

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

**ORDINANCE NO. 2024-PZ-035-23**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED EAST OF U.S. HIGHWAY 60 OFF PERALTA ROAD, AT THE END OF GOLD RUSH ROAD, (TAX PARCELS: 104-65-006A, 104-65-005B AND 104-65-0010) FROM GENERAL RURAL ZONE (GR), LOCAL BUSINESS ZONE (CB-1) AND MANUFACTURED HOME ZONE (MH) TO GENERAL COMMERCIAL ZONE (C-3), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-035-23**; 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 4, 2023, the Pinal County Community Development Department (“Department”) received an application from Amy J. Doyle, Rafter D Cattle Co. Inc., owners, Jordon Rose, Rose Law Group, agent/applicant, of property located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road, in Pinal County (Parcel: 104-65-006A, 104-65-005B and 104-65-0010), legally described in the attached Exhibit A (the “Property”) to rezone the Property from General Rural Zone (GR), Local Business Zone (CB-1) and Manufactured Home Zone (MH) to General Commercial Zone (C-3) (Case No. **PZ-035-23**); and

WHEREAS, on March 21, 2024, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-035-23**, 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 Amendment; and

WHEREAS, following the public hearing, the Commission voted 9-0 in favor of forwarding a recommendation of approval to the Board with 1 Stipulation of Approval set forth in the attached Exhibit B (the “Stipulation”).

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 General Rural Zoning (GR), Local Business Zone (CB-1) and Manufactured Home Zone (MH) to General Commercial Zone (C-3), is hereby approved subject to 1 Stipulation of Approval set forth in the attached Exhibit B.

**ORDINANCE NO. 2024-PZ-035-23**

**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 24<sup>TH</sup> DAY OF APRIL, 2024, 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**  
**LEGAL DESCRIPTION**  
**TELA PERALTA BOUNDARY**

That part of the South Half of Section 32, Township 1 North, Range 10 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the General Land Office Brass Cap marking the Southeast Corner of said Section 32 from which the General Land Office Brass Cap flush marking the South Quarter Corner of said Section 32 bears North 89°57'39" West, a distance of 2633.88 feet;

Thence North 89°57'39" West, along the South line of the Southeast Corner of Section 32, a distance of 658.47 feet to the Southeast Corner of that certain parcel of land described in Fee Number 2020-017714, Pinal County Recorder, being the Point of Beginning;

Thence continuing North 89°57'39" West along said South line, a distance of 1316.94 feet to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Southeast Quarter;

Thence North 00°05'17" West, along the East line thereof, a distance of 660.03 feet to the Northeast Corner thereof;

Thence North 89°57'33" West, along the North line thereof and the South line of the North Half of the Southeast Quarter of the Southwest Quarter of said Section 32, a distance of 1978.18 feet to the Southwest Corner of said North Half;

Thence North 00°08'21" West, along the West line of said North Half, a distance of 660.02 feet to the Northwest Corner thereof, said point hereinafter referred to a Point "A";

Thence South 89°57'38" East, along the North line thereof, a distance of 1319.76 feet to the Northeast Corner thereof;

Thence North 00°06'42" East, along the East line of said Northeast Quarter, a distance of 660.06 feet to the Northwest Corner of the South Half of the North Half of said Southeast Quarter;

Thence North 89°57'16" West, along the North line thereof, a distance of 2637.14 feet to the Northeast Corner thereof;

Thence South 00°01'02" East, along the East line thereof, a distance of 329.98 feet to the Northeast Corner of that certain parcel of land described in Fee Number 2020-017714, Pinal County Recorder;

Thence North 89°57'20" West, along the North line thereof, a distance of 475.00 feet to the Northwest Corner thereof;

Thence South 15°19'24" West, along the Westerly line thereof, a distance of 342.08 feet;

Thence South 00°01'02" East, along the Westerly line, a distance of 100.00 feet;

Thence South 34°32'34" East, along the Westerly line, a distance of 680.17 feet;

Thence North 89°57'32" West, along the Westerly line, a distance of 478.74 feet;

Thence South 00°02'25" East, along said Westerly line, a distance of 659.98 feet to the Point of Beginning.

