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

ORDINANCE NO. 2024-PZ-013-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED NORTHWEST OF RAHMA STREET AND AZ 238 IN PINAL COUNTY, ARIZONA (TAX PARCEL NUMBERS 510-07-0200, 510-07-0190, 510-07-0150 & 510-07-013A) FROM SR SUBURBAN RANCH ZONE AND GR GENERAL RURAL ZONE TO RU-1.25 RURAL ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-013-24; 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 June 12, 2024, the Pinal County Community Development Department received an application from Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, of property located to the northwest of Rahma Street and AZ 238 (tax parcels 510-07-0200, 510-07-0190, 510-07-0150 & 510-07-013A, legally described in the attached **Exhibit "A"** (the "**Property**")) to rezone the Property from SR Suburban Ranch Zone and General Rural GR Zone to Rural RU-1.25 Zoning District (Case No. PZ-013-24); and,

WHEREAS, on October 3, 2024, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on Case No. PZ-013-24, 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 8 to 0 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**"); and,

WHEREAS, the proposed rezoning is consistent with and conforms to the Pinal County Comprehensive Plan.

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ORDINANCE NO. 2024-PZ-013-24

NOW, THEREFORE, BE IT ORDAINED by the Board as follows:

Section 1: The request to rezone the Property legally described and depicted in the attached **Exhibit "A"** from SR Suburban Ranch Zone and GR General Rural Zone to Rural RU-1.25 Zoning District is hereby approved and the Property is accordingly rezoned 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.

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 20th day of November, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

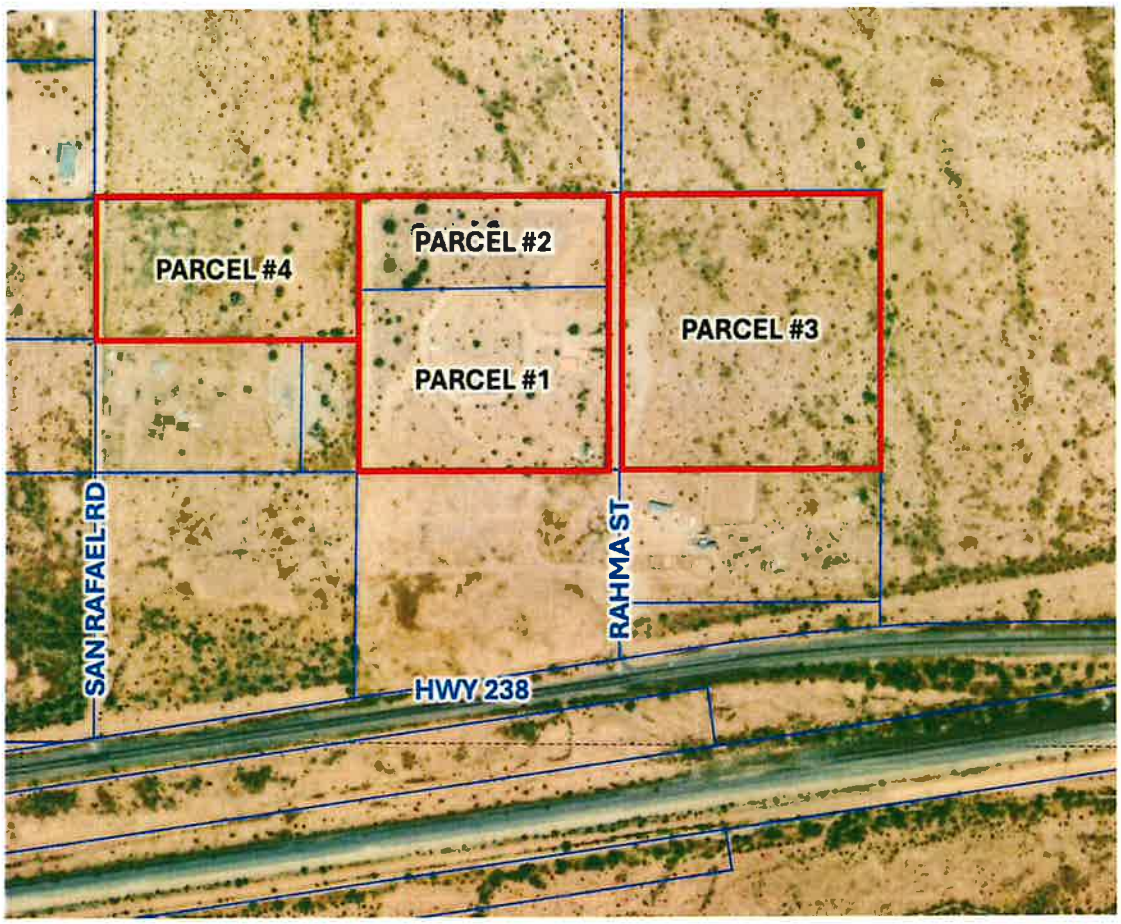
_____
Deputy County Attorney

EXHIBIT A

LEGAL DESCRIPTION

PZ-013-24

EXHIBIT "A" – Legal Description



PARCEL 1 (APN 510070200) - Existing Cemetery:
The Northeast quarter of Lot Nineteen (19), Section 18, Township 4 South, Range 2 East Gila and Salt River Base and Meridian, Pinal County, Arizona. EXCEPT the North one-third thereof.

PARCEL 2 (APN 510070190) – Existing Cemetery:
The North one-third of the following described property:
The East half of the North half of Lot Nineteen (19), Section 18, Township 4 South, Range 2 East Gila and, Salt River Base and Meridian, Pinal County, Arizona.

PARCEL 3 (APN 510070150)
The North half (N 1/2) of the West half (W 1/2) of Lot Twenty (20) of Section Eighteen (18), Township Four (4) South, Range Two (2) East, of the Gila and Salt River Base and Meridian, Except the 20 feet along the West line of said Lot for Road Purposes.

PARCEL 4 (APN 51007013A)
The North Half of the Northwest Quarter of Lot 19, Section 18, Township 4 South, Range 2 East, Gila and Salt River Base and Meridian, Pinal County, Arizona. Except the West 15 feet thereof for road purposes.

EXHIBIT B
TO
ORDINANCE NO. 2024-PZ-013-24

[Stipulations of Approval]

Approval of this zone change (PZ-013-24) 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.