lots created after September 1, 1987 to abut a city accepted street to obtain a building permit.

The parcels APN 210-33-059D and -059E were incorporated into the City in October 2001 and are bordered by county land on three sides. The original annexed parcel was then split into three parcels in November 2008. The current owners did not perform the split. Mr. Coate, who owns the southern parcel identified as APN 210-33-059E, is seeking this variance to enable future development on his property. Concurrently, the Greens, owners of the northern parcel known as APN 210-33-059D, are requesting this variance to permit the construction of their primary residence. These properties are served by a dedicated 20-foot easement that extends across the southern county parcels and links to Ellsworth Road. To satisfy the City's street requirement, as stipulated in the City Code, a fifty (50) foot right-of-way would be necessary. However, considering the current arrangement of the existing easement and structures, there are no viable locations to establish this required right-of-way.

City staff, including the Public Works Director, assessed the site and determined that a public

street is neither practical nor wanted at this location. Additionally, no public street is planned within the vicinity of the subject properties according to the City's circulation goals in the General Plan. When staff met with the applicant about the prerequisites for constructing a home here, they were unable to identify any other options that would satisfy existing City Code requirements and allow for the home to be constructed without obtaining a variance from the Board of Adjustment.

Arizona Revised Statute 9-462.06 governs variances and outlines the state requirements for the granting of a variance. Section G(2) states that the Board shall, "Hear and decide appeals for variances from the terms of the zoning ordinance only if, because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. Any variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located." Section H states that the board shall not:

1. Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the zoning ordinance provided the restriction in this paragraph shall not affect the authority to grant variances pursuant to this article.
2. Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

Section 19.135.050 of the City Code outlines the requirements for approving a variance:

**19.135.050 Findings for a variance.**

(A) The purpose of a variance is to restore equity when, due to special circumstances or conditions, this title restricts one (1) property more severely than other properties in the same zoning district. The circumstances or conditions must be beyond the control of the owner and relate to the property as opposed to the owner. Personal hardship or inconvenience does not justify a variance. The burden of proof is on the property owner.

(B) The board of adjustment shall make the following findings based on the evidence in the record prior to granting a variance:

- (1) There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings which were not self-imposed by the owner;
- (2) Due to the special circumstances, the strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district;
- (3) The variance is the minimum necessary to alleviate the property hardship;
- (4) Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the city in general; and
- (5) In granting a variance, the board shall impose such conditions and safeguards as are appropriate to ensure that the purpose and intent of this chapter will be fulfilled.

(C) The board of adjustment shall not grant a variance when:

- (1) The special circumstances applicable to the property are self-imposed by the owner. This includes:
  - (a) A hardship that has been intentionally, knowingly, or recklessly created.

- (b) The failure of the owner to consider other reasonable alternatives which do not require a variance.
- (2) The variance would constitute a change to the uses permitted in any zoning district.
- (3) The variance would constitute a grant of special privileges inconsistent with the limitations on other properties in the zoning district.
- (4) No nonconforming use or violations of this chapter with respect to neighboring lands, structures, or buildings in the same zoning district, and no permitted use of lands, structures, or buildings in other zoning districts, shall be considered grounds for granting a variance. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(E))

It is staff's opinion that the request submitted by Dennis and Julie Green and Micah Coate for a variance from City Code 19.25.050 does meet the requirements for a variance. The special circumstances related to the property were not self-imposed by the property owner based on previous building construction, the location of the property does not allow for the dedication and construction of the required city street, and no public street is proposed for this area.

After reviewing the application, staff report, City Code, and statement from the applicant, the Board of Adjustment may;

1. Grant the variance if the Board determines that this application meets the requirements for a variance as outlined in Section 19.135.050. The Board may grant the variance if the Board determines a special circumstance or property hardship is applicable to the property. The Board may impose conditions on the granting of a variance to ensure the purpose and intent of the Ordinance is met. If the Board grants the variance, the motion shall include the justification in doing so.
  
2. Deny the variance on the basis that the variance request does not meet the requirements for a variance as outlined in Section 19.135.050 and that there are no special circumstances applicable to the property creating a hardship that deprives the property from complying with the ordinance.

**ATTACHMENTS**

1. Application

**FISCAL IMPACT**

## STAFF REPORT

**SUBJECT:** Consideration of a Request for Variance submitted by Dennis and Julie Green and Micah Coate seeking relief from City Code 19.25.050 Public Street Access at APNs 210-33-059D and -059E.