Containing 4,783,027 Square Feet or 109.803 Acres, more or less.

Together with:

Beginning at the aforementioned Point "A";

Thence North 89°57'38" West, along the South line of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 32, a distance of 989.82 feet to the Southwest Corner of the East Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 32;

Thence North 00°09'36" West, along the West line thereof, a distance of 660.22 feet to the Northwest Corner thereof;

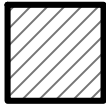
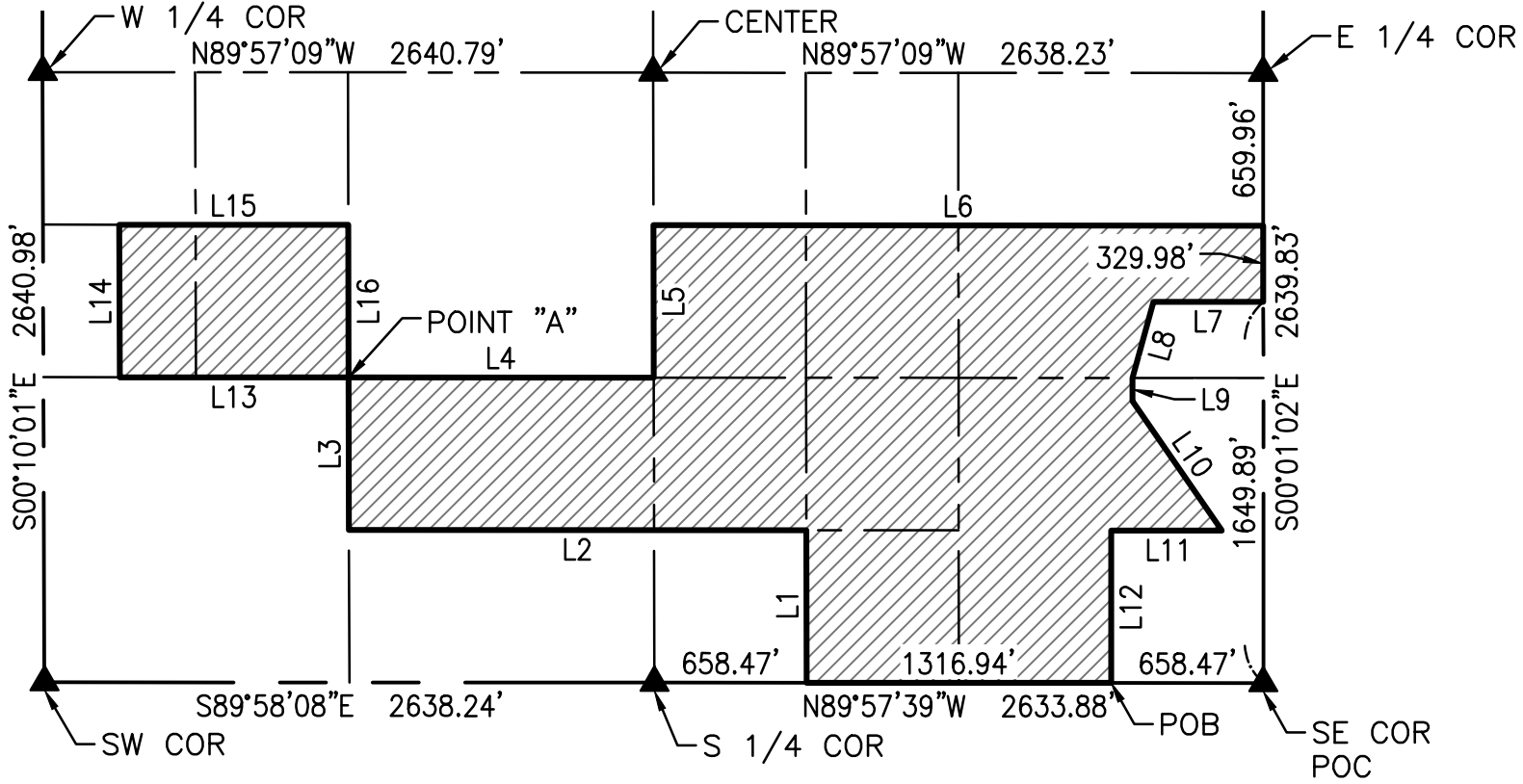
Thence South 89°57'24" East, along North line of said South half, a distance of 990.06 feet to the Northeast Corner thereof;

