

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

ORDINANCE NO. 2024-PZ-PD-006-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE GOLD N ACRES PAD OVERLAY (PZ-PD-006-23) FOR CERTAIN PROPERTIES LOCATED NORTHEAST OF IRONWOOD DRIVE AND RANCH ROAD IN PINAL COUNTY (TAX PARCEL: 104-23-0990), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-006-23**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development (PZ-PD-006-23) 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”) for a Planned Area Development Overlay (the “PAD”) (PZ-PD-006-23), Case No. **PZ-PD-006-23**); and

WHEREAS, on May 16, 2024, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-006-23**, 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 9 Stipulations 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: A PAD overlay shall be applied to the property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 9 Stipulations of Approval set forth in the attached Exhibit B.

/ / /

ORDINANCE NO. 2024-PZ-PD-006-23

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.

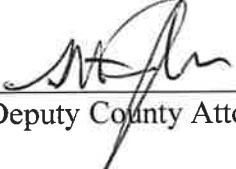
PASSED AND ADOPTED THIS 7th DAY OF AUGUST, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

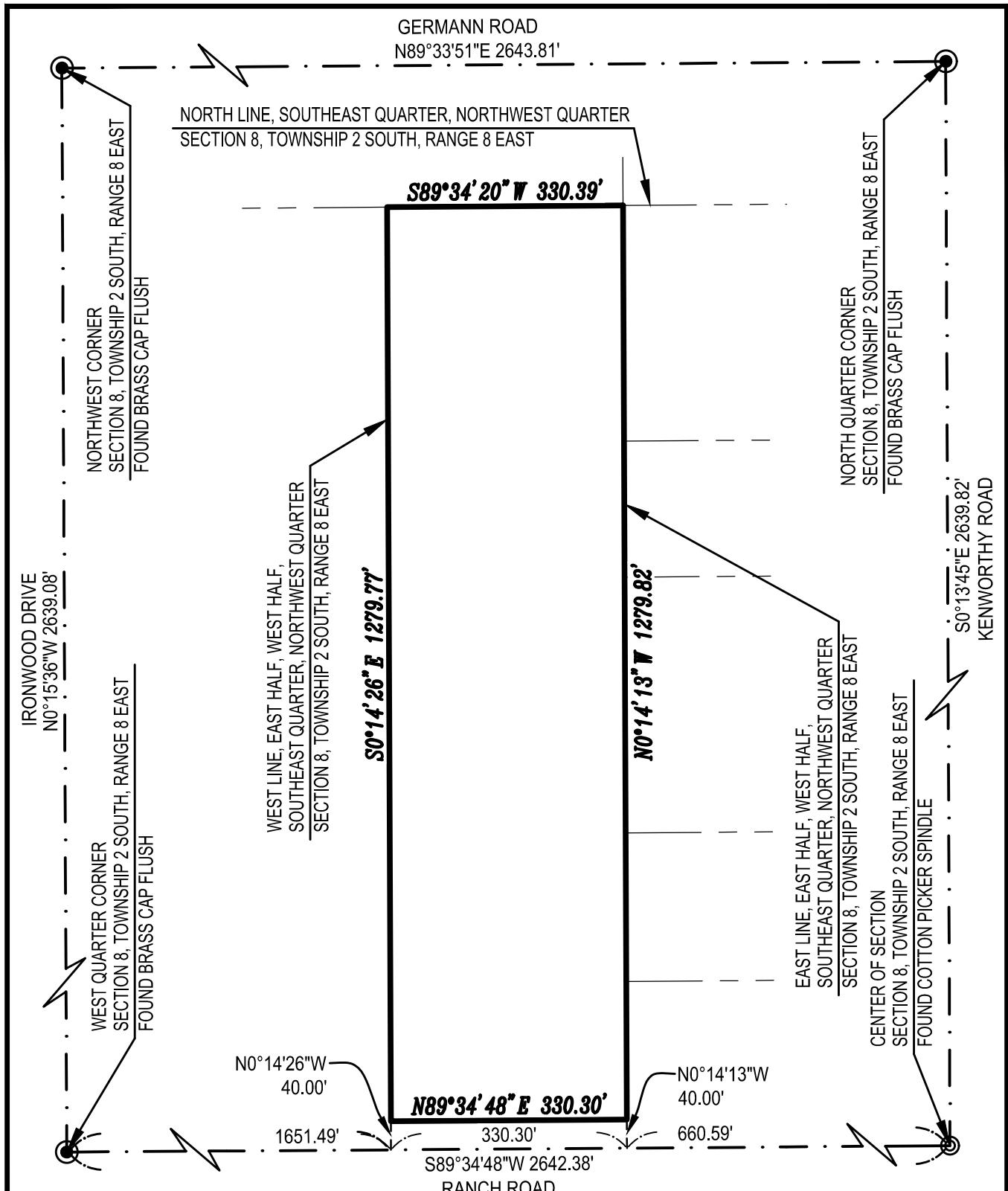
EXHIBIT A
LEGAL DESCRIPTION
PZ-033-23 and PZ-PD-006-23

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

TITLE

BOUNDARY EXHIBIT

SHEET
1 OF 1



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

EXHIBIT B

PZ-PD-006-23 STIPULATIONS

1. The stipulations listed herein pertain to the area described in case PZ-PD-006-23;
2. Approval of this PAD (PZ-PD-006-23) 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;
3. Gold N Acres Planned Area Development (PAD) Overlay District (PZ-PD-006-23) is to be developed as shown by the site plan/development plan dated March 25, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-006-23;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
8. A Traffic Impact Study (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval; and
9. Paved, all-weather, 28' wide public access shall be provided to and from the development. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.