### STANDARDS FOR REVIEW

#### ZONING ORDINANCE

##### **Title 19.135 APPEALS AND VARIANCES**

###### **19.135.010 Purpose.**

Appeals to the board of adjustment may be made by any aggrieved person or by any officer, department, or board of the city affected by any decision or interpretation made by the director while administering this title. A variance from the terms of this title may be requested by any person, or their authorized agent, having an interest in the real property affected by the request. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(A))

###### **19.135.020 Application.**

(A) Appeals and variance requests shall be made on an application form provided by the planning and zoning department, with other required documentation as specified by the director, and the appropriate fee. An application for an appeal of any decision or interpretation made by the director shall be filed with the city clerk within fifteen (15) calendar days of the date of the decision or interpretation. After the city clerk has determined that an application is complete, a public hearing with the board of adjustment will be scheduled.

(B) Any variance or appeal application, unless otherwise provided by law, shall stay all proceedings in the matter appealed from, unless the director certifies that a stay would cause imminent peril to life or property. In such cases, proceedings will not be stayed except by a restraining order granted by the board of adjustment, or by a court of record on application and notice to the director.

(C) *Mandatory Applicant Attendance.* Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.

(D) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the board of adjustment, shall be deemed to be conditions of approval.

(E) *Diminution of Fair Market Value Waiver Required.* An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S § [12-1134](#) arising out of the subject application shall be submitted. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(B))

###### **19.135.030 Public notice.**

The board of adjustment shall hold at least one (1) public hearing on the application for a variance or an appeal within forty-five (45) days after filing. Prior to the public hearing, notice shall be provided as follows:

(A) A notice shall be placed in a newspaper of general circulation of the area, or as may be designated by the city council for legal public notices. The notice shall describe the type and nature of the request at least fifteen (15) days prior to the date of the scheduled hearing;

(B) A notice shall be posted on or near the property in at least one (1) location on a form prescribed by the planning department for such public notice. The posted notice shall be placed on the property at least fifteen (15) days prior to the date of the scheduled hearing. It shall not be the responsibility of the city to maintain the posting once erected;

(C) Additional notice may be provided when deemed necessary by the director;

(D) Notwithstanding the notice requirements set forth in this section, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the action for which the notice was given. (Ord. No. 473,

§§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-35(C))

**19.135.040 Findings for an appeal.**

(A) When considering an appeal of a decision or interpretation made by the director, the board of adjustment shall make its determination based on the following:

- (1) The director did or did not evaluate all relevant provisions of this zoning ordinance; or
- (2) The director did or did not consider all relevant information related to the decision or interpretation; or
- (3) The director's decision was in error.

(B) If the board of adjustment determines that the decision or interpretation made by the director was made in error, the resulting decision by the board shall not constitute an amendment to this title by permitting a use which is not otherwise allowed, or waive the development standards of the zoning district in which the property is located. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(D))

**19.135.050 Findings for a variance.**

(A) The purpose of a variance is to restore equity when, due to special circumstances or conditions, this title restricts one (1) property more severely than other properties in the same zoning district. The circumstances or conditions must be beyond the control of the owner and relate to the property as opposed to the owner. Personal hardship or inconvenience does not justify a variance. The burden of proof is on the property owner.

(B) The board of adjustment shall make the following findings based on the evidence in the record prior to granting a variance:

- (1) There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings which were not self-imposed by the owner;
- (2) Due to the special circumstances, the strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district;
- (3) The variance is the minimum necessary to alleviate the property hardship;
- (4) Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the city in general; and
- (5) In granting a variance, the board shall impose such conditions and safeguards as are appropriate to ensure that the purpose and intent of this chapter will be fulfilled.

(C) The board of adjustment shall not grant a variance when:

- (1) The special circumstances applicable to the property are self-imposed by the owner. This includes:
  - (a) A hardship that has been intentionally, knowingly, or recklessly created.
  - (b) The failure of the owner to consider other reasonable alternatives which do not require a variance.
- (2) The variance would constitute a change to the uses permitted in any zoning district.
- (3) The variance would constitute a grant of special privileges inconsistent with the limitations on other properties in the zoning district.
- (4) No nonconforming use or violations of this chapter with respect to neighboring lands, structures, or buildings in the same zoning district, and no permitted use of lands, structures, or buildings in other zoning districts, shall be considered grounds for granting a variance. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(E))

**19.135.060 Applicability and time limits.**

(A) Every variance shall be personal to the applicant and shall be transferable and shall run with the land only after completion of any structure or structures authorized thereby.

