

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

**ORDINANCE NO. 2024-PZ-047-23**

AN ORDINANCE OF THE PINAL COUNTY ARIZONA BOARD OF SUPERVISORS APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED SOUTH OF WEST CLAYTON ROAD AND EAST OF NORTH BURRIS ROAD IN UNINCORPORATED PINAL COUNTY (TAX PARCEL: 503-46-006K) From GR (GENERAL RURAL ZONE) TO C-3 (GENERAL COMMERCIAL ZONING DISTRICT) IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-047-23**; 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 20, 2023, the Pinal County Community Development Department received an application from Rose Law Group PC and Conrad Hernandez, landowners/applicants of certain property described in the attached **Exhibit “A”**, which is incorporated herein by this reference (the “**Property**”), to rezone the Property from GR (General Rural Zone) to C-3 (General Commercial Zoning District) (Case No. PZ-047-23); and,

**WHEREAS**, on February 15, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on Case No. **PZ-047-23**, giving no less than 15 days of 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 9-0 in favor of forwarding a recommendation of approval to the Board with 1 Stipulation of Approval set forth in the attached **Exhibit “B”** (the “**Stipulation**”).

**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 Stipulation set forth at **Exhibit “B”**.

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**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 3<sup>rd</sup> day of April, 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"**

A portion of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County, Arizona.

COMMENCING at a Nail marking the Northwest corner of Section 24, from which a Brass cap marking the North quarter of Section 24 bears South 89°59'35" East, a distance of 2649.42 feet, AND from which a ½" Iron Pipe marking the West quarter corner of Section 24 bears South 00°28'03" East, a distance of 2641.84 feet. Thence from said Northwest corner Section 24, South 89°59'35" East, a distance of 530.35 feet to a point (monumented 33 feet South by a 5/8" Rebar with Aluminum cap RLS #37512) being the Northwest corner of the Subject Parcel and THE POINT OF BEGINNING.

Thence continuing South 89°59'35" East along the North boundary of the Northwest quarter of Section 24, a distance of 132.01 feet to a point (monumented 33 feet South by a 5/8" Rebar with Aluminum cap RLS #37512) being the Northeast corner of said Subject Parcel;

Thence South 00°29'54" East along the East boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 660.72 feet to an Aluminum cap "Hansen Bunger Hansen" RLS #20358 marking the Southwest corner of said Subject Parcel and a 1/64th Section corner;

Thence North 89°58'15" West along South boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 298.70 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking the Southwest corner said Subject Parcel;

Thence North 00°28'03" West parallel to and 364.00 feet East of the West boundary of the Northwest quarter of Section 24, a distance of 328.32 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking a corner of said Subject Parcel;

Thence South 89°24'37" East, a distance of 166.54 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking a corner of the Subject Parcel;

Thence North 00°29'54" West, parallel to and 132.00 feet West of the East boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 333.98 feet to THE POINT OF BEGINNING.

## **Exhibit "B"**

1. Approval of this zone change (**PZ-047-23**) 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.