

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

ORDINANCE NO. 2024-PZ-032-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED ON THE WEST SIDE OF HUNT HIGHWAY AND SOUTH OF WEST GOLF CLUB DRIVE IN PINAL COUNTY, ARIZONA (TAX PARCEL NO. 210-20-0200) FROM CB-1 LOCAL BUSINESS ZONE TO MR MULTIPLE RESIDENCE ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-032-23; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (the “**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 14, 2023, the Pinal County Community Development Department received an application from LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Gilbert Blilie PLLC, agent, of property located to the west of Hunt Highway and south of West Golf Club Drive (tax parcel no. 210-20-0200, legally described in the attached **Exhibit “A”** (the “**Property**”)) to rezone the Property from CB-1 Local Business Zone to MR Multiple Residence Zoning District (Case No. PZ-032-23); and,

WHEREAS, on July 18, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on Case No. PZ-032-23, 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 rezone; and,

WHEREAS, following the public hearing, the Commission voted 5 to 3 in favor of forwarding a recommendation of approval 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:

Section 1: The rezoning of the property legally described and depicted in the attached **Exhibit “A”** from CB-1 Local Business Zone to MR Multiple Residence Zoning District is hereby approved subject 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.

ORDINANCE NO. 2024-PZ-032-23

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

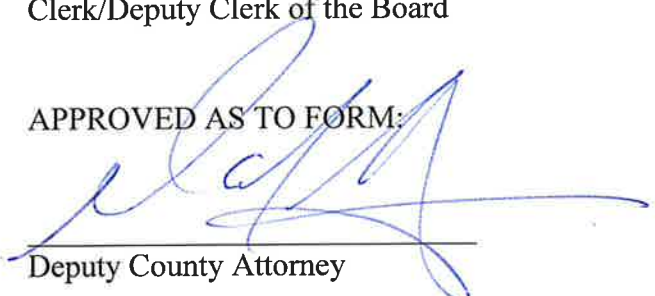
PASSED AND ADOPTED this 4th day of September, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT A

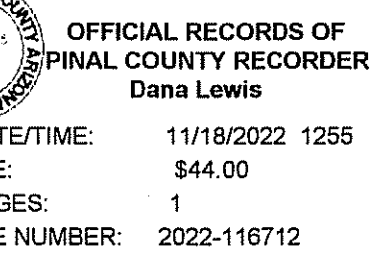
LEGAL DESCRIPTION

PZ-032-23 and PZ-PD-007-23

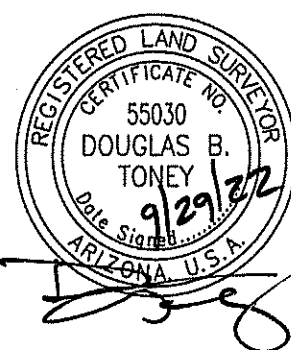
LDR-SWC Hunt Hwy & G.C., L.L.C.

Legal Description

Lot 1, of SWC HUNT HIGHWAY & GOLF CLUB DRIVE, a subdivision of Pinal County, Arizona, recorded in Fee No. 2022-116712, records of Pinal County, Arizona.



2012



FINAL PLAT OF
SWC HUNT HIGHWAY & GOLF CLUB DRIVE
PINAL COUNTY, ARIZONA

© Bowman Consulting Group, Ltd.

DATE: 9/29/22

PROJ NO: 050246-0

TASK NUM: 001

DRAWN BY: TL

CHECKED: DT

QUALITY:	DM
----------	----

QUALITY: 5M
CLIENT NO:

SCALE

SCALE
NTS

2 OF 2

FP22-065

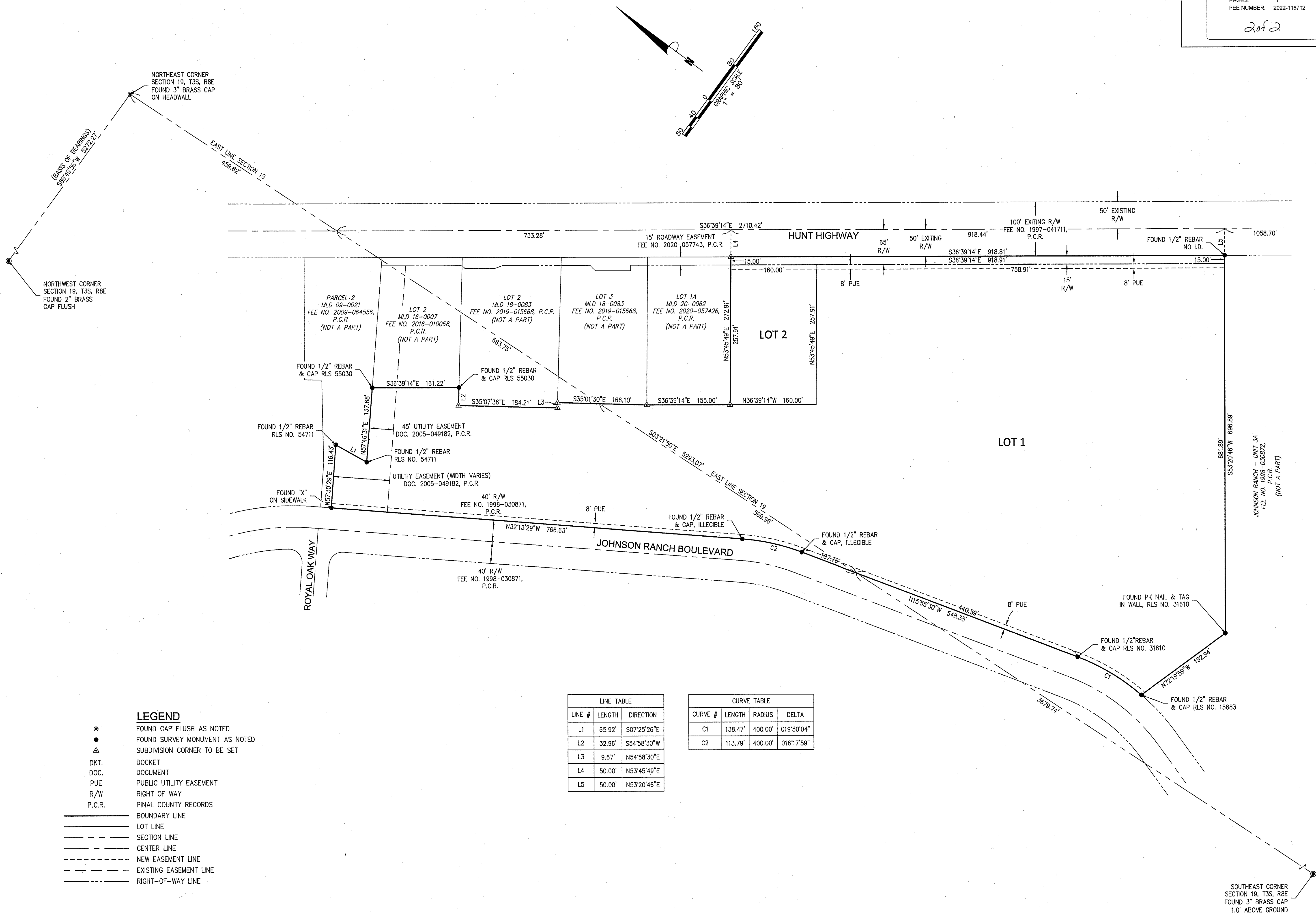


EXHIBIT B

PZ-032-23 STIPULATION

1. Approval of this zone change (PZ-032-23) 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.