

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

**RESOLUTION NO. 2023-PZ-PA-007-23**

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING FROM SUBURBAN NEIGHBORHOOD TO COMMUNITY CENTER, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PA-007-23**.

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Arizona Revised Statutes § 11-805 and Pinal County Development Services Code § 2.170.110 to approve Non-Major Comprehensive Plan Amendments; and

WHEREAS, on May 8, 2023, the Pinal County Community Development Department (“Department”) received an application for a Non-Major Comprehensive Plan Amendment from an applicant representing the owners of certain properties comprising approximately 38.16± acres located southeast of Ocotillo Road and N Gantzel Road in Pinal County (tax parcels: 104-87-074G and a portion of 104-87-074E, legally described in the attached Exhibit A (the “Properties”)) situated in a portion of section 20, Township 2 South, Range 8 East, as legally described in the attached Exhibit A (the “Property”) to re-designate approximately 38.16± acres from Suburban Neighborhood to Community Center land use designation. (Case No. PZ-PA-007-23); and

WHEREAS, on October 19, 2023, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PA-007-23**, after providing notice pursuant to statutory requirements and following the public hearing voted 9 to 0 in favor of forwarding a recommendation of approval to the Board; and

WHEREAS, on December 6, 2023, the Board held a public hearing on Case No. PZ-PA-007-23, after providing notice pursuant to statutory requirements, and considered the application for the Non-Major Comprehensive Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the application for the Non-Major Comprehensive Plan Amendment in Case No. PZ-PA-007-23 is hereby approved and the Comprehensive Plan Land Use Map for the Property legally described in the attached Exhibit A is hereby amended by changing the Land Use designation from Suburban Neighborhood to Community Center land use designation.

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**[Signatures on following page.]**

**RESOLUTION NO. 2023-PZ-PA-007-23**

PASSED AND ADOPTED THIS 6<sup>th</sup> 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  
RESOLUTION NO. 2023-PZ-PA-007-23**

**LEGAL DESCRIPTION**

LAND USE DESCRIPTION FOR PARCEL 1, COMMUNITY CENTER  
AT IRONWOOD AND OCOTILLO (CASE# 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:

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

THENCE NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 719.74 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°46'27" EAST A DISTANCE OF 588.18 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 135.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35°34'33" AND A CHORD THAT BEARS SOUTH 18°00'07" EAST, 140.53 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.81 FEET;

THENCE SOUTH 35°47'24" EAST A DISTANCE OF 125.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 35°34'33" AND A CHORD THAT BEARS SOUTH 18°00'07" EAST, 103.87 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.56 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 385.50 FEET;

THENCE SOUTH 2°38'54" WEST A DISTANCE OF 100.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 23°36'00" AND A CHORD THAT BEARS SOUTH 11°35'09" WEST, 37.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.48 FEET TO A REVERSE CURVE HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 47°11'59" AND A CHORD THAT BEARS SOUTH 0°12'51" EAST, 37.23 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.31 FEET TO A REVERSE CURVE HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 23°36'00" AND A CHORD THAT BEARS SOUTH 12°00'50" EAST, 37.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.48 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 24.98 FEET;



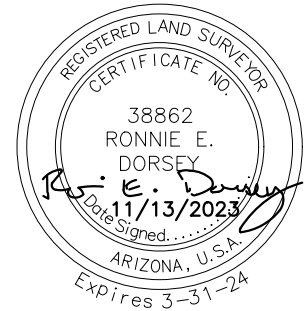
LAND USE DESCRIPTION FOR PARCEL 1, COMMUNITY CENTER  
AT IRONWOOD AND OCOTILLO:

THENCE SOUTH 89°59'46" WEST A DISTANCE OF 735.07 FEET;

THENCE NORTH 0°00'14" WEST A DISTANCE OF 1108.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 771625 SQUARE FEET OR 17.7141 ACRES OF LAND, MORE OR LESS.

