

When recorded return to:  
Clerk of the Board  
P.O. Box 827  
Florence AZ 85132

**ORDINANCE NO. 2022-PZ-042-21**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS, APPROVING THE REZONING FOR CERTAIN PROPERTY, LOCATED AT THE SOUTHEAST CORNER OF PAPAGO AND NORTH GREEN ROADS, ABOUT 8 MILES FROM THE WESTERNMOST BOUNDARY OF PINAL COUNTY AND TWO MILES WEST AND ONE MILE SOUTH OF THE AK CHIN INDIAN COMMUNITY IN PINAL COUNTY (TAX PARCELS 510520030 AND 510520020), FROM CB-1 AND CR-3 TO R-7, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-042-21**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on October 25, 2021, the Pinal County Community Development Department (“Department”) received an application from HAM PAPAGO LLC/Harry Zeitlin, landowner and CVL Consultants/Julie Vermillion, applicant/agent, of property located at the southeast corner of Papago and North Green Roads, about 8 miles from the westernmost boundary of Pinal County and two miles west and one mile south of the Ak Chin Indian Community, in Pinal County (tax parcels: 510520030 and 510520020), legally described in the attached Exhibit A (the “Property”) to rezone the Property from CB-1 and CR-3 to R-7 (Case No. **PZ-042-21**); and

WHEREAS, on September 15, 2022, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-042-21**, giving no less than 15-day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezone; and

WHEREAS, following the public hearing, the Commission voted 8-0 in favor of forwarding a recommendation of approval to the Board with 1 Stipulation of Approval set forth in the attached Exhibit B (the “Stipulations”); and

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

**Section 1:** The rezoning of the property legally described and depicted in the attached Exhibit A from CB-1 and CR-3 to R-7, is hereby approved subject to 1 Stipulation of Approval set forth in the attached Exhibit B.

**Section 2:** This Ordinance shall take effect 30 days after the date of its adoption.

**Section 3:** This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF DECEMBER, 2022, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

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Chairman of the Board

ATTEST:

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Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

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Deputy County Attorney

**EXHIBIT A  
TO  
ORDINANCE NO. 2022-PZ-042-21**

**LEGAL DESCRIPTION  
OF ZONING BOUNDARY FOR  
VENIDA**

**(COMBINED TAX PARCELS: 510520030 AND 510520020)**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 88°32'15" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,643.85 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°17'18" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,618.77 FEET, TO THE CENTER OF SAID SECTION 21;

THENCE SOUTH 89°14'14" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,653.95 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE NORTH 00°03'15" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,586.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,893,158 SQUARE FEET OR 158.245 ACRES, MORE OR LESS.

**EXHIBIT B  
TO  
ORDINANCE NO. 2022-PZ-042-21**

**[Stipulation of Approval]**

1. Approval of this zone change (PZ-042-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.