

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

ORDINANCE NO. 2024-PZ-042-22

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED SOUTH OF EAST JUDD ROAD AND SOUTH OF NORTH CYPRESS DRIVE NEAR FLORENCE, ARIZONA IN UNINCORPORATED PINAL COUNTY (TAX PARCEL NO.: 210-43-0070) FROM GR GENERAL RURAL ZONE TO R-7 SINGLE RESIDENCE ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-042-22; 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 July 26, 2022, the Pinal County Community Development Department (the “**Department**”) received an application from Entitlements LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant, in relation to property located to the south of E. Judd Road and south of N. Cypress Drive in unincorporated Pinal County (tax parcel no.: 210-43-0070), legally described in the attached **Exhibit “A”** (the “**Property**”), to rezone the Property from GR General Rural Zone to R-7 Single Residence Zoning District (the “**Rezoning Application**”); and,

WHEREAS, the Department designated the Rezoning Application as Case No. PZ-042-22; and,

WHEREAS, on June 20, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Rezoning Application under Case No. PZ-042-22, giving no less than 15-days’ notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezoning; and,

WHEREAS, following the public hearing, the Commission voted 7 to 0 in favor of forwarding a recommendation of approval of the Rezoning Application to the Board with one (1) Stipulation of Approval set forth in the attached **Exhibit “B”** (the “**Stipulation of Approval**”).

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

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ORDINANCE NO. 2024-PZ-042-22

Section 1: The Rezoning Application requesting approval to rezone the Property legally described and depicted in the attached **Exhibit "A"** from GR General Rural Zone to R-7 Single Residence Zoning District, is hereby approved and the Property is accordingly rezoned subject to the Stipulation of Approval set forth in the attached **Exhibit "B"**.

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 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-042-22 & PZ-PD-042-22

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **PINAL**,
STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

The West half of the Northwest quarter of the Northeast quarter and the South half of the Northeast quarter of Section 28, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXHIBIT B

PZ-042-22 STIPULATION

1. Approval of this zone change (PZ-042-22) 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.