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



P:\Guefen\08679 Haven at Ironwood\Survey\dwg\08679 Haven at Ironwood Land Use Description A1 Exhibit.dwg Sep 07, 2023 03:14PM nosorio

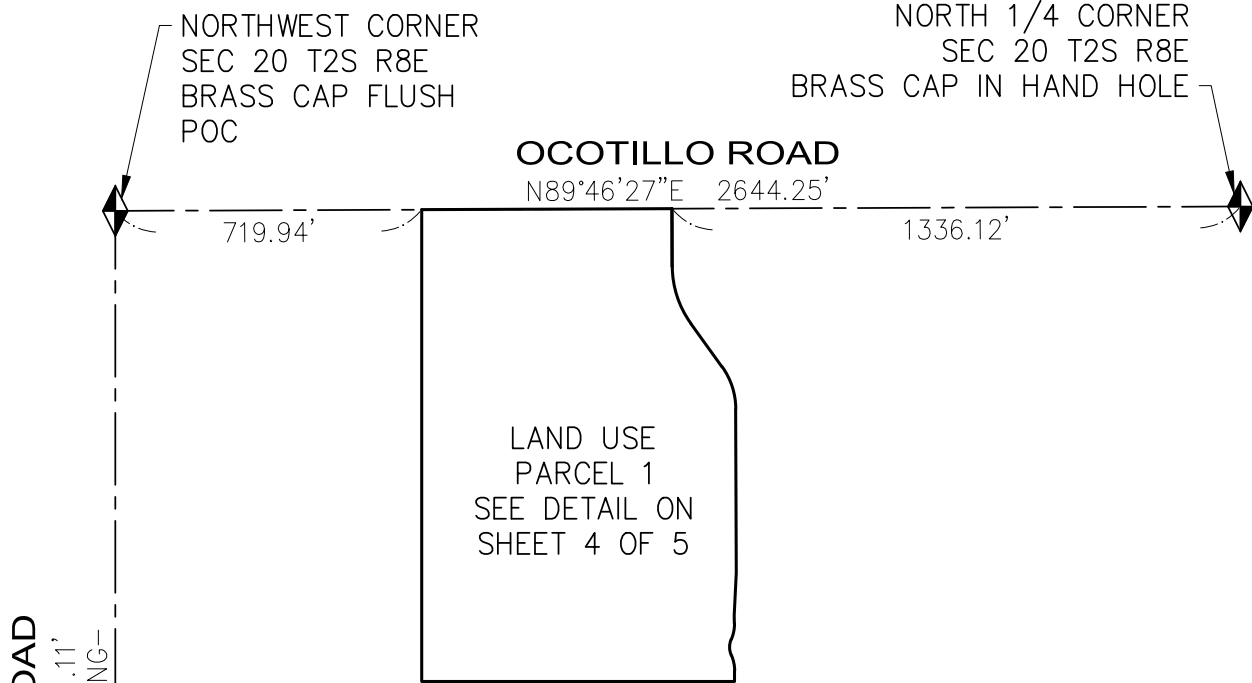


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SHEET 2 OF 5

EXHIBIT "A"

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

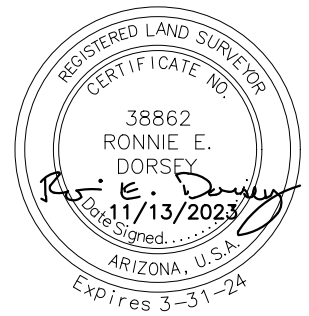


GANTZEL ROAD

S0°00'14\"E 2641.11'  
-BASIS OF BEARING-

S0°00'45\"W  
2642.50'

LAND USE  
PARCEL 1  
SEE DETAIL ON  
SHEET 4 OF 5



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- SECTION LINE
- MID-SECTION LINE

MONUMENT LEGEND

- PLSS SECTION MONUMENT, FOUND AS NOTED



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EXHIBIT "A"

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

NORTHWEST CORNER  
SEC 20 T2S R8E  
BRASS CAP FLUSH  
POC

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

OCOTILLO ROAD

N89°46'27"E 2644.25'

719.94'

588.18'

