



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-015-24

BOARD OF SUPERVISORS

7/2/2025

Community Development Department

- **Proposal:**

- **PZ-015-24 - PUBLIC HEARING/ACTION:** Geissel Gonzalez, owner, Renzo Curay De La Rosa, Zion Brother's LLC, applicant, requesting approval of a rezone from **General Rural (GR)** to **Single Residence Zoning District (R-20)** on approximately 1.36± acres, situated in a portion of Section 19, Township 05 South, Range 06 East, Gila & Salt River Base & Meridian, tax parcel 509-28-022A, located in the unincorporated portion of Casa Grande west of Highway 387, North of W Hopi Dr and east of N Faldale Rd

▣ **Location:**

- The subject site is located in the unincorporated portion of Casa Grande west of Highway 387, North of W Hopi Dr and east of N Faldale Rd .

▣ **Landowner/Applicant:**

- Geissel Gonzalez, Owner
- Zion Brothers LLC, Applicant

▣ **Supervisor District:**

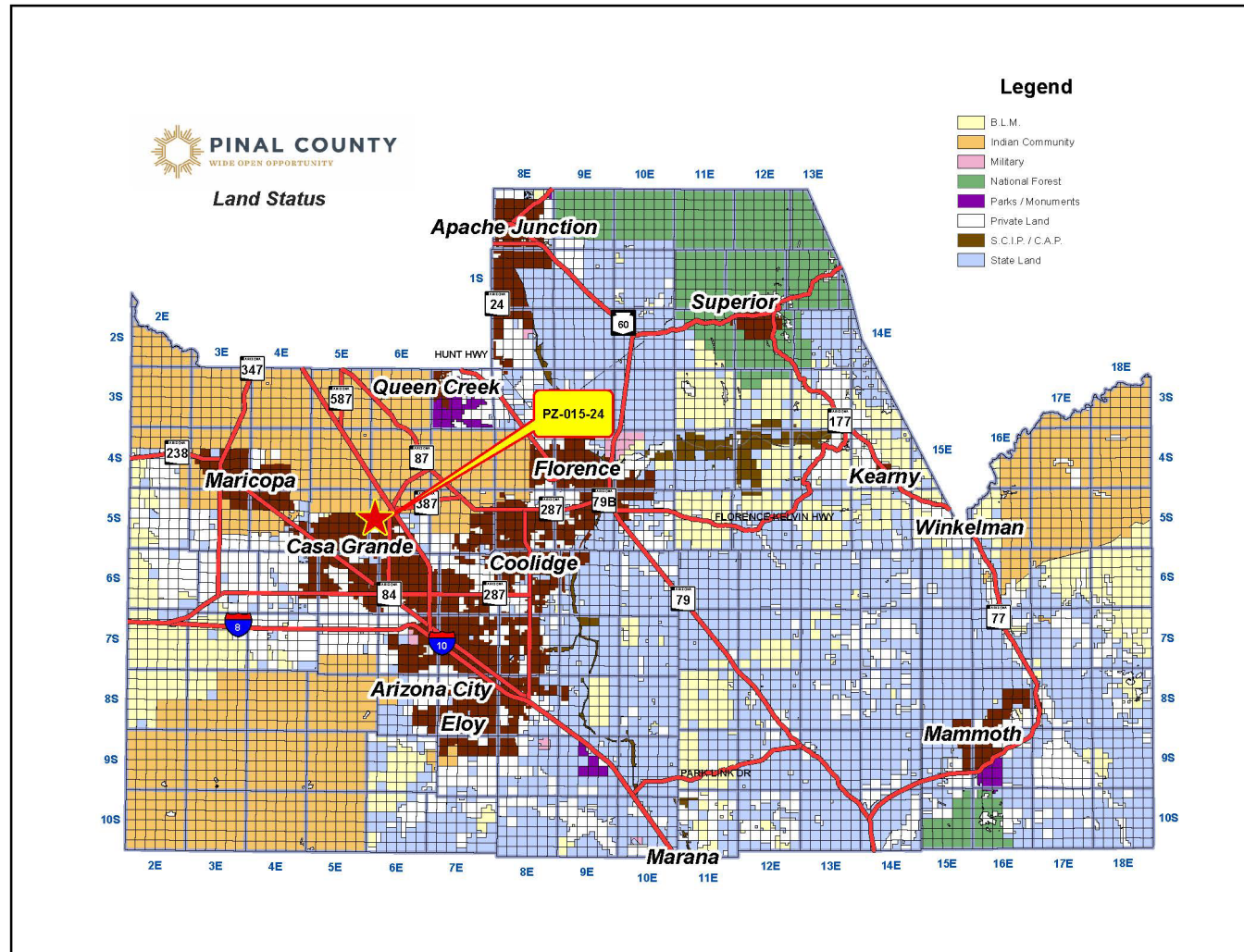
- District #3: Stephen Miller

County Map



PINAL COUNTY

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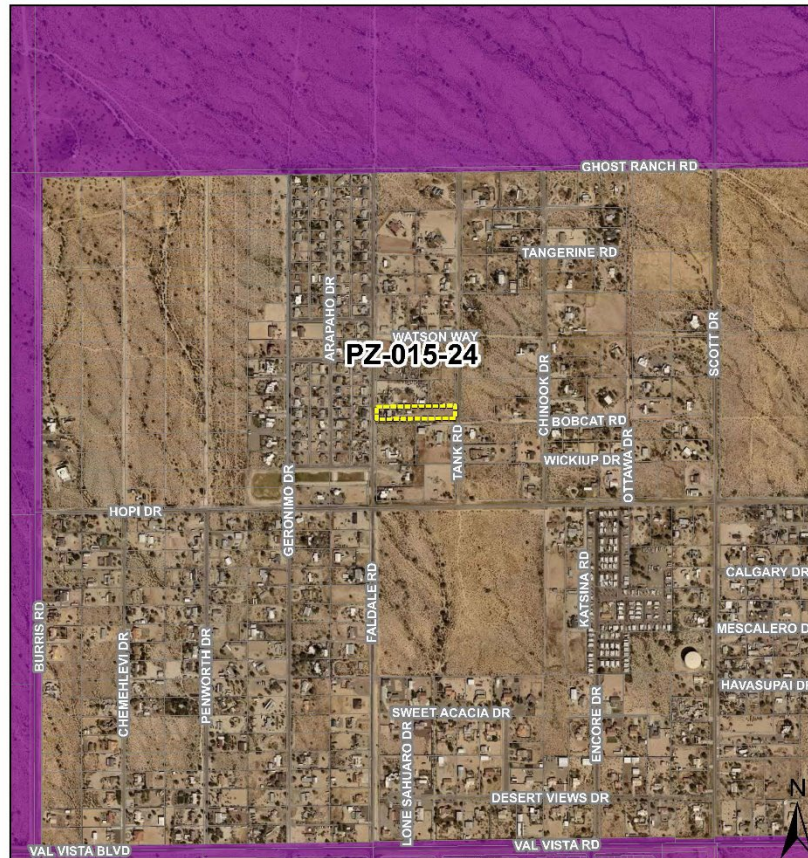