(B) The construction of any improvements allowed by a variance shall commence within twelve (12) months or as otherwise stipulated by the board of adjustment and must be completed within eighteen (18) months or as otherwise stipulated by the board of adjustment in accordance with the development plan, unless extended by the board of adjustment; otherwise the variance shall become null and void. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(F))

**19.135.070           Appealing board of adjustment decision.**

The decision of the board of adjustment shall be final; provided, however, that any person aggrieved by a decision of the board of adjustment may, at any time within thirty (30) days after the board has rendered its decision, file a special action complaint with the Navajo County superior court for review of the board's decision. Filing the complaint shall not stay proceedings upon the decision appealed from, unless the court shall grant a restraining order. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(G))

**19.135.080           Revocation and enforcement.**

When provisions of this chapter related to the variance, or conditions or stipulations made a part of the variance approval, have not been satisfied, the variance may be revoked as follows:

(A) The board of adjustment shall, by certified mail, notify the holder of the variance of its intention to hold a hearing to consider revocation of the variance. The notice shall be made at least fifteen (15) days prior to the date of the scheduled hearing. At the hearing, the board of adjustment shall consider the evidence from all interested parties, and after deliberation, may revoke the variance or take any actions as may be necessary to ensure compliance with the regulations or conditions of the approved variance. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(H))

**19.135.090           Re-application.**

Where a variance or appeal has been denied no application for a variance or appeal for the same or substantially the same issue on the same or substantially the same site shall be filed within one (1) year from the date of denial. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 4, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-35(I))

**Title 19.25  
GENERAL PROVISIONS**

**19.25.050           Public street access.**

(A) A development permit for a building, structure or use located on an undeveloped lot shall be issued only if the lot abuts a street. A development permit for a building or structure located on a residentially zoned lot that does not abut a street may be issued, provided the following conditions are met:

(1) The lot legally existed, or is restored to substantially the same condition to which it legally existed, prior to September 1, 1987.

(2) Access from a street over intervening lot(s) is provided by an access way having a minimum unobstructed width of twenty (20) feet, and the applicant has submitted evidence satisfactory to the planning and zoning director that the access way has been legally created in a manner which imposes upon the applicant and any intervening lot owners subject to the access way the obligation to keep open and maintain the access way. If documentation of the existence of the access way does not impose the responsibility for maintenance and a duty to keep the access way open upon the applicant and other affected owners, then the applicant shall record an acknowledgment in a form acceptable to the planning and zoning director that the city will not maintain the access way and that emergency service vehicles may not always be able to access the applicant's lot.

(3) The applicant shall provide for future street access to the lot. If future street access to the lot is shown on the Show Low Master Street Plan, the applicant shall dedicate to the city sufficient land to create a street having a half right-of-way of twenty-five (25) feet on either side of the proposed street centerline. If future street access to the lot is not shown on the Master Street Plan, the applicant may be required to dedicate to the city sufficient land to create a street having a half right-of-way of twenty-five (25) feet on either side of the proposed street centerline to be determined by the city engineer. The applicant's obligation to dedicate land for future street access is limited to land owned by the applicant. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-44(E))

