

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

ORDINANCE NO. 2023-PZ-036-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTIES LOCATED SOUTHEAST OF OCOTILLO ROAD AND N GANTZEL ROAD IN PINAL COUNTY (TAX PARCELS: 104-87-074G AND A PORTION OF 104-87-074E FROM SINGLE RESIDENCE (CR-3) AND GENERAL BUSINESS (CB-2) TO MULTIPLE RESIDENCE (MR), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-036-23**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (“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 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 and a portion of 104-87-074E, legally described in the attached Exhibit A (the “Properties”)) to rezone the Property from CR-3 and CB-2 to MR (Case No. **PZ-036-23**); and

WHEREAS, on October 19, 2023, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-036-23**, 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 2 Stipulations of Approval set forth in the attached Exhibit B (the “Stipulation”); and

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

Section 1: The rezoning of the property legally described and depicted in the attached Exhibit A from CR-3 and CB-2 to MR, is hereby approved subject to 2 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.

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ORDINANCE NO. 2023-PZ-036-23

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-036-23**

LEGAL DESCRIPTION

ZONING DESCRIPTION FOR PARCEL 1, MR MULTIPLE-RESIDENCE ZONE
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;



ZONING DESCRIPTION FOR PARCEL 1, MR MULTIPLE-RESIDENCE ZONE
AT IRONWOOD AND OCOTILLO (CASE# PZ-PD-011-23):

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 Zoning Description A1 Exhibit.dwg Sep 07, 2023 03:51PM hnosorio

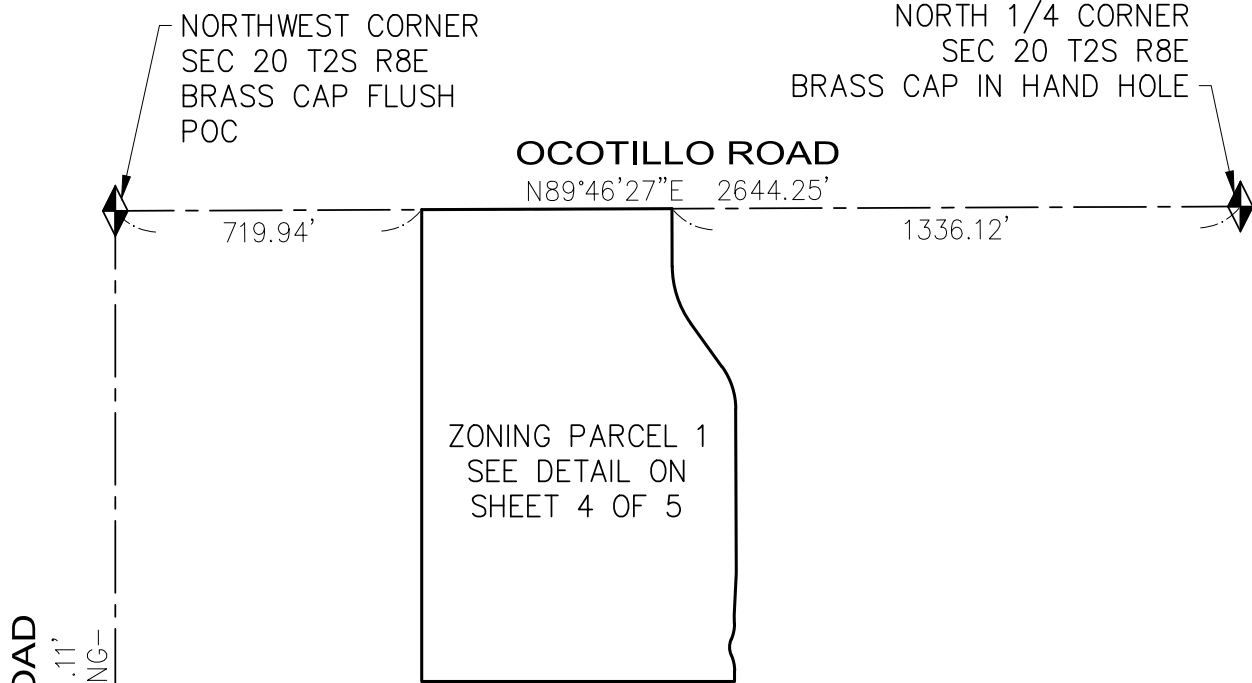


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SHEET 2 OF 5

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'

