

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

ORDINANCE NO. 2023-PZ-040-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED TO THE WEST OF HUNT HIGHWAY AND SOUTH OF N STONE CREEK DRIVE IN PINAL COUNTY, ARIZONA (TAX PARCEL: 210-18-2260) FROM “GR” INTO TWO SEPARATE ZONING DISTRICTS, “C-2” AND “MR”, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-040-23**; 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 May 17, 2023, the Pinal County Community Development Department (the “**Department**”) received an application from VTLG HUNT HIGHWAY LAND CO., LLC, Landowner, and Pew & Lake PLC, applicant/agent, in relation to property located west of Hunt Highway and south of N Stone Creek Drive in the San Tan Valley area in Pinal County, Arizona (tax parcel: 210-18-2260), legally described in the attached **Exhibit “A”** (the “**Property**”) to rezone the Property from “GR” into two separate zoning districts: (1) “C-2”, as legally described in the attached **Exhibit “B”**; and (2) “MR” (with a planned area development overlay), legally described in the attached **Exhibit “C”** (Case No. **PZ-040-23**); and,

WHEREAS, on September 21, 2023, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on Case No. **PZ-040-23**, giving no less than 15-day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezone; and,

WHEREAS, following the public hearing, the Commission voted 8 to 0 in favor of forwarding a recommendation of approval to the Board with one (1) Stipulation of Approval as set forth in the attached **Exhibit “D”** (the “**Stipulation**”).

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

///

///

ORDINANCE NO. 2023-PZ-040-23

- Section 1:** The rezoning of the property legally described and depicted in the attached **Exhibit “A”** from “GR” into two separate zoning districts: (1) “C-2”, as legally described in the attached **Exhibit “B”**; and (2) “MR”, as legally described in the attached **Exhibit “C”**, is hereby approved subject to one (1) Stipulation of Approval set forth in the attached **Exhibit “D”**.
- Section 2:** This Ordinance shall take effect thirty (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 NOVEMBER, 2023, 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

2023-PZ-040-23

EXHIBIT A

LEGAL DESCRIPTION

PZ-040-23

May 15, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
HUNT HIGHWAY SOUTH**

THAT PORTION OF GLO LOT 1 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 186.06 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 2022.44 FEET TO THE SOUTH LINE OF SAID GLO LOT 1;

THENCE SOUTH 89°46'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1642.04 FEET TO THE SOUTHWEST CORNER OF SAID GLO LOT 1;

THENCE NORTH 03°25'55" WEST, ALONG THE WEST LINE OF SAID GLO LOT 1, A DISTANCE OF 1324.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,208,693 SQ.FT. OR 27.7478 ACRES, MORE OR LESS.



POINT OF BEGINNING
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)

N89°46'52"E 5321.93'

5135.87'

186.06'

HUNT HIGHWAY

S49°23'09"E 2022.44'

N03°25'55"W 1324.43'

S89°46'57"W 1642.04'

SOUTHWEST CORNER
GLO LOT 1



N.T.S.

SHEET 1 OF 1

DATE:
5/15/23

EXHIBIT HUNT HIGHWAY SOUTH			
BY: TL	CHK:	QC: DT	
BCG PROJECT NO: 050949-01 TASK: 001 CLIENT REF NO:			

Bowman

1600 N. Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

2023-PZ-040-23

EXHIBIT B

LEGAL DESCRIPTION

PZ-040-23

May 10, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
COMMERCIAL AREA**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 186.06 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 1073.84 FEET;

THENCE DEPARTING SAID MONUMENT LINE, SOUTH 40°36'51" WEST, A DISTANCE OF 364.98 FEET;

THENCE NORTH 49°22'55" WEST, A DISTANCE OF 979.33 FEET;

THENCE NORTH 03°25'55" WEST, A DISTANCE OF 338.43 FEET TO THE **POINT OF BEGINNING**.