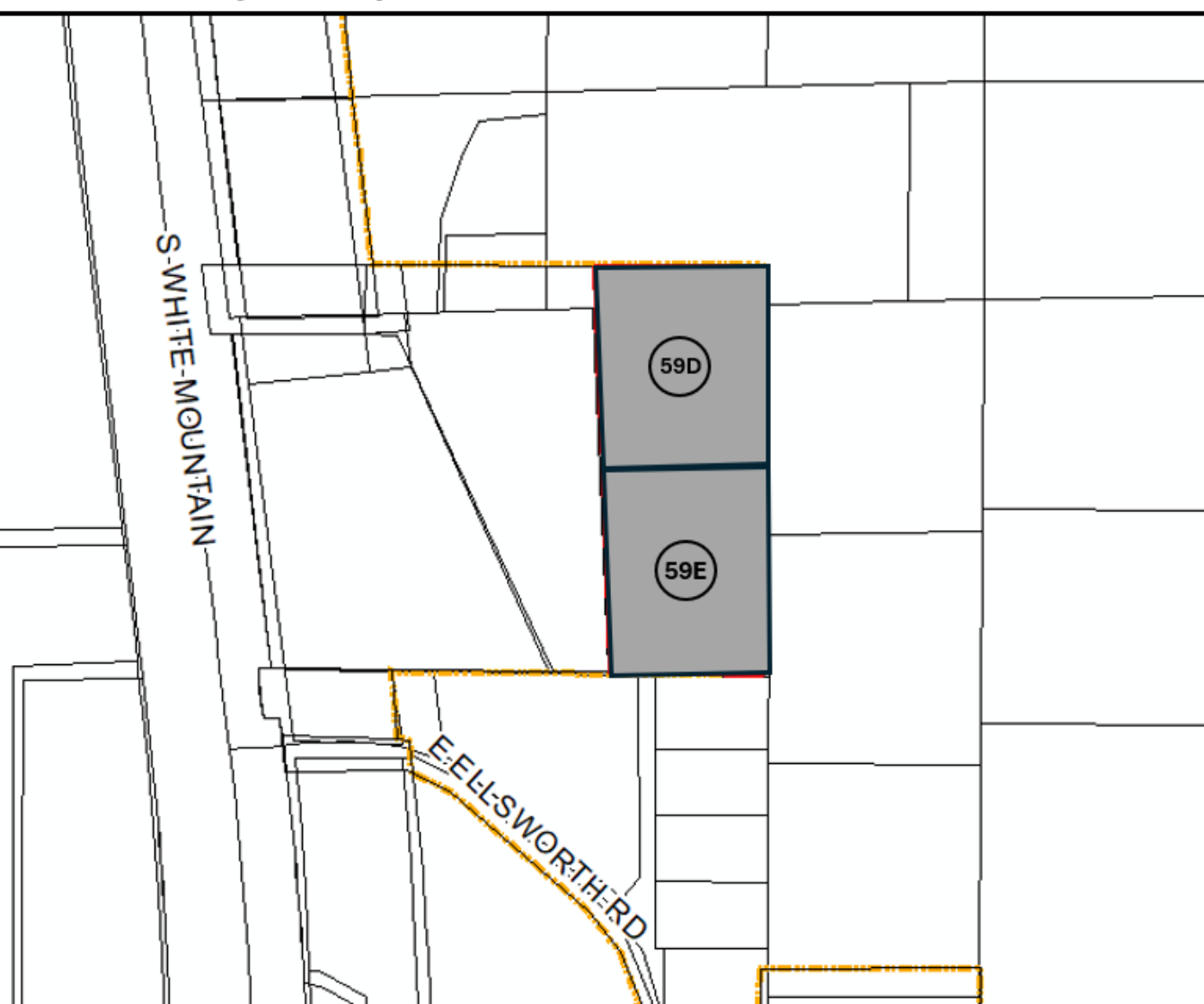


RV PARK

S. WHITE MOUNTAIN

EELS WORTH RD

**Subject Properties: 210-33-059D and 210-33-059E**





City of Show Low Planning & Zoning  
180 N. 9<sup>th</sup> Street, Show Low, AZ 85901  
(928) 532-4040

Variance Application  
(Filing Fee: \$150.00)

<b>For Office Use Only</b>	
Date received:	<u>2-10-26</u>
Time received:	<u>2</u> AM/PM
Received by:	<u>[Signature]</u>

**OWNER INFORMATION**

Name: Dennis and Julie Green

Address: \_\_\_\_\_  
Street Address Apartment/Unit#

\_\_\_\_\_ \_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: JD

**APPLICANT INFORMATION (if different)**

Name: N/A

Address: \_\_\_\_\_  
Street Address Apartment/Unit#

\_\_\_\_\_ \_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Address of Property: \_\_\_\_\_ Parcel Number: 210-33-059D

Applicant's Interest in Land: Property Owners Zoning Classification: AR-43

Ordinance section from which relief is sought: Title 19.25.050

**AUTHORIZED REPRESENTATIVES**

**PLEASE NOTE:** In accordance with City Code, Title 19.135.020(C) and (D), you or your authorized representative must be present at all public meetings and hearings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

- \_\_\_\_\_Brandon Garvin\_\_\_\_\_
- \_\_\_\_\_Dennis Green\_\_\_\_\_
- \_\_\_\_\_Julie Green\_\_\_\_\_

**PLEASE ADDRESS ALL QUESTIONS BELOW**

What is the problem? Lot does not abut city accepted street and a building permit can not be issued.

What is unique about the situation? Our parcel is land locked and only has a recorded easement.

What kind of relief are you seeking? Seeking a building permit and would like the city to accept recorded easement as legal access.

What steps have you taken to try to comply with the strict terms of the zoning ordinance? We attended the pre application meeting on Dec. 15, 2025.