1336.12'

POB

L1

C1

L2

C2

N0°00'14"W 1108.58'

LAND USE PARCEL 1

S0°12'51"E 385.50'

L4

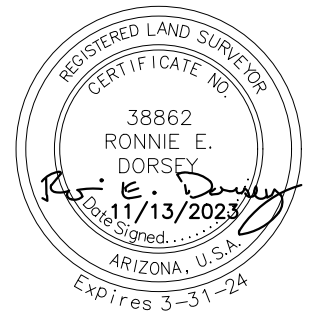
C3

C4

C5

L5

S89°59'46"W 735.07'



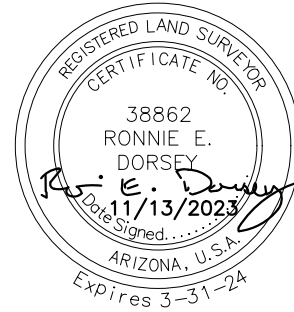
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EXHIBIT "A"  
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S0°12'51"E	135.83'
L2	S35°47'24"E	125.75'
L3	S2°38'54"W	100.12'
L4	S0°12'51"E	20.00'
L5	S0°12'51"E	24.98'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	35°34'33"	230.00	142.81'	S18°00'07"E	140.53'
C2	35°34'33"	170.00	105.56'	S18°00'07"E	103.87'
C3	23°36'00"	91.00	37.48'	S11°35'09"W	37.22'
C4	47°11'59"	46.50	38.31'	S0°12'51"E	37.23'
C5	23°36'00"	91.00	37.48'	S12°00'50"E	37.22'

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LAND USE DESCRIPTION FOR PARCEL 3, COMMUNITY CENTER  
AT IRONWOOD AND OCOTILLO (CASE# PZ-PD-011-23):

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

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

THENCE SOUTH 0°00'14" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2045.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°59'33" EAST A DISTANCE OF 196.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 15°35'48" AND A CHORD THAT BEARS NORTH 82°11'39" EAST, 227.96 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 228.66 FEET TO A REVERSE CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 15°36'01" AND A CHORD THAT BEARS NORTH 82°11'45" EAST, 206.29 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.93 FEET;

THENCE NORTH 89°59'46" EAST A DISTANCE OF 93.33 FEET;

THENCE SOUTH 0°00'19" WEST A DISTANCE OF 1270.25 FEET;

THENCE SOUTH 89°46'27" WEST A DISTANCE OF 719.78 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE NORTH 0°00'45" EAST, ALONG SAID WEST LINE, A DISTANCE OF 618.94 FEET;

THENCE NORTH 0°00'14" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 595.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 890791 SQUARE FEET OR 20.4498 ACRES OF LAND, MORE OR LESS.

