

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

ORDINANCE NO. 2023-PZ-PD-011-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AMENDING THE VILLA SERENO PAD OVERLAY (PZ-PD-022-08) FOR CERTAIN PROPERTIES LOCATED SOUTHEAST OF OCOTILLO ROAD AND N GANTZEL ROAD IN PINAL COUNTY (TAX PARCELS: 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F) PROVIDING FOR A PAD AMENDMENT ON 112.17± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-011-23**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development (PZ-PD-011-23) in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on May 8, 2023, the Pinal County Community Development Department (“Department”) received an application from Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant/agent, of property located southeast of Ocotillo Road and N Gantzel Road in Pinal County (tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, legally described in the attached Exhibit A (the “Properties”)) for a Planned Area Development Overlay (the “PAD”) (PZ-PD-011-23), Case No. **PZ-PD-011-23**); and

WHEREAS, on October 19, 2023, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-011-23**, 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 9 to 0 in favor of forwarding a recommendation of approval to the Board with 14 Stipulations of Approval set forth in the attached Exhibit B (the “Stipulations”); and

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

Section 1: A PAD overlay shall be applied to the property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 14 Stipulations of Approval set forth in the attached Exhibit B.

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ORDINANCE NO. 2023-PZ-PD-011-23

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 6th DAY OF DECEMBER, 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

**EXHIBIT A
TO
ORDINANCE NO. 2023-PZ-PD-011-23**

LEGAL DESCRIPTION

LEGAL DESCRIPTION AT IRONWOOD AND OCOTILLO (PZ-PD-011-23):

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, FROM WHICH A BRASS CAP FLUSH, MARKING THE NORTHWEST CORNER OF SAID SECTION 20, BEARS NORTH 0°00'14" WEST, 2641.11 FEET;

THENCE NORTH 0°00'14" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1532.53 FEET;

THENCE NORTH 89°46'27" EAST, A DISTANCE OF 719.94 FEET;

THENCE NORTH 0°00'14" WEST, A DISTANCE OF 1108.58 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 89°46'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1013.07 FEET;

THENCE SOUTH 0°00'14" EAST, A DISTANCE OF 2647.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE SOUTH 0°00'45" WEST, A DISTANCE OF 612.11 FEET;

THENCE SOUTH 89°46'27" WEST, A DISTANCE OF 1733.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 0°00'45" EAST, ALONG SAID WEST LINE, A DISTANCE OF 618.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 4851558 SQUARE FEET OR 111.3764 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

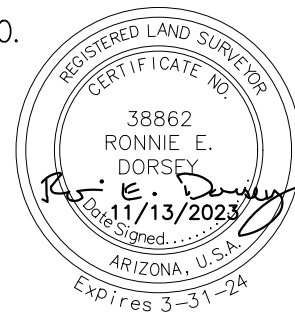


EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

NORTH 1/4 CORNER
SEC 20 T2S R8E
BRASS CAP IN HAND HOLE

NORTHWEST CORNER
SEC 20 T2S R8E
BRASS CAP FLUSH

OCOTILLO ROAD

N89°46'27"E 2644.25'

719.94'

N89°46'27"E 1013.07'

911.24'

1108.58'

N0°00'14"W 1108.58'

GANTZEL ROAD
(BASIS OF BEARING)

N0°00'14"W 2641.11'

SUBJECT PROPERTY
4851558 SQ FT
111.3764 ACRES

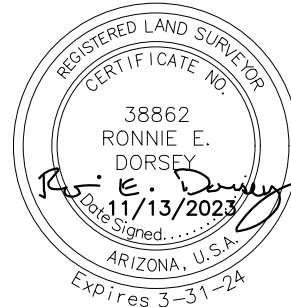
N89°46'27"E 719.94'

S0°00'14"E 2647.94'

L1

POB
WEST 1/4 CORNER
SEC 20 T2S R8E
BRASS CAP FLUSH

N0°00'45"E 2642.50'
N0°00'45"E 618.94'



S0°00'45"W 612.11'

S89°46'27"W 1733.01'

2023.56'

SOUTHWEST CORNER
SEC 20 T2S R8E
BRASS CAP IN HAND HOLE



2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

SHEET 2 OF 3

EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

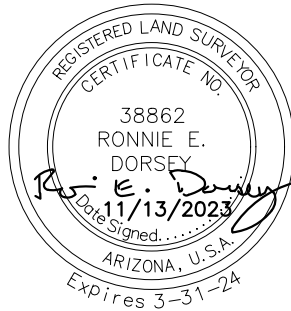
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N0°00'14"W	1532.53'

LEGEND

E	EAST
N	NORTH
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
T	TOWNSHIP
W	WEST
—————	BOUNDARY LINE
— - — - —	PLSS SECTION LINE
— - - - -	PLSS MIDSECTION LINE

MONUMENT LEGEND

◆ PLSS SECTION MONUMENT, FOUND AS NOTED



P:\Guefen\08679 Haven at Ironwood\Survey\dwg\08679 Haven at Ironwood PAD Legal Description Exhibit.dwg Nov 01, 2023 03:36PM Pablo.Gonzalez



**EXHIBIT B
TO
ORDINANCE NO. 2023-PZ-PD-011-23**

[Stipulations of Approval]

1. The stipulations enumerated herein pertain to the area described in case PZ-036-23 & PZ-PD-011-23;
2. Approval of this PAD (PZ-PD-011-23) 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;
3. Ironwood and Ocotillo Planned Area Development (PAD) Overlay District (PZ-PD-011-23) is to be developed as shown by the site plan/development plan dated September, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-036-23;
5. 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;
6. 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;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. The development shall dedicate Right of Way for the adjacent streets per the County's cross sections or as approved by the County Engineer;
9. The Development shall fund and construct the signals and roadway improvements per the Traffic Impact Analysis report as approved by the County Engineer; and
10. Access to the development shall per the Traffic Impact analysis report as approved by the County Engineer.
11. A solid wall shall be constructed along or immediately adjacent to the Links Estates development, a distance of approximately 1,011 feet.
12. All infrastructure is to be completed prior to Certificate of Occupancy for any units for rent.
13. This Planned Area Development supersedes all stipulations under case PZ-PD-022-08; and
14. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-036-23.