# CALIFORNIA JURAT CERTIFICATE

\*\*\*\*\*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California

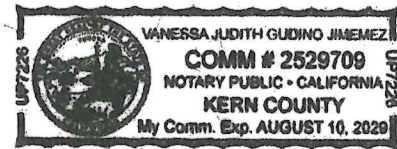
County of Kern

Subscribed and sworn to (or affirmed) before me on this 3 day of February, 2026, by Julie Dawn Green and Dennis Robert Green,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

*Vanessa Judith Jimenez*  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

**DESCRIPTION OF THE ATTACHED DOCUMENT**

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she~~/~~they~~, ~~is~~ /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ☞ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ☞ Indicate title or type of attached document, number of pages and date.
  - ☞ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document



**City of Show Low Planning & Zoning**

180 N. 9<sup>th</sup> Street, Show Low, AZ 85901  
(928) 532-4040

**Variance Application**  
(Filing Fee: \$150.00)

<b>For Office Use Only</b>	
Date received:	<u>3.3.26</u>
Time received:	_____ AM/PM
Received by:	<u>MS</u>

**OWNER INFORMATION**

Name: Micah Coate

Address: \_\_\_\_\_  
Street Address Apartment/Unit#

\_\_\_\_\_ 1

City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**APPLICANT INFORMATION (if different)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
Street Address Apartment/Unit#

\_\_\_\_\_ 1

City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Address of Property: 1424 E. Ellsworth Rd. Parcel Number: 210-33-059E

Applicant's Interest in Land: Owner Zoning Classification: AR-43

Ordinance section from which relief is sought: Title 19.25.050

**AUTHORIZED REPRESENTATIVES**

**PLEASE NOTE:** In accordance with City Code, Title 19.135.020(C) and (D), you or your authorized representative must be present at all public meetings and hearings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Brandon Garvin

\_\_\_\_\_

\_\_\_\_\_

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, Micah Coate, the owner of the property described as A.P.N. 210-33-059E

Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a VARIANCE. Further, I agree to defend, indemnify and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 03 day of March, 2026.

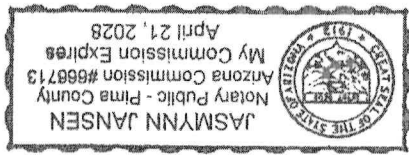
[Signature]  
Signature of Property Owner

STATE OF ARIZONA        )  
  ) ss.  
County of \_\_\_\_\_)

SUBSCRIBED AND SWORN before me this 3<sup>rd</sup> day of March, 2026,  
by Jasmyne Jansen  
Name of Signer

\_\_\_\_\_  
Notary Public

[Notary Seal]



JAN 5 - 1959

STATE OF ARIZONA, I hereby certify that the within instrument was filed and recorded  
County of Navajo ss. January 9, 1959, at 12:45 P.M.  
BOOK 110 of Official Records  
In Block 773 No. 403, at the request of Board of Supervisors

Fee No. 137  
Indexed  
Compared  
Photostated  
Fee: \$  
I. R. S.: \$

When recorded mail to:

Witness my hand and official seal.

Elda R. Probst

County Recorder

By Winifred Aldrich  
Deputy Recorder

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we, LeRoy & Velma Ellsworth

do hereby convey to Navajo County

the following described property situated in Navajo County, Arizona:

Dedicated to Navajo County for street & roadway purposes a strip of land 12.50' on each side of the following described center line.

Beginning at the SE corner of Sec, 32 T 10 N, R22E, G & S REM, Thence S89°38' W 331.41' to a point; Thence N0°29'41" E 1541.06' to the true pt of Beg; Thence S9°04'49" W 154.56' to a pt: said point to be known as point "A". Thence N22°34'49" E 409.31' to a point said point being the end of an existing road.  
Beg, at aforesaid pt "A" thence N 22°34'49" W 70.95' to a pt: said point to be known as pt "B"; thence N 0°29' 41" E 457.03' to a pt; said point being the end of an existing road.  
Beg, at aforesaid pt "B" thence N 22°34'49" W 120.76' to a pt; thence N 50°09'49" West 363.78' to a pt; thence N 87°57' 49" W 254.24 to a pt; said pt, being on the east right of way line of state Route 173 .

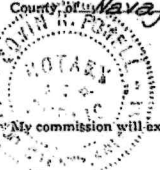
And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this 27 day of December, 1958

LeRoy Ellsworth  
Velma T. Ellsworth

STATE OF ARIZONA } ss.  
County of Navajo

This instrument was acknowledged before me this 5<sup>th</sup> day of January, 1959, by LeRoy Ellsworth & Velma T. Ellsworth, his wife.



