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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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

ORDINANCE NO. 2025-PZ-003-25

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS, APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED NORTH OF THE INTERSECTION OF E US HIGHWAY 60 AND E EL CAMINO VIEJO IN THE GOLD CANYON AREA OF UNINCORPORATED PINAL COUNTY, ARIZONA (TAX PARCEL NUMBERS 104-09-007C AND 104-15-009B) CONSISTING OF 16.3± ACRES, FROM GR GENERAL RURAL ZONE TO C-3 GENERAL COMMERCIAL ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-003-25; 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 February 05, 2025, the Pinal County Community Development Department (the "**Department**") received an application from Jason Sanks, Iplan Consulting, as agent/applicant for landowner David Good, with respect to property located north of the intersection of E US Highway 60 and E El Camino Viejo, in the Gold Canyon area of unincorporated Pinal County (tax parcels 104-09-007C and 104-15-009B) and 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 October 22, 2025, 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-003-25), 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 0 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.

[Signatures are on the following page.]

ORDINANCE NO. 2025-PZ-003-25 (Continued)

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 in the attached **Exhibit "A"** from GR General Rural Zone to C-3 General Commercial 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 10th day of December, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:


Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:

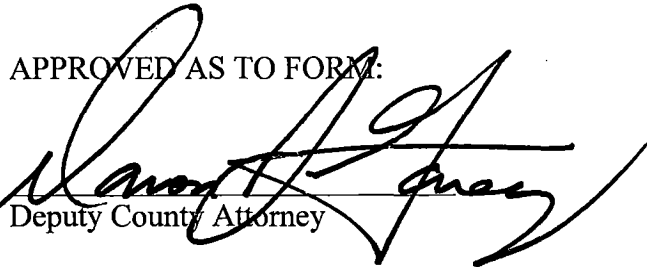

Deputy County Attorney

EXHIBIT "A"
TO
ORDINANCE NO. 2025-PZ-003-25

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35; AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, BOTH IN TOWNSHIP 1 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 89 DEGREES 56 MINUTES 02.3 SECONDS WEST, 198.827 FEET TO THE NORTHEASTERLY LINE OF U.S. 60-70 HIGHWAY;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 48 DEGREES 48 MINUTES 39.3 SECONDS EAST, 1041.643 FEET TO THE GENERAL NORTHERLY LINE OF EL CAMINO VIEJO 60.00 FEET WIDE;

THENCE LEAVING SAID NORTHEASTERLY LINE AND ALONG SAID GENERAL NORTHERLY LINE NORTH 83 DEGREES 02 MINUTES 12.4 SECONDS EAST, 373.454 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 62 DEGREES 26 MINUTES 44.9 SECONDS EAST, 327.581 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 51 DEGREES 44 MINUTES 44.9 SECONDS EAST, 86.866 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE ALONG THE EASTERLY LINE THEREOF NORTH 0 DEGREES 16 MINUTES 06.4 SECONDS EAST, 435.272 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 89 DEGREES 59 MINUTES 06.7 SECONDS WEST, 1316.429 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
TO
ORDINANCE NO. 2025-PZ-003-25

[Stipulation of Approval]

1. Approval of this zone change (PZ-003-25) 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.