Aerial Map



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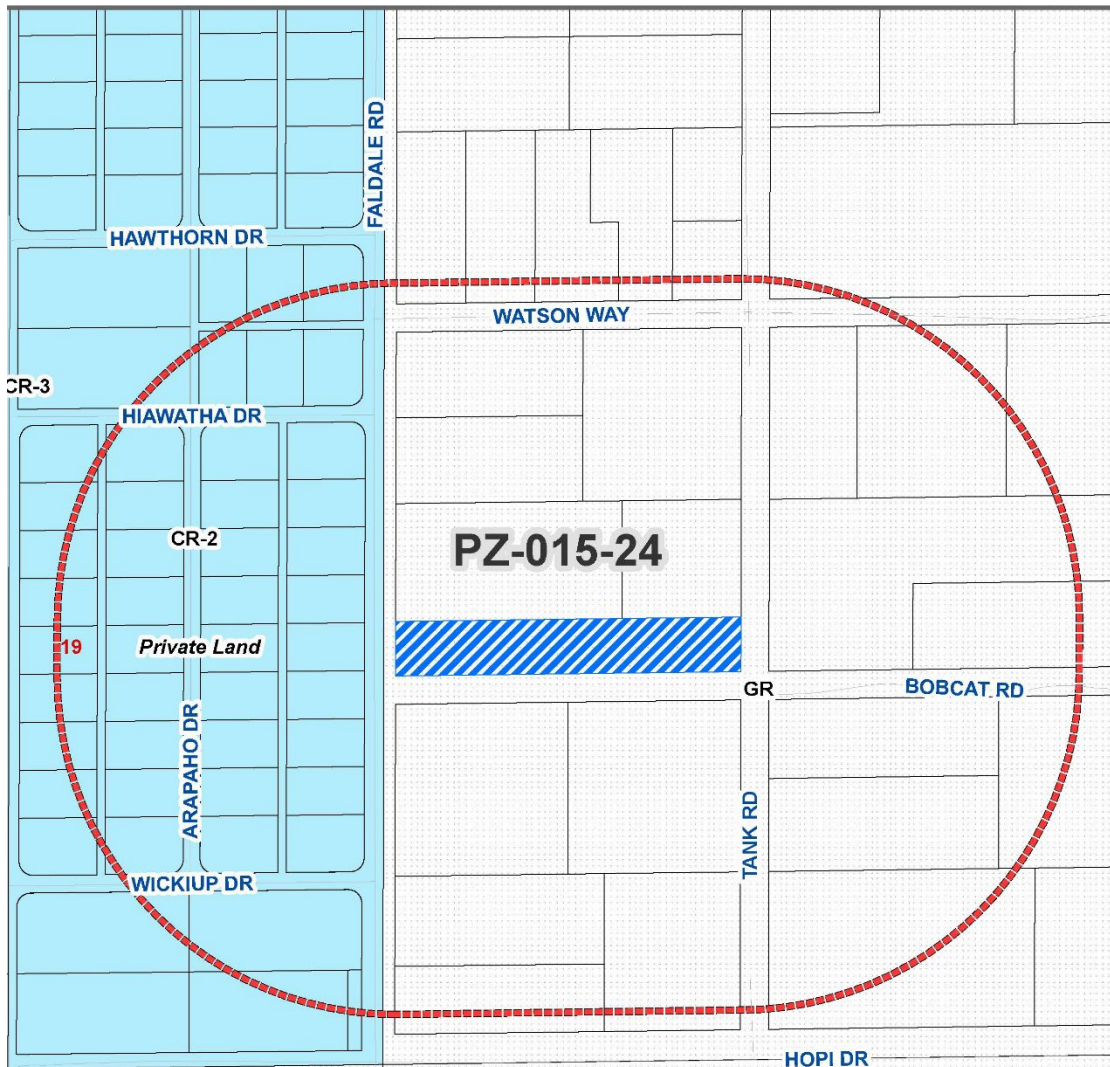


Community Development

Zoning



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Current Zoning:
General Rural
(GR)

**Proposed
Zoning:**
Single
Residence
Zoning District
(R-20)

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A photograph of a residential property. In the foreground, a dark asphalt road leads into a gravel driveway. A white pickup truck is parked in the middle of the gravel area. To the left of the truck is a tan-colored garage with an arched entrance. To the right is a white, single-story house with a dark roof, featuring arched windows and a small arched porch. A black mailbox on a post stands in the gravel area. The background shows more trees and a clear blue sky with wispy white clouds.

**PINAL COUNTY
Public Hearings**

Case Number: PZ - 010 - 04
 Planning/Zoning: General District (GD)
 Proposed Action: Single Residential Zoning District (SR-2)
 Ac. Pgs: 1.08 acres

Applicant: Korte-Dean Property Group
 Replatment Permit Number: 602-674-4190
 Case Info: 10/14/2014 10:00 AM at Pinal County Courthouse, 1000 Broadway, Suite 100, Phoenix, AZ 85001

NOTICE
 PUBLIC HEARING
 10/14/2014

□ **Items for Commission Consideration:**

- If the application is approved, the subject property will be rezoned from GR to R-20 and allow for the homeowner to split the property
- The property has access of off N Faldale Rd and North Tank Rd
- The project adheres to Comprehensive Plan standards with the density limitations.

□ **Public Participation:**

- ▣ Staff has received no comments of opposition or support.

PZ-015-24

- Action:
- Conditionally approve with 5 stipulations or deny.
PZ-015-24 (5 stipulations)
- 1. Approval of this zone change (PZ-015-24) shall 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. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
- 3. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
- 4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and,
- 5. If applicant wishes to split the property after approval, applicant must submit a Minor Land Division and provide all supporting documentation for staff review and approval.