My commission will expire 20<sup>th</sup> Feb. 1960

Edwin H. Powell  
Notary Public

STATE OF \_\_\_\_\_ } ss.  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

My commission will expire \_\_\_\_\_

Notary Public

BOOK 110 Page 403

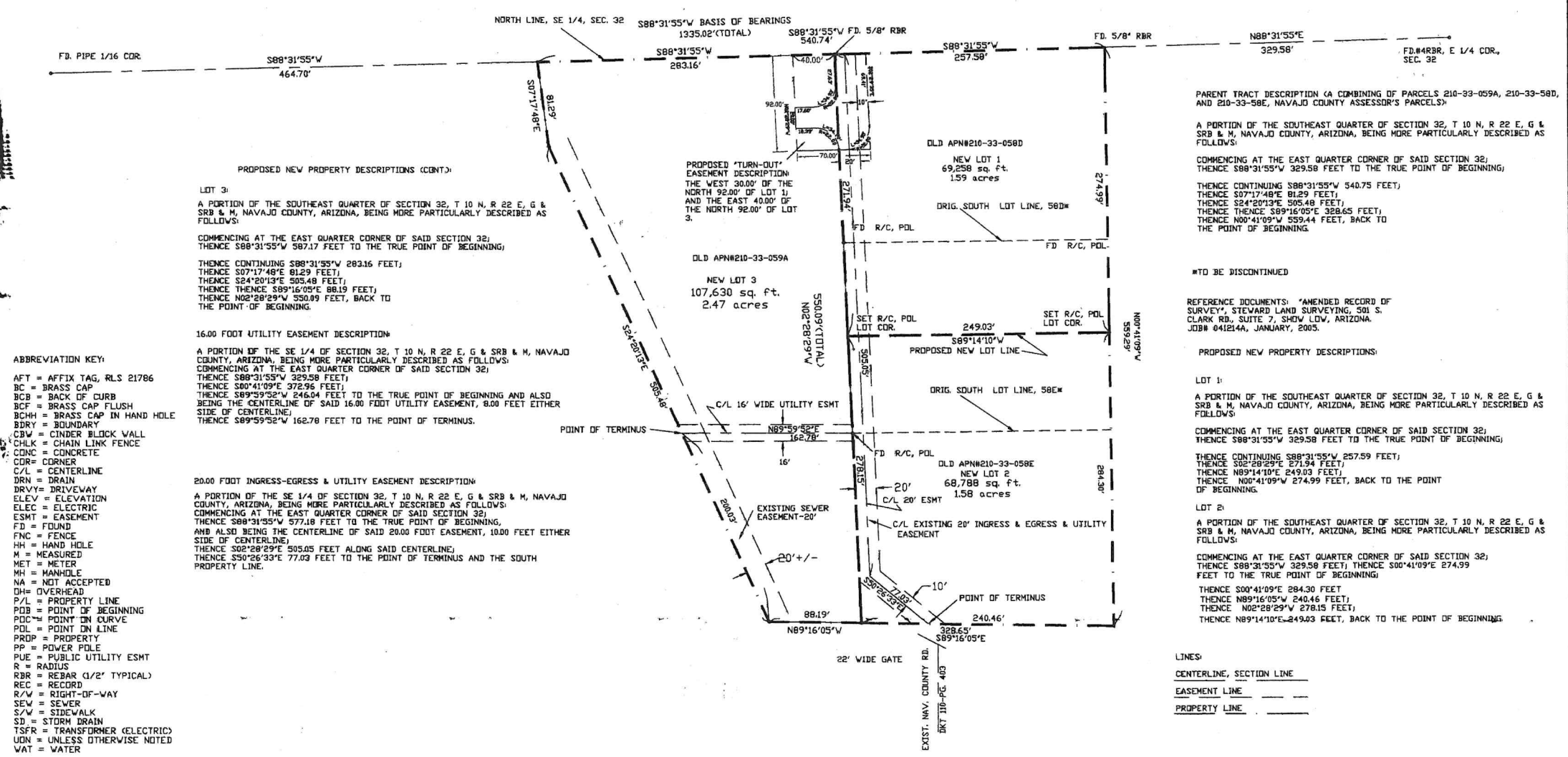
ORIGINAL DOCUMENT

**COMBINATION AND REDIVIDE SURVEY  
MINOR LAND SPLIT (MLD) OF PROPERTY  
KNOWN AS APN#210-33-059A, 210-33-058D,  
AND 210-33-058E, NAVAJO COUNTY ASSESSOR.  
LAND SITUATED IN THE SE 1/4 OF SECTION 32,  
T 10 N, R 22 E, G & SRB, NAVAJO COUNTY,  
ARIZONA.**

Scale: 1" = 50' feet  
 • FD. MONUMENT AS NOTED  
 • SET 1/2" REBAR W/ CAP U.D.N.

