

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

ORDINANCE NO. 2026-PZ-039-25

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF N CLEMANS ROAD AND E BARTLETT ROAD (ASSESSOR PARCEL NUMBER: 202-35-004A) FROM GR GENERAL RURAL ZONE TO I-3 INDUSTRIAL ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-039-25; 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 and the Pinal County Development Services Code § 2.166 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on December 15, 2025, the Pinal County Development Services Department (the “**Department**”) received an application from Sean Lake on behalf of the Wuertz Gregory C & Lorelee Family Trust, with respect to certain property located at the northwest corner of N Clemans Road and E Bartlett Road, east of the City of Coolidge in unincorporated Pinal County (currently identified as Assessor Parcel Number: 202-35-004A and owned by G & L Farms LLC), legally described in the attached **Exhibit “A”** (the “**Property**”) to rezone the Property from GR General Rural Zone, to I-3 Industrial Zoning District (the “**Rezoning Application**”); and,

WHEREAS, on May 21, 2026, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public meeting and hearing on the Rezoning Application, which was designated as Department Case No. PZ-039-25, 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 (the “**Public Meeting**”); and,

WHEREAS, at the Public Meeting Department staff presented the Rezoning Application to the Commission for its consideration and recommendation, together with three (3) stipulations of approval (the “**Stipulations of Approval**”); and,

WHEREAS, after hearing and considering the matter, the Commission voted 6-3 to forward a recommendation of denial of the Rezoning Application to the Board; and,

WHEREAS, the Board finds that the request to rezone the Property as set forth in the Rezoning Application, subject to the Stipulations of Approval in **Exhibit “B”** 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.

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NOW, THEREFORE, BE IT ORDAINED by the Board as follows:

Section 1: The Property legally described in the attached **Exhibit "A"** is hereby rezoned from GR General Rural Zone to I-3 Industrial Zoning District, subject to the Stipulations 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.

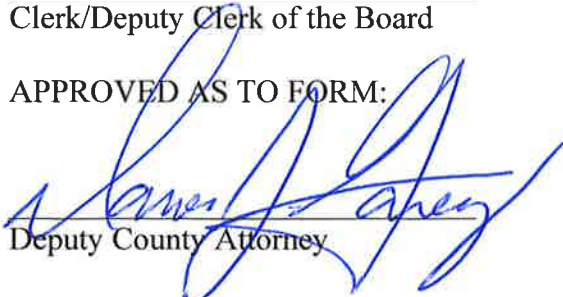
PASSED AND ADOPTED THIS 1ST DAY OF JULY, 2026, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT "A"
TO
ORDINANCE NO. 2026-PZ-039-25

LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-INCH IRON PIPE ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST, FROM WHICH A FOUND 2-INCH IRON PIPE ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST, THEREOF BEARS S01°52'38"W A DISTANCE OF 2674.87 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 31, S01°52'38"W, A DISTANCE OF 422.38 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 31, N89°46'01"W A DISTANCE OF 33.02 FEET TO THE POINT OF BEGINNING;

THENCE, S01°52'38"W A DISTANCE OF 2219.26 FEET;

THENCE, N89°23'24"W A DISTANCE OF 1312.99 FEET;

THENCE, N00°11'41"W A DISTANCE OF 2209.77 FEET;

THENCE, S89°46'01"E A DISTANCE OF 1393.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 2,995,790 SQUARE FEET OR 68.77 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

EXHIBIT "B"
TO
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[Stipulations of Approval]

1. Approval of this Rezone (PZ-039-25) is contingent upon the Board of Supervisors land use change approval as set forth in Planning Case PZ-PA-028-25; and,
2. Approval of this Rezone (PZ-039-25) 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; and,
3. Approval of this Rezone (PZ-039-25) is contingent to the parcel being split and recorded to the legal description submitted via minor land division within 6 months of the date approval by the Pinal County Board of Supervisors.