

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

ORDINANCE NO. 2025-PZ-015-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED WEST OF HIGHWAY 387, NORTH OF W HOPI DR. AND EAST OF N FALDALE RD. (TAX PARCEL: 509-28-022A) FROM GR GENERAL RURAL ZONE TO R-20 SINGLE RESIDENCE ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-015-24; 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 September 23, 2024, the Pinal County Development Services Department (the “**Department**”) received an application from Zion Brother’s, LLC, owner of property located west of Highway 387, north of W Hopi Dr. and east of N Faldale Rd., in Casa Grande, Arizona, unincorporated Pinal County (Parcel: 509-28-022A), legally described in the attached **Exhibit “A”** (the “**Property**”) to rezone the Property from GR General Rural Zone, to R-20 Single Residence Zoning District (the “**Rezoning Application**”); and,

WHEREAS, on May 15, 2025, the Pinal County Planning and Zoning Commission (the “**Commission**”) met and held a public hearing on the Rezoning Application, which was designated as Department Case No. PZ-015-24, 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 Meeting**”); and,

WHEREAS, during the Public Meeting, the Commission voted 9-0 to forward a recommendation of approval of the Rezoning Application to the Board with 5 Stipulations of Approval as set forth in the attached **Exhibit “B”** (the “**Stipulations**”); and,

WHEREAS, the Board finds that the request to rezone the property 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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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 R-20 Single Residence 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.

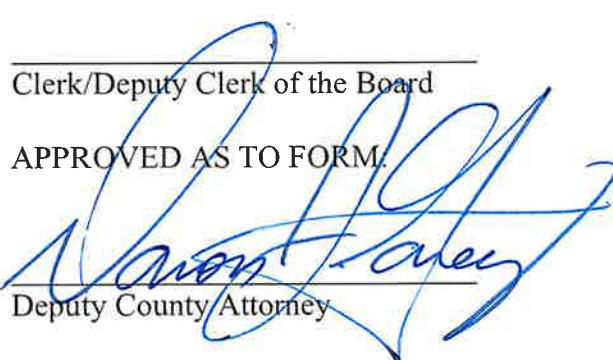
PASSED AND ADOPTED THIS 2nd DAY OF JULY, 2025, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

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-015-24

LEGAL DESCRIPTION (10625 N FALDALE RD)

PARENT LEGAL DESCRIPTION

THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 25.00 FEET THEREOF; AND

EXCEPT THE EAST 25.00 FEET THEREOF; AND

EXCEPT THE WEST 25.00 FEET THEREOF.

EXHIBIT “B”
TO
ORDINANCE NO. 2025-PZ-015-24

[Stipulations of Approval]

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.