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

ORDINANCE NO. 2025-PZ-016-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED SOUTHWEST OF US HIGHWAY 60 AND ONE MILE NORTH OF E. EL CAMINO VIEJO (TAX PARCEL: 104-15-0030) FROM GR GENERAL RURAL ZONE TO C-3 GENERAL COMMERCIAL ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-016-24; 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 October 22, 2024, the Pinal County Development Services Department (the "**Department**") received an application from Arizona Quality RV and Boat Storage, LLC, owner of property located southwest of US Highway 60 and one mile north of E. El Camino Viejo, southeast of Gold Canyon in unincorporated Pinal County (Parcel: 104-15-0030), legally described in the attached **Exhibit "A"** (the "**Property**") to rezone the Property from GR General Rural Zone, to C-3 General Commercial Zoning District (the "**Rezoning Application**"); and,

WHEREAS, on February 20, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the Rezoning Application, which was designated as Department Case No. PZ-016-24, 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 (the "**Public Hearing**"); and,

WHEREAS, following the Public Hearing, the Commission voted 7-0 to forward a recommendation of approval of the Rezoning Application to the Board with 7 Stipulations of Approval as set forth in the attached **Exhibit "B"** (the "**Stipulations**").

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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 GR General Rural Zone, to C-3 General Commercial Zoning District, is hereby approved subject to the Stipulations 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 30TH DAY OF APRIL, 2025, 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"
TO
ORDINANCE NO. 2025-PZ-016-24

LEGAL DESCRIPTION (AZ QUALITY RV)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE NORTH 43 DEGREES 43 MINUTES 40 SECONDS WEST (ASSUMED BEARING), A DISTANCE OF 268.77 FEET TO A POINT;

THENCE NORTH 49 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 943.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 413 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE MESA-SUPERIOR HIGHWAY, AS NOW CONSTRUCTED, AND FROM WHICH A POINT ON THE CENTERLINE OF SAID HIGHWAY BEARS NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 100 FEET;

THENCE NORTH 49 DEGREES 04 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300 FEET TO A POINT FROM WHICH THE CENTERLINE OF SAID HIGHWAY BEARS NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 100 FEET;

THENCE SOUTH 40 DEGREES 55 MINUTES 30 SECONDS WEST A DISTANCE OF 413 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 04 MINUTES 30 SECONDS EAST, PARALLEL TO SAID RIGHT OF WAY LINE OF THE MESA-SUPERIOR HIGHWAY, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
TO
ORDINANCE NO. 2025-PZ-016-24

[Stipulations of Approval]

1. Approval of this zone change (PZ-016-24) 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;

2. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer to Pinal County Air Quality Code of Regulations Chapter 4, Article 3;

3. Development shall coordinate with ADOT regarding access and Right of Way dedication. Development shall provide a copy of the ADOT approvals to the County for the record;

4. 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;

5. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;

6. Any roadway sections, alignments, access locations and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and,

7. All right-of-way dedication shall be free and unencumbered.