

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

RESOLUTION NO. 2024-PZ-PA-014-23

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 REIGHBORHOOD TO URBAN CENTER, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-014-23

WHEREAS, the Pinal County Board of Supervisors (the “**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 October 25, 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 16.9± acres located southeast of Bella Vista Road and N Gantzel Road in Pinal County (tax parcel: 210-21-004E, legally described in the attached Exhibit A (the “Properties”) situated in a portion of section 21, Township 3 South, Range 8 East, as legally described in the attached Exhibit A (the “Property”) to re-designate approximately 16.9± acres from Suburban Neighborhood to Urban Center land use designation. (Case No. PZ-PA-014-23); and

WHEREAS, on March 21, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on Case No. PZ-PA-014-23 after providing notice pursuant to statutory requirements and following the public hearing voted 8 to 0 in favor of forwarding a recommendation of denial to the Board; and

WHEREAS, on May 15, 2024, the Board held a public hearing on Case No. PZ-PA-014-23, 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-014-23 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 Urban Center land use designation.

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[Signatures on following page.]

RESOLUTION NO. 2024-PZ-PA-014-23

PASSED AND ADOPTED this 15th day of May, 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
PZ-PA-014-23 & PZ-PD-020-23



CONSULTING. ENGINEERING. CONSTRUCTION.

**LEGAL DESCRIPTION
FOR
SOUTHEAST CORNER OF BELLA VISTA ROAD & GANTZEL ROAD
SAN TAN VALLEY**

(PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES., ORDER NO. NCS-1171347-MPLS, DATED MARCH 10, 2023 AT 8AM)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 21, 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 21, SAID POINT BEING MARKED BY A BRASS CAP IN HANDHOLE FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 21, SAID POINT BEING MARKED BY A COTTON PICKER SPINDLE, BEARS NORTH 89 DEGREES 27 MINUTES 41 SECONDS EAST 2701.19 FEET;

THENCE SOUTH 3 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 79.20 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE **POINT OF BEGINNING**;

THENCE NORTH 86 DEGREES 53 MINUTES 33 SECONDS EAST A DISTANCE OF 75.00 FEET;

THENCE SOUTH 3 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 79.32 FEET ALONG A LINE PARALLEL WITH AND 75.00 FEET EAST OF, MEASURED AT RIGHT ANGLES, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 89 DEGREES 27 MINUTES 41 SECONDS EAST A DISTANCE OF 722.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY 157.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 04 MINUTES 09 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 2499.74 FEET;

THENCE SOUTHEASTERLY 628.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14 DEGREES 24 MINUTES 55 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY 165.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 94 DEGREES 45 MINUTES 32 SECONDS;

THENCE SOUTH 79 DEGREES 52 MINUTES 29 SECONDS WEST A DISTANCE OF 275.34 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 195.00 FEET;

THENCE SOUTHWESTERLY A DISTANCE OF 23.89 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7 DEGREES 01 MINUTES 13 SECONDS;

THENCE SOUTH 86 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 399.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY FROM WHICH POINT BEARS SOUTH 8 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 225.02 FEET;

THENCE WESTERLY A DISTANCE 44.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 59 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 86 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 19.07 FEET;

THENCE NORTH 48 DEGREES 06 MINUTES 16 SECONDS WEST A DISTANCE OF 29.70 FEET;

THENCE SOUTH 86 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 75.00 FEET;

THENCE NORTH 3 DEGREES 06 MINUTES 18 SECONDS WEST A DISTANCE 970.80 FEET TO THE POINT BEGINNING.

NW CORNER
SECTION 21,
T3S, R8E
FND BCHH

BELLA VISTA ROAD (BASIS OF BEARINGS)

N89°27'41"E 2701.19'

N 1/4 COR
SECTION 21,
T3S, R8E
FND BCF

POINT OF
BEGINNING

FOUND REBAR
W/CAP 23949

N89°27'41"E 722.08' M

75' 75'
R/W R/W

LANGLEY BELLA VISTA LLC
APN 210-21-004E
ZONING: PAD
"VACANT PROPERTY"
(NO BUILDINGS OR
VISIBLE STRUCTURES)

FOUND REBAR
W/CAP 23949

APN 210-66-951C
JOHNSON RANCH
COMMUNITY
ASSOCIATION INC.

GANTZEL ROAD

M 08°06'18" W 970.80'
M 03°06'18" W 970.80'

GROSS AREA:
809,533 SF OR 18.5843 AC
NET AREA:
736,493 SF OR 16.9076 AC

APN 210-77-634A
RANCHO BELLA VISTA
SOUTH HOA
(NOT A PART)

FOUND REBAR
W/CAP 23949

FOUND REBAR
NO CAP

FOUND REBAR
W/CAP 23949

S86°53'42"W
399.63'

S79°52'29"W
275.34'

N REBECCA LN

NOT FOUND
NOT SET

FOUND REBAR
W/CAP 23949

APN 210-77-634A
RANCHO BELLA VISTA
SOUTH HOA

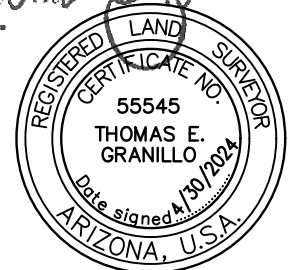
FOUND REBAR
BENT NO CAP

FOUND REBAR
BENT NO CAP

FOUND REBAR
BENT NO CAP



Thomas E. Granillo



Scale: 1"=200'

JOB NO. 23004579 DATE: 4/30/2024 SHEET 1 OF 2

EXPIRES: 12/31/2025



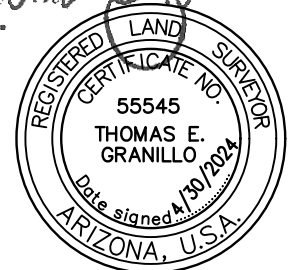
SOUTHEAST CORNER OF
BELLA VISTA ROAD & GANTZEL ROAD
SAN TAN VALLEY, ARIZONA
PINAL COUNTY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S03°06'18"E	79.20'
L2	N86°53'33"E	75.00'
L3	S03°06'18"E	79.32'
L4	S86°53'42"W	19.07'
L5	N48°06'16"W	29.70'
L6	S86°53'42"W	75.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	157.20'	100.00'	090°04'09"
C2	165.38'	100.00'	094°45'31"
C3	23.89'	195.00'	007°01'13"
C4	44.57'	225.02'	011°20'59"



Thomas E. Granillo



Scale: 1"=200'

JOB NO. 23004579 DATE: 4/30/2024 SHEET 2 OF 2

EXPIRES: 12/31/2025



SOUTHEAST CORNER OF
 BELLA VISTA ROAD & GANTZEL ROAD
 SAN TAN VALLEY, ARIZONA
 PINAL COUNTY