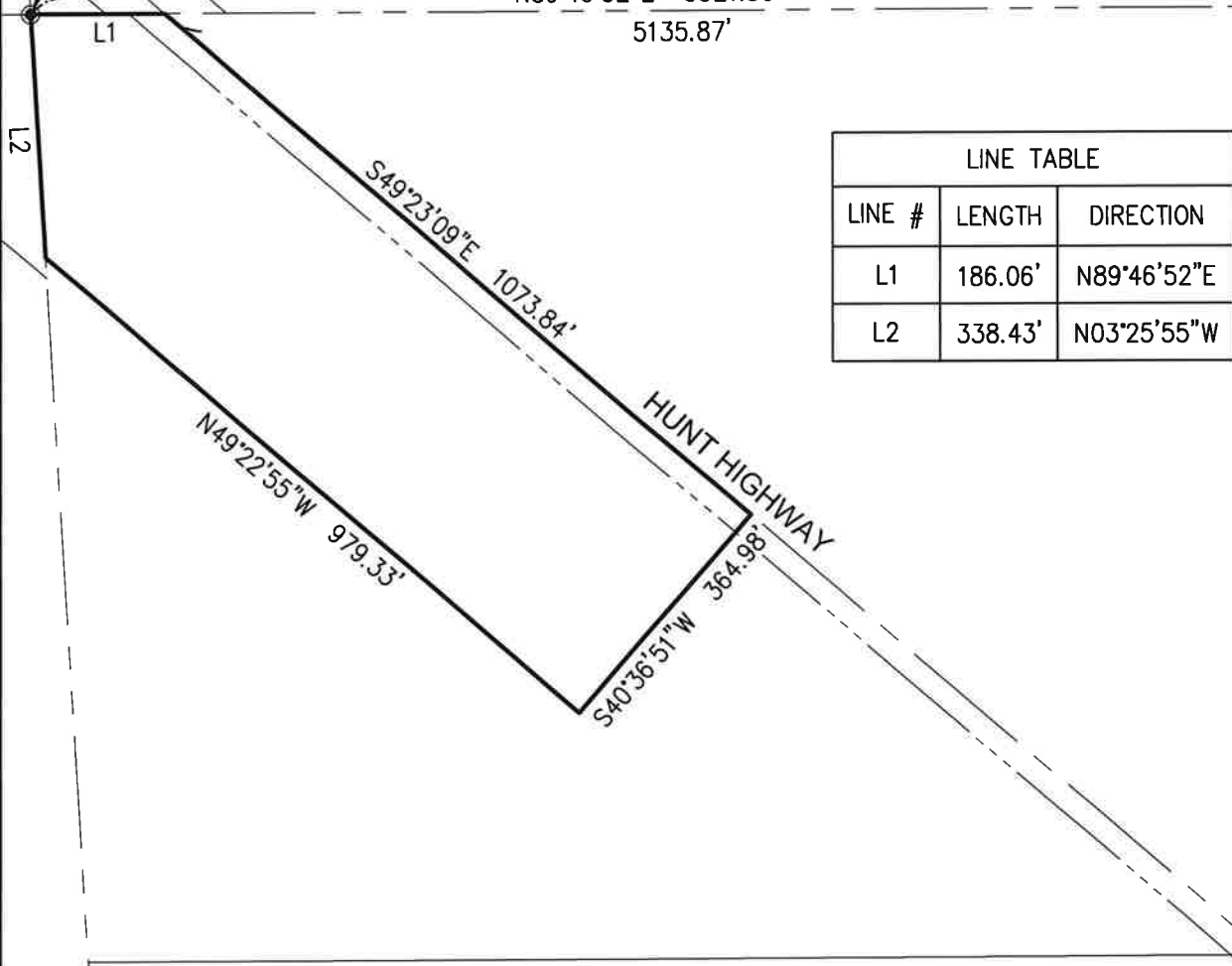
CONTAINING 406,082 SQ.FT. OR 9.3224 ACRES, MORE OR LESS.



POINT OF BEGINNING
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)
N89°46'52"E 5321.93'
5135.87'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	186.06'	N89°46'52"E
L2	338.43'	N03°25'55"W



Douglas B. Toney



SHEET 1 OF 1
DATE: 5/10/23

EXHIBIT
COMMERCIAL AREA

BY: TL	CHK: DT	QC:
--------	---------	-----

BCG PROJECT NO: 050949-01 TASK: 001
CLIENT REF NO:

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

2023-PZ-040-23

EXHIBIT C

LEGAL DESCRIPTION

PZ-040-23

May 10, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
PAD AREA**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE SOUTH 03°22'16" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 338.41 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, SOUTH 49°22'55" EAST, A DISTANCE OF 979.33 FEET;

THENCE NORTH 40°36'51" EAST, A DISTANCE OF 364.98 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 948.60 FEET;

THENCE DEPARTING SAID MONUMENT LINE, SOUTH 89°46'57" WEST, A DISTANCE OF 1642.04 FEET;

THENCE NORTH 03°25'55" WEST, A DISTANCE OF 986.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 802,611 SQ.FT. OR 18.4254 ACRES, MORE OR LESS.



POINT OF COMMENCEMENT
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)
N89°46'52"E 5321.93'

S03°22'16"E
338.41'

POINT OF
BEGINNING

N03°25'55"W 986.00'

S49°22'55"E 979.33'

N40°36'51"E
364.98'

HUNT HIGHWAY

S49°23'09"E 948.60'

S89°46'57"W 1642.04'



D. Toney



N.T.S.

SHEET 1 OF 1
DATE:
5/10/23

EXHIBIT
PAD AREA

BY: TL CHK: DT QC:

BCG PROJECT NO: 050949-01 TASK: 001
CLIENT REF NO:

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

EXHIBIT D

PZ-040-23 STIPULATION

1. Approval of this zone change (PZ-040-23) 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.