NORTHWEST CORNER
SEC 20 T2S R8E
BRASS CAP FLUSH
POC

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

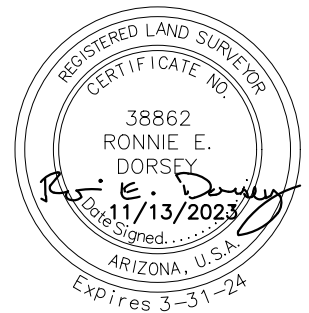
OCOTILLO ROAD

N89°46'27"E 2644.25'

ZONING PARCEL 1
SEE DETAIL ON
SHEET 4 OF 5

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

SOUTHWEST CORNER
SEC 20 T2S R8E
BRASS CAP IN HAND HOLE



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"

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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'

ZONING PARCEL 1

S0°12'51"E 385.50'

L4

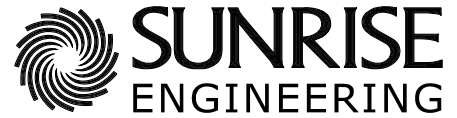
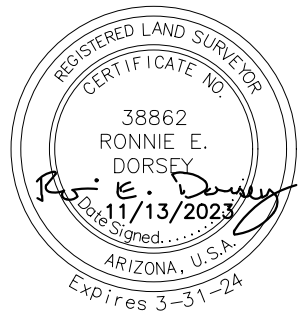
C3

C4

C5

L5

S89°59'46"W 735.07'



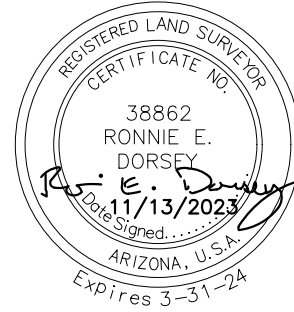
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ENGINEERING**

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SHEET 4 OF 5

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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ZONING DESCRIPTION FOR PARCEL 3, MR MULTIPLE-RESIDENCE ZONE
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 SAID 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.

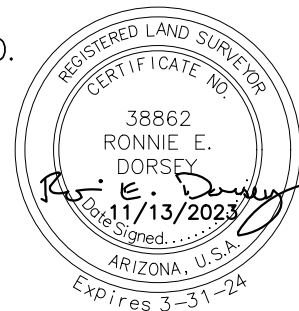


EXHIBIT "A"

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

GANTZEL ROAD

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

2045.97'

S0°00'45"W
2642.50'

ZONING PARCEL 3
SEE DETAIL ON
SHEET 3 OF 4

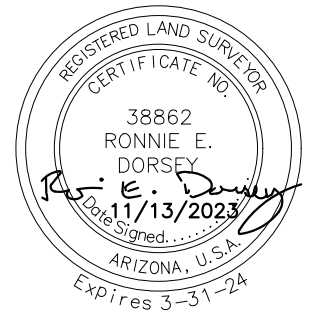
WEST 1/4 CORNER
SEC 20 T2S R8E
BRASS CAP FLUSH

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'



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



POB 2045.97'

GANTZEL ROAD

N0°00'14"W 2641.11'
-BASIS OF BEARING-

595.14'

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

N0°00'45"E
2642.50'

618.94'

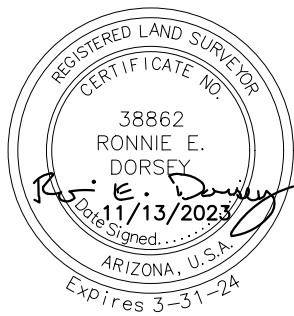
ZONING PARCEL 3

S0°00'19"W 1270.25'

S89°46'27"W 719.78'

2023.56'

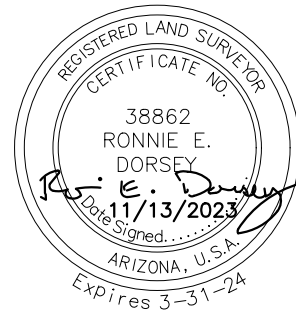
SOUTHWEST CORNER
SEC 20 T2S R8E
BRASS CAP IN HAND HOLE



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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	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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**EXHIBIT B
TO
ORDINANCE NO. 2023-PZ-036-23**

[Stipulations of Approval]

1. Approval of this zone change (PZ-036-23) 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; and
2. This zone change supersedes all stipulations under case PZ-022-08.