

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

ORDINANCE NO. 2024-PZ-033-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTIES LOCATED NORTHEAST OF IRONWOOD DRIVE AND RANCH ROAD IN PINAL COUNTY (TAX PARCEL: 104-23-0990) FROM MANUFACTURED HOME PARK (MHP) TO PARK MODEL AND RECREATIONAL VEHICLE PARK (PM/RVP-435) IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-033-23**; 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 April 17, 2023, the Pinal County Community Development Department (“Department”) received an application from Gold N Acres, LLC, landowner, Pew & Lake, PLC now represented by Jordan Rose/Rose Law Group, C/O Jon Gillespie, agent, of property located northeast of Ironwood Drive and Ranch Road in Pinal County (tax parcel: 104-23-0990, legally described in the attached Exhibit A (the “Properties”) to rezone the Property from MHP to PM/RVP-435 (Case No. **PZ-033-23**); and

WHEREAS, on May 16, 2024, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-033-23**, 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 7 to 0 in favor of forwarding a recommendation of denial to the Board with 1 Stipulation of Approval set forth in the attached Exhibit B (the “Stipulation”); 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 MHP to PM/RVP-435, is hereby approved subject to the Stipulations of Approval set forth in the attached Exhibit B.

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

///

ORDINANCE NO. 2024-PZ-033-23

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 7th DAY OF AUGUST, 2024, 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

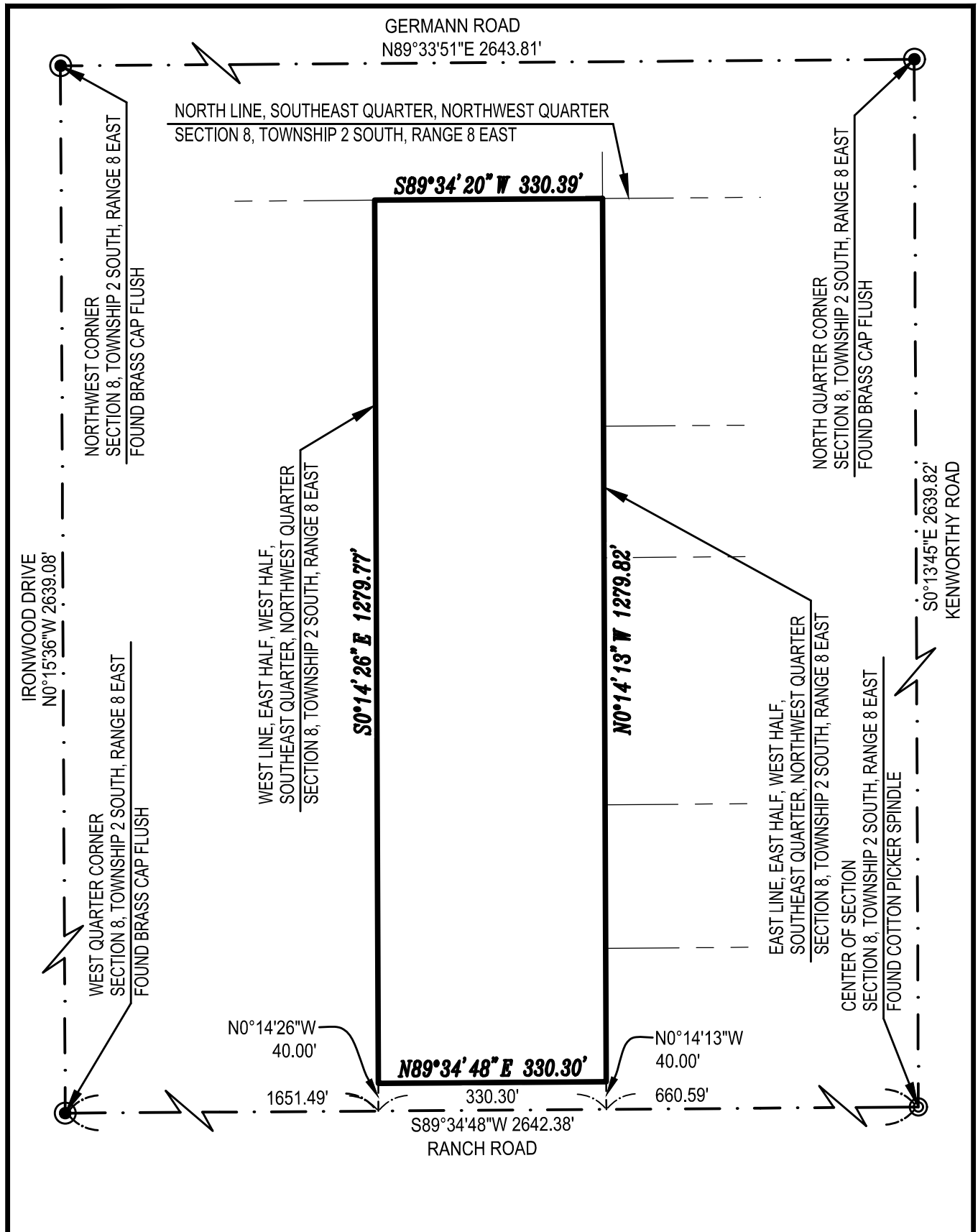
EXHIBIT A
LEGAL DESCRIPTION
PZ-033-23 and PZ-PD-006-23

Legal Description

The East half of the West half of the Southeast quarter of the Northwest quarter of Section 8,
Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the South 40 feet as conveyed to The Pinal County Highway Department in instrument
recorded in Docket 1826, page 105, records of Pinal County, Arizona.





CLIENT/PROJECT GOLD N ACRES MOBILE HOME PARK 720 E RANCH ROAD, SAN TAN VALLEY, AZ	SHEET 1 OF 1	<div data-bbox="950 1810 1096 1990" data-label="Image"> </div> <div data-bbox="1112 1795 1534 1999"> <p>D & M ENGINEERING Duran Thompson, P.E. 1020 East Gilbert Drive, Suite D Tempe, AZ 85281 Ph: (480) 350-9590 Fax: (480) 350-9486 engineer@dmengineer.com</p> </div>
TITLE BOUNDARY EXHIBIT		

EXHIBIT B

PZ-033-23 STIPULATION

1. Approval of this zone change (PZ-033-23) 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.