

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

ORDINANCE NO. 2024-PZ-050-21

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA,
BOARD OF SUPERVISORS APPROVING A REZONING
APPLICATION AND REZONING CERTAIN PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF E. SKYLINE
DRIVE AND N. SIERRA VISTA DRIVE IN
UNINCORPORATED PINAL COUNTY (APN: 210-11-0030)
CONSISTING OF ±3.64 ACRES FROM GENERAL RURAL
ZONE (GR) TO NEIGHBORHOOD COMMERCIAL ZONING
DISTRICT (C-1); IN CONNECTION WITH PINAL COUNTY
COMMUNITY DEVELOPMENT CASE PZ-050-21;
ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS
PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code Chapter 2.166 to change zoning district boundaries in order to ensure and protect the public health, safety, convenience and general welfare; and,

WHEREAS, on December 04, 2021, the Pinal County Community Development Department (the “**Department**”) received an application from Greg Davis of IPlan Consulting as applicant, on behalf of the landowner, El Dorado Bella Vista LLC, of a ±3.64 acre parcel located at the southeast corner of E. Skyline Drive and N. Sierra Vista Drive (APN: 210-11-0030) in the General Rural Zone (GR) and legally described on the attached **Exhibit “A”** (the “**Property**”) to rezone the Property to Neighborhood Commercial Zoning District (C-1) (in conjunction with a related Planned Area Development Overlay Zoning District application) in order to construct a new self-storage facility on the Property (the “**Rezoning Application**”); and,

WHEREAS, on April 18, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Rezoning Application under Case No. PZ-050-21 (the “**Commission Hearing**”); and,

WHEREAS, during the Commission Hearing Department staff presented and recommended approval of the Rezoning Application with no stipulations; and,

WHEREAS, at the conclusion of the Commission Hearing, the Commission voted 10-0 in favor of forwarding a recommendation of approval of the Rezoning Application to the Board, subject to no stipulations; and,

ORDINANCE NO. 2024-PZ-050-21

WHEREAS, on June 5, 2024 the Board held a public hearing on the Rezoning Application whereat Department staff presented this matter to the Board and requested the addition of one (1) stipulation of approval as set forth on the attached **Exhibit "B"** (the "**Stipulation of Approval**").

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Rezoning Application is hereby approved, rezoning the Property from General Rural Zone (GR) to Neighborhood Commercial Zoning District (C-1), subject to the Stipulation of Approval set forth on the attached **Exhibit "B"**.

PASSED AND ADOPTED this 5TH day of June, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

◀ **SIGN** HERE

◀ **SIGN** HERE

ATTEST:

Clerk/Deputy Clerk of the Board

◀ **SIGN** HERE

◀ **SIGN** HERE

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT "A"
TO ORDINANCE NO. 2024-PZ-050-21

[LEGAL DESCRIPTION]

The West 240 Feet of the northwest quarter of the northwest quarter of the northwest quarter of Section 11, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXHIBIT “B”
TO ORDINANCE NO. 2024-PZ-050-21

[STIPULATION OF APPROVAL]

1. Approval of this zone change (**PZ-050-21**) 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.