2008-12226  
 OFFICIAL RECORDS OF NAVAJO COUNTY, ARIZONA  
 LAURENCE B. HANMAN, RECORDER

**pache Trail Survey Company**  
 9640 E. NIDO AVE.  
 MESA, ARIZONA 85209  
 (480) 380-1656  
 CONSTRUCTION  
 LAND SURVEYING



- ABBREVIATION KEY:**
- AFT = AFFIX TAG, RLS 21786
  - BC = BRASS CAP
  - BCB = BACK OF CURB
  - BCF = BRASS CAP FLUSH
  - BCHH = BRASS CAP IN HAND HOLE
  - BDRY = BOUNDARY
  - CBW = CINDER BLOCK WALL
  - CHLK = CHAIN LINK FENCE
  - CDNC = CONCRETE
  - CDR = CORNER
  - C/L = CENTERLINE
  - DRN = DRAIN
  - DRVW = DRIVEWAY
  - ELEV = ELEVATION
  - ELEC = ELECTRIC
  - ESMT = EASEMENT
  - FD = FOUND
  - FNC = FENCE
  - HH = HAND HOLE
  - M = MEASURED
  - MET = METER
  - MH = HANDLE
  - NA = NOT ACCEPTED
  - DH = OVERHEAD
  - P/L = PROPERTY LINE
  - PDB = POINT OF BEGINNING
  - PDC = POINT ON CURVE
  - PDL = POINT ON LINE
  - PRDP = PROPERTY
  - PP = POWER POLE
  - PUE = PUBLIC UTILITY ESMT
  - R = RADIUS
  - RBR = REBAR (1/2" TYPICAL)
  - REC = RECORD
  - R/W = RIGHT-OF-WAY
  - SEW = SEWER
  - S/W = SIDEWALK
  - SD = STORM DRAIN
  - TSEF = TRANSFORMER (ELECTRIC)
  - UDN = UNLESS OTHERWISE NOTED
  - WAT = WATER

**PROPOSED NEW PROPERTY DESCRIPTIONS (CONT):**

**LOT 3:**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, T 10 N, R 22 E, G & SRB & M, NAVAJO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
 THENCE S88°31'55"W 587.17 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING S88°31'55"W 283.16 FEET;  
 THENCE S07°17'48"E 81.29 FEET;  
 THENCE S24°20'13"E 505.48 FEET;  
 THENCE THENCE S89°16'05"E 88.19 FEET;  
 THENCE N02°28'29"W 550.89 FEET, BACK TO THE POINT OF BEGINNING.

**16.00 FOOT UTILITY EASEMENT DESCRIPTION:**  
 A PORTION OF THE SE 1/4 OF SECTION 32, T 10 N, R 22 E, G & SRB & M, NAVAJO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
 THENCE S88°31'55"W 329.58 FEET;  
 THENCE S89°59'52"W 246.04 FEET TO THE TRUE POINT OF BEGINNING AND ALSO BEING THE CENTERLINE OF SAID 16.00 FOOT UTILITY EASEMENT, 8.00 FEET EITHER SIDE OF CENTERLINE;  
 THENCE S89°59'52"W 162.78 FEET TO THE POINT OF TERMINUS.

**20.00 FOOT INGRESS-EGRESS & UTILITY EASEMENT DESCRIPTION:**  
 A PORTION OF THE SE 1/4 OF SECTION 32, T 10 N, R 22 E, G & SRB & M, NAVAJO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
 THENCE S88°31'55"W 577.18 FEET TO THE TRUE POINT OF BEGINNING, AND ALSO BEING THE CENTERLINE OF SAID 20.00 FOOT EASEMENT, 10.00 FEET EITHER SIDE OF CENTERLINE;  
 THENCE S00°28'09"E 505.05 FEET ALONG SAID CENTERLINE;  
 THENCE S50°26'33"E 77.03 FEET TO THE POINT OF TERMINUS AND THE SOUTH PROPERTY LINE.

PARENT TRACT DESCRIPTION (A COMBINING OF PARCELS 210-33-059A, 210-33-58D, AND 210-33-58E, NAVAJO COUNTY ASSESSOR'S PARCELS):  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, T 10 N, R 22 E, G & SRB & M, NAVAJO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
 THENCE S88°31'55"W 329.58 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING S88°31'55"W 540.75 FEET;  
 THENCE S07°17'48"E 81.29 FEET;  
 THENCE S24°20'13"E 505.48 FEET;  
 THENCE THENCE S89°16'05"E 328.65 FEET;  
 THENCE N00°41'09"W 559.44 FEET, BACK TO THE POINT OF BEGINNING.