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

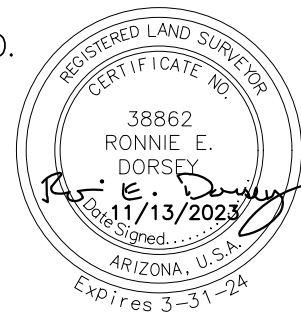
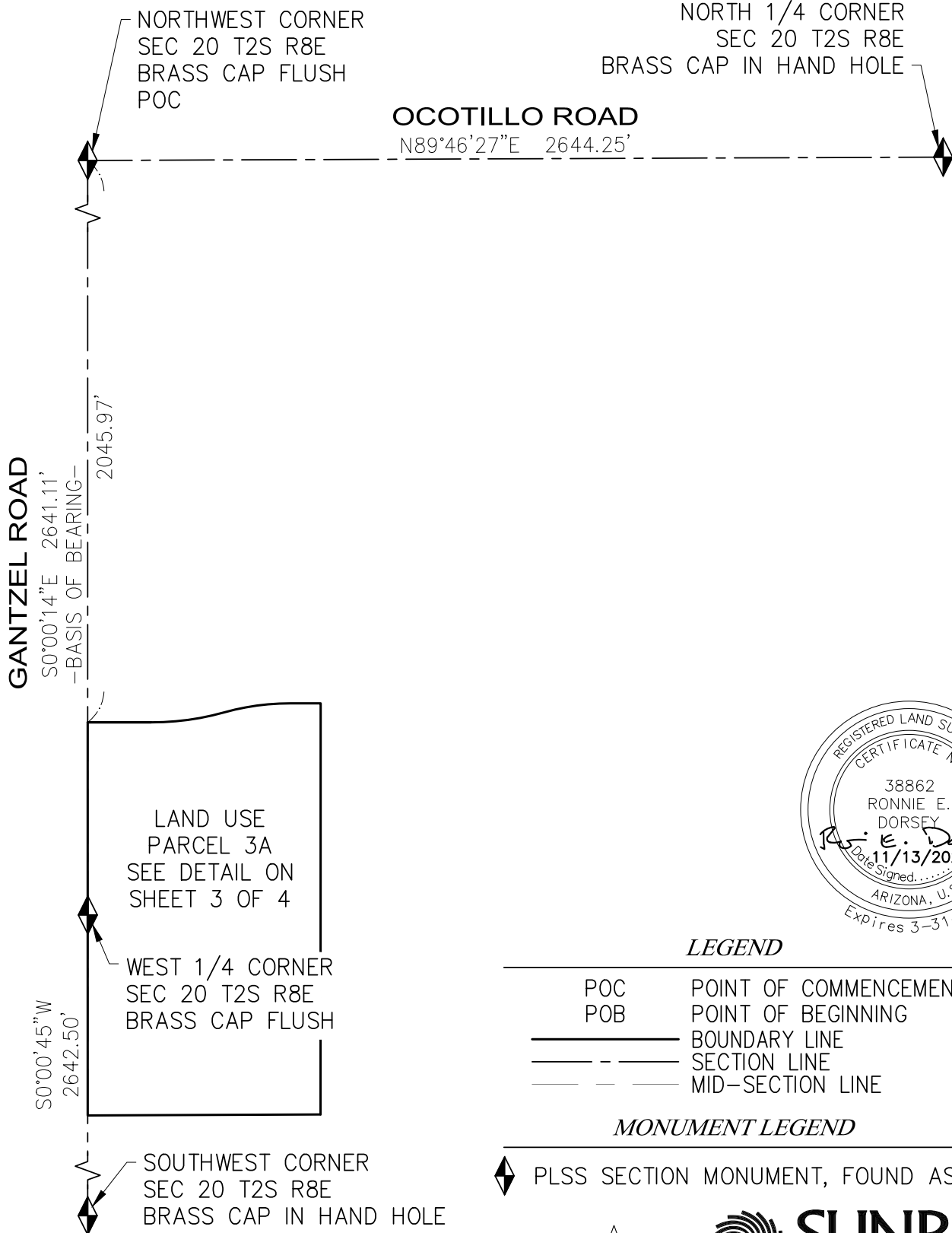


EXHIBIT "A"

