

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.

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**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 AUGUST, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

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Chairman of the Board

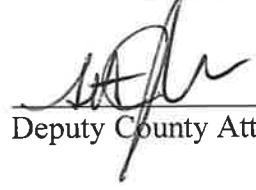
ATTEST:

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Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

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Deputy County Attorney

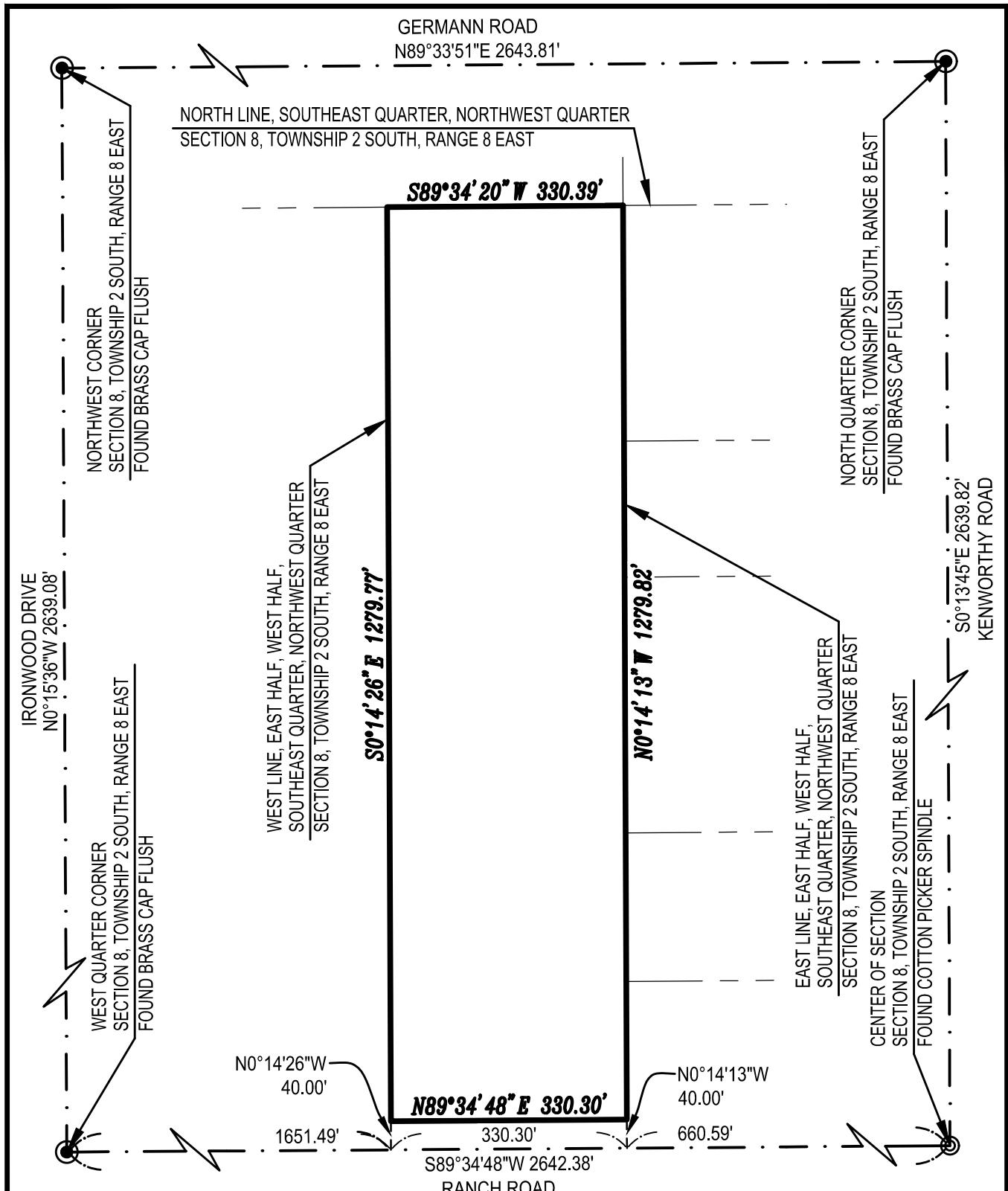
**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PZ-033-23 and PZ-PD-006-23**

### 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

TITLE

BOUNDARY EXHIBIT

SHEET  
1 OF 1



**D & M ENGINEERING**

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## **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.