**TO BE DISCONTINUED**

REFERENCE DOCUMENTS: "AMENDED RECORD OF SURVEY", STEWARD LAND SURVEYING, 501 S. CLARK RD., SUITE 7, SHOW LDV, ARIZONA. JOB# 041214A, JANUARY, 2005.

**PROPOSED NEW PROPERTY DESCRIPTIONS:**

**LOT 1:**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, T 10 N, R 22 E, G & SRB & M, NAVAJO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
 THENCE S88°31'55"W 329.58 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING S88°31'55"W 257.59 FEET;  
 THENCE S02°28'29"E 571.94 FEET;  
 THENCE N89°14'10"E 249.03 FEET;  
 THENCE N00°41'09"W 274.99 FEET, BACK TO THE POINT OF BEGINNING.

**LOT 2:**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, T 10 N, R 22 E, G & SRB & M, NAVAJO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
 THENCE S88°31'55"W 329.58 FEET; THENCE S00°41'09"E 274.99 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE S00°41'09"E 884.30 FEET;  
 THENCE N89°16'05"W 240.46 FEET;  
 THENCE N02°28'29"W 278.15 FEET;  
 THENCE N89°14'10"E-249.03 FEET, BACK TO THE POINT OF BEGINNING.

REVISIONS:  
 CHIEF: R. SANDRE  
 CREW: C. BARRAS  
 CAD: R. SANDRE  
 CHECKED: RMS

RESULTS OF SURVEY FOR  
 ELIZABETH DECKER  
 PROJECT #08-0808 TALSMA  
 PATH: E:\08\10\02\23\2E

PROFESSIONAL LAND SURVEYOR  
 ARIZONA REGISTRATION NO. 21786  
 EXPIRES 6/30/2010

CERTIFICATION OF SURVEY  
 THIS IS TO CERTIFY THAT THIS SURVEY  
 WAS PERFORMED UNDER MY DIRECTION  
 DURING THE MONTH OF MAY, 2008;  
 THAT ALL MONUMENTS EXIST AS SHOWN.

**MINUTES OF THE SPECIAL MEETING OF THE SHOW LOW BOARD OF ADJUSTMENT HELD ON THURSDAY, JANUARY 4, 2024, AT 3:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA**

1. Call to order

Chairman Jarrett called the meeting to order at 3:00 p.m.

2. Roll Call.

**BOARD MEMBERS PRESENT:** Chairman Jarret, Vice Chairman Johnson, Michael Gibson, John Hannah, and James Zimmerman.

**STAFF MEMBERS PRESENT:** Planning and Zoning Director; Justen Tregaskes, Planner; Katie Fechtelkotter, and City Attorney; Anna Atencio

**GUESTS:** None.

3. Pledge of Allegiance.

Chairman Jarret led the Board and audience in the pledge of allegiance.

4. **NEW BUSINESS:**

A. Public Hearing and Consideration of a variance application submitted by Michael Homrighausen seeking relief from City Code Chapter 19.50.120(F) & (G), minimum side and rear yard setbacks, for 1720 N. Fairway Dr., that being A. P. No. 309-31-159.

Chairman Jarret said this item was withdrawn by the applicant.

5. **APPROVAL OF MINUTES:**

A. Board of Adjustment Special Meeting of July 13, 2022.

**VICE CHAIRMAN JOHNSON MOVED TO APPROVED THE MINUTES OF SPECIAL MEETING OF THE BOARD OF ADJUSTMENT OF JULY 13, 2022. BOARD MEMBER HANNAH SECONDED THE MONTION PASSED 5 TO 0 WITH CHAIRMAN JARRET, VICE CHAIRMAN JOHNSON, BOARD MEMBERS GIBSON, HANNAH AND ZIMMERMAN VOTING IN FAVOR.**

6. **ADJOURNMENT:**

There being no further business to be brought before the Board **CHAIRMAN JARRET ADJORNED THE SPECIAL MEETING OF THE SHOW LOW BOARD OF ADJUSTMENT MEETING OF JANUARY 4, 2024, AT 3:02 P.M.**

ATTEST:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

John Jarret, Chairman

Planning and Zoning Director

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Board of Adjustment of Show Low held on January 4, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Katie Fechtelkotter, Planner