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



**LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- SECTION LINE
- - - - - MID-SECTION LINE

**MONUMENT LEGEND**

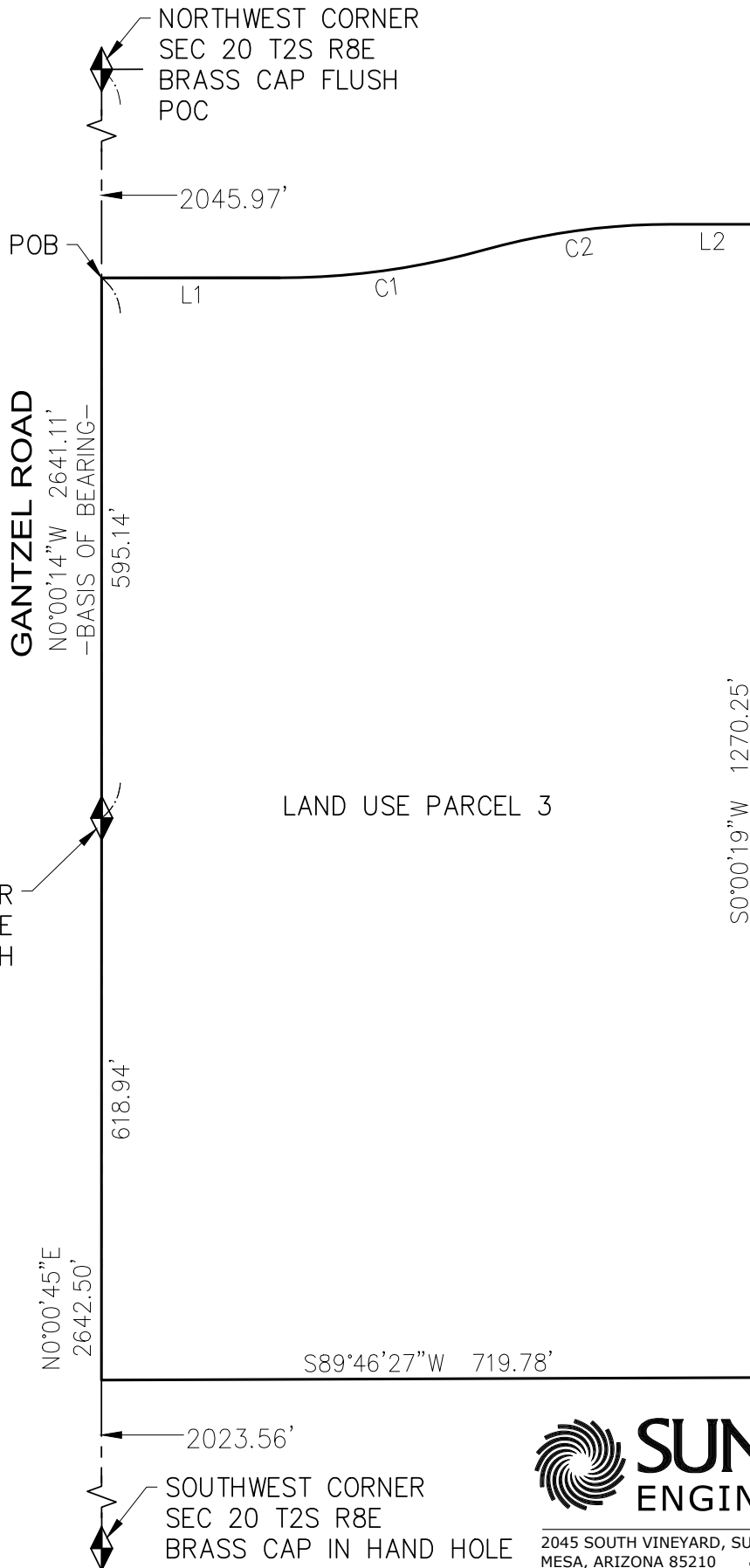
- ◆ PLSS SECTION MONUMENT, FOUND AS NOTED



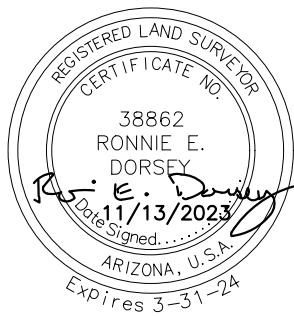
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EXHIBIT "A"

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



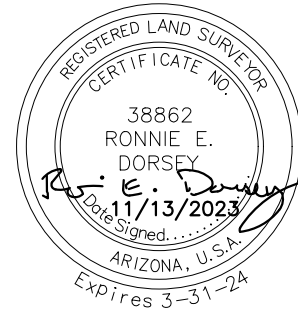
WEST 1/4 CORNER  
SEC 20 T2S R8E  
BRASS CAP FLUSH



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GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°59'33"E	196.24'
L2	N89°59'46"E	93.33'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	15°35'48"	840.00	228.66'	N82°11'39"E	227.96'
C2	15°36'01"	760.00	206.93'	N82°11'45"E	206.29'

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