

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

**ORDINANCE NO. 2022-PZ-033-22**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONE FOR A CERTAIN 226± ACRES OF PROPERTY LOCATED NORTH OF WEST MILLER ROAD, SOUTH OF WEST TEEL ROAD AND ON BOTH SIDES OF NORTH WARREN ROAD IN UNINCORPORATED PINAL COUNTY (TAX PARCELS: 510-72-005D, 510-72-008D, 510-72-008E, 510-72-008F, 510-72-009B, 510-67-004A, & 510-67-004B), FROM GR (GENERAL RURAL) AND SR (SUBURBAN RANCH) TO R-7 (SINGLE RESIDENCE), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-025-22**; 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 June 9, 2022, the Pinal County Community Development Department (“Department”) received an application from Stanfield Warren LLC and Warren Road 187 LLC, landowners/applicants of certain property described in the attached Exhibit A (the “Property”) to rezone the Property from GR (General Rural) and SR (Suburban Ranch) to R-7 (Single Residence). (Case No. PZ-033-22); and

WHEREAS, on November 17, 2022, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-033-22**, 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 5-1 forwarding a recommendation of approval to the Board with no Stipulations of approval; 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 GR (General Rural) and SR (Suburban Ranch) to R-7 (Single Residence), is hereby approved subject to no Stipulations of Approval.

**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 21st day of December, 2022, by the PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy County Attorney

Exhibit A

PZ-033-22

Parcel 1

Tract 4, Section 34 Ranches, as recorded in Book 1 of Surveys, Page 041, Records of Pinal County, Arizona, being situated in the Northeast Quarter of Section 34, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the illegible Aluminum Cap marking the East Quarter Corner of said Section 34, from which the Aluminum Cap stamped LS#41026 marking the Center of said Section 34 bears North 89°52'34" West, a distance of 2,639.56 feet;

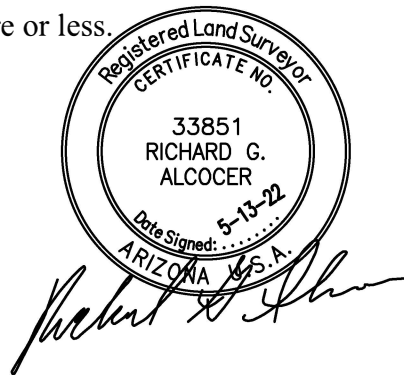
Thence North 89°52'34" West, along the South line of the Northeast Quarter of said Section 34, a distance of 1,319.78 feet (North 89°58'24" West, 1,319.88 feet record);

Thence North 00°18'18" East, departing said South line, a distance of 1,318.73 feet (North 00°12'11" East, 1,318.79 feet record);

Thence South 89°52'53" East, a distance of 1,319.90 feet (South 89°52'34" East, 1,320.11 feet record) to the East line of the Northeast Quarter of said Section 34;

Thence South 00°18'36" West, along said East line, a distance of 1,318.86 feet (South 00°12'31" East, 1,319.08 feet record) to the Point of Beginning.

Containing 1,740,587 Square Feet or 39.958 Acres, more or less.



Parcel 2

That part of the Northwest Quarter and the South Half of Section 35, Township 5 South, Range 2 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the 1/2" Rebar marking the Southwest Corner of said Section 35 from which Aluminum Cap marking the West Quarter Corner of said Section 35 bears North 00°18'35" East, a distance of 2,637.62 feet;

Thence North 00°18'35" East, along the West line of the Southwest Quarter of said Section 35, a distance of 1,318.81 feet;

Thence South 89°51'49" East, departing said West line, a distance of 1,320.01 feet;

Thence North 00°18'35" East, a distance of 660.00 feet;

Thence North 89°51'49" West, a distance of 1,320.01 feet to a point on said West line;

Thence North 00°18'35" East, along said West line, a distance of 658.81 feet to the West Quarter Corner of said Section 35;

Thence South 89°52'02" East, a distance of 840.00 feet;

Thence North 00°18'36" East, a distance of 1,187.69 feet;

Thence South 89°51'58" East, a distance of 117.52 feet;

Thence South 36°47'39" East, a distance of 188.03 feet;

Thence South 49°29'48" East, a distance of 1,721.04 feet;

Thence South 37°06'10" East, a distance of 367.02 feet;

Thence South 24°42'31" East, a distance of 948.37 feet;

Thence North 65°17'29" East, a distance of 45.00 feet;

Thence South 24°42'31" East, a distance of 1,571.85 feet to a point on the South line of the Southeast Quarter of said Section 35;

Thence North 89°52'45" West, along said South line, a distance of 1,076.42 feet to the South Quarter Corner of said Section 35;

Thence North 89°51'35" West, along the South line of the Southwest Quarter of said Section 35,  
a distance of 2,638.78 feet to the Point of Beginning.

Containing 8,125,774 Square Feet or 186.542 Acres, more or less.

