

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

**ORDINANCE NO. 2024-PZ-051-23**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTIES LOCATED SOUTHEAST OF BELLA VISTA ROAD AND N GANTZEL ROAD IN PINAL COUNTY (TAX PARCEL: 210-21-004E FROM GENERAL BUSINESS (CB-2) PAD TO COMMUNITY COMMERCIAL (C-2) AND MULTIPLE RESIDENCE (MR), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-051-23**; 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 October 25, 2023, the Pinal County Community Development Department (“Department”) received an application from Langley Bella Vista , LLC, landowner, Jordan Rose/Rose Law Group, agent, of property 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”) to rezone the Property from CB-2 PAD to C-2 and MR (Case No. **PZ-051-23**); and

WHEREAS, on March 21, 2024, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-051-23**, 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 8 to 0 in favor of forwarding a recommendation of denial 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 CB-2 PAD to C-2 and 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.

///

**ORDINANCE NO. 2024-PZ-051-23**

**Section 3:** This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

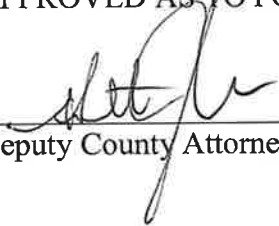
PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF MAY, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy County Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PZ-051-23**



CONSULTING. ENGINEERING. CONSTRUCTION.

**LEGAL DESCRIPTION  
FOR  
LOT 1  
SOUTHEAST CORNER OF BELLA VISTA ROAD & GANTZEL ROAD  
SAN TAN VALLEY**

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, DEPARTING SAID NORTHