

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

ORDINANCE NO. 2024-PZ-003-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED SOUTHWEST OF ARIZONA FARMS ROAD AND QUAIL RUN LANE IN PINAL COUNTY, ARIZONA (TAX PARCEL NUMBER 200-58-0120) FROM CR-2 SINGLE RESIDENCE ZONE TO R-7 SINGLE RESIDENCE ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-003-24; 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 January 30, 2024, the Pinal County Community Development Department (the “**Department**”) received an application from Sean Hamill with United Engineering Group as the agent/applicant for landowner TSI/Elwood Properties, LLC, with respect to property located southwest of Arizona Farms Road and Quail Run Lane (tax parcel 200-58-0120) legally described in the attached **Exhibit “A”** (the “**Property**”) to rezone the Property from CR-2 Single Residence Zone to R-7 Single Residence Zoning District (the “**Rezoning Application**”); and,

WHEREAS, on October 17, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Rezoning Application (which the Department designated as Case No. PZ-003-24), 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 1 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**”); and

WHEREAS, the Board finds that the request to rezone the Property as set forth in the Rezoning Application, subject to the Stipulation of Approval and as presented to the Board, is in the best interest of Pinal County and is consistent with and conforms to the adopted comprehensive plan and the general purposes of Pinal County’s Zoning Ordinance.

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ORDINANCE NO. 2024-PZ-003-24

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

Section 1: The Rezoning Application requesting to rezone the Property legally described and depicted in the attached **Exhibit "A"** from CR-2 Single Residence Zone to R-7 Single Residence Zoning District is hereby approved 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 18th day of December, 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-003-24

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE SOUTH 00°38'42"EAST, A DISTANCE OF 2,623.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°58'24"WEST, A DISTANCE OF 1,341.71 FEET TO A POINT;

THENCE SOUTH 00°31'02"EAST, A DISTANCE OF 1,293.61 FEET TO A POINT;

THENCE NORTH 89°53'23"EAST, A DISTANCE OF 1,344.58 FEET TO A POINT;

THENCE NORTH 00°38'43" WEST, A DISTANCE OF 1,291.68 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 12 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO PLATS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 1 OF SURVEYS, PAGES 45, 46 AND 47, THEREOF.

SAID PARCEL CONTAINING 1,736,136 SQUARE FEET, OR 39.8562 ACRES, MORE OR LESS.

NE. COR. SEC. 2

FD. BRASS CAP 1.0' BELOW THE SURFACE

A.P.N. 200-58-008L
2022-108564, P.C.R.
WALKER BRIAN & HOLLY

A.P.N. 200-58-008Q
2021-067635, P.C.R.
COX JAMES M & GLORIA

A.P.N. 200-58-008P
2021-066126, P.C.R.
SOTO ARACELI GARCIA

A.P.N. 200-58-008N
2005-034948, P.C.R.
PADILLA ROBERT L & ESTEO

CASSIA AVENUE
S89°58'24"W 1341.71'