Thence South 00°08'21" East, along said East line of said South half, a distance of 660.15 feet to the Point of Beginning;

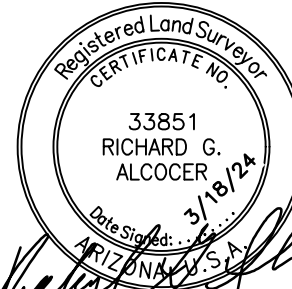
Containing 653,540 Square Feet or 15.003 Acres, more or less.

Combined area of 5,436,567 or 124.806 Acres, more or less.

SECTION 32  
TOWNSHIP 1 NORTH, RANGE 10 EAST



= TELA PERALTA BOUNDARY



*Richard G. Alcocer*



TELA PERALTA

BOUNDARY

NTS  
EXHIBIT  
4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
http://www.cvlci.com

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°05'17"W	660.03'
L2	N89°57'33"W	1978.18'
L3	N00°08'21"W	660.02'
L4	S89°57'38"E	1319.76'
L5	N00°06'42"W	660.06'
L6	S89°57'16"E	2637.14'
L7	N89°57'20"W	475.00'
L8	S15°19'24"W	342.08'

LINE TABLE		
NO.	BEARING	LENGTH
L9	S00°01'02"E	100.00'
L10	S34°32'34"E	680.17'
L11	N89°57'32"W	478.74'
L12	S00°02'25"E	659.98'
L13	N89°57'38"W	989.82'
L14	N00°09'36"W	660.22'
L15	S89°57'24"E	990.06'
L16	S00°08'21"E	660.15'



TELA PERALTA

BOUNDARY

NTS

EXHIBIT

4550 North 12th Street  
 Phoenix, Arizona 85014  
 Phone 602-264-6831  
 http://www.cvlci.com

TELA PERALTA  
1-01-03715-01

N89°57'39.0000" W 658.4700

BOUNDARY

N89°57'39.0000" W 1316.94

N00°05'17.0000" W 660.03

N89°57'32.6670" W 1978.18

N00°08'21.3149" W 660.02

S89°57'38.4857" E 1319.76

N00°06'41.8079" W 660.06

S89°57'16.4907" E 2637.14

S00°01'02.0000" E 329.98

N89°57'20.2384" W 475.00

S15°19'24.0000" W 342.08

S00°01'02.0000" E 100.00

S34°32'34.0000" E 680.17

N89°57'32.0000" W 478.74

S00°02'25.3055" E 659.98

Area = 4783027.45 109.803 AC

Closing course: 02°44'03.2038" 0.012005

Misclosure: 1/1,000,000+

North Error: 0.011992

East Error: 0.000573

BOUNDARY

N89°57'38.4857" W 989.82

N00°09'36.1073" W 660.22

S89°57'23.7393" E 990.06

S00°08'21.4184" E 660.15

N00°00'00.0000" E 0.00  
to

Area = 653540 15.003 AC

Closing course: 172°02'53.2107" 0.002028

Misclosure: 1/1,000,000+

North Error: 0.002009

East Error: 0.000281



**EXHIBIT “B”**  
**TO**  
**ORDINANCE NO. 2024-PZ-035-23**

**[Stipulations of Approval]**

1. Approval of this zone change (PZ-035-23) 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.