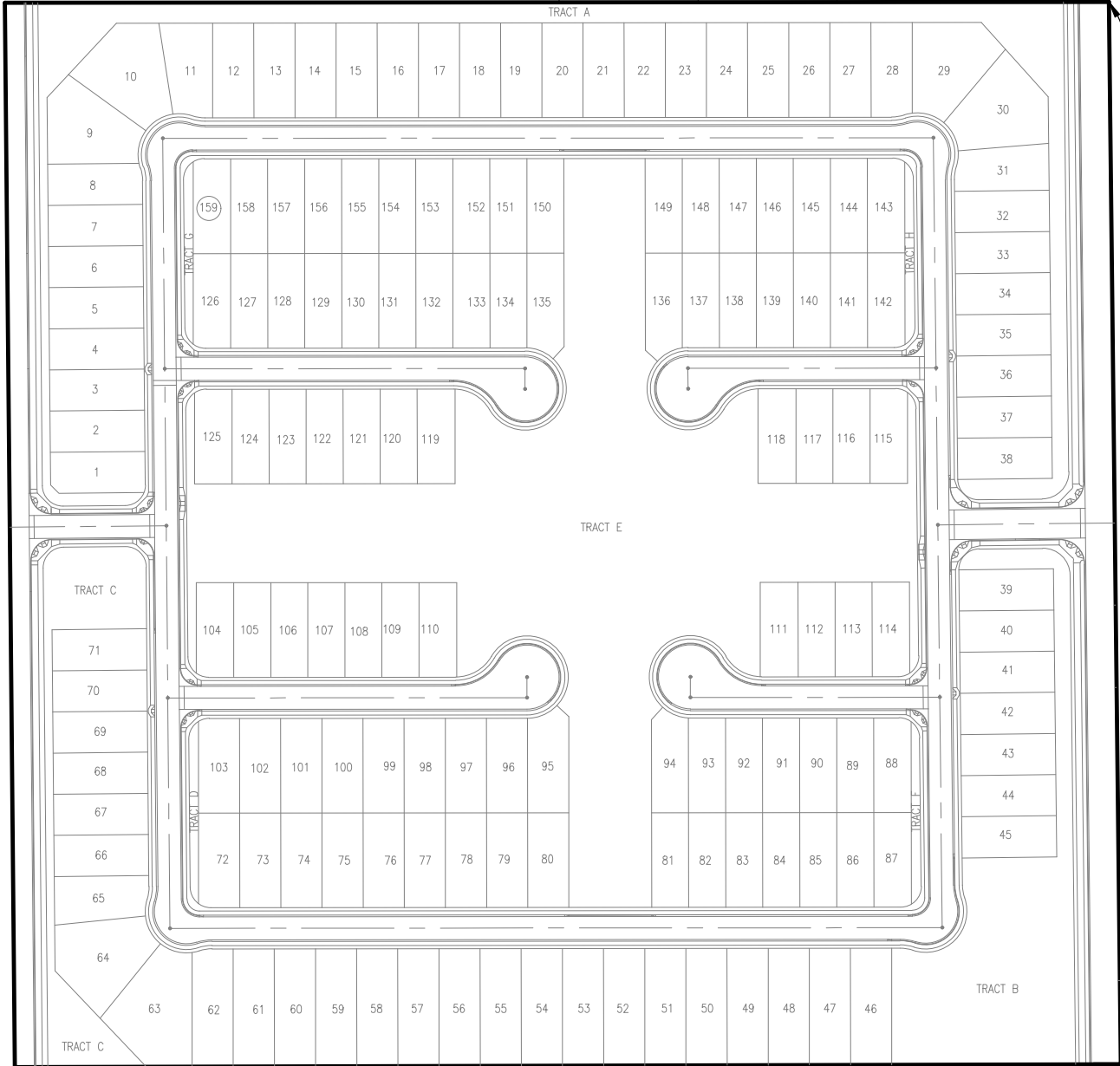
S00°38'42"E
2623.36'

A.P.N. 200-58-0110
2015-008241, P.C.R.
PALMS - MAGIC RANCH 80 LLC

MITCHELL TRAIL
S00°31'02"E 1293.61'

QUAIL RUN LANE
N00°38'43"W 1291.68'

A.P.N. 200-24-0010
2014-007670, P.C.R.
EL DORADO ARIZONA FARMS LLC



N89°53'23"E 1344.58'

A.P.N. 200-58-016M
2021-046866, P.C.R.
LOEPER ARIELLE N

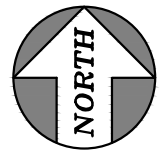
A.P.N. 200-58-016Z
2022-110728, P.C.R.
CARSON JARRETT B

A.P.N. 200-58-016Y
2018-063894, P.C.R.
TMF PROPERTIES LLC

A.P.N. 200-58-016W
2019-010802, P.C.R.
CASTRO DONALD A

A.P.N. 200-58-016X
2014-012831, P.C.R.
LARSEN GARY G

A.P.N. 200-58-016R
1998-035070, P.C.R.
MARGALLO LUCIO N II
& CLAUDETTE D



NOT TO SCALE



united engineering group

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
www.unitedeng.com

EXHIBIT B
MAGIC RANCH 40
PINAL COUNTY, ARIZONA

EXHIBIT B

PZ-003-24 STIPULATION

Approval of this zone change (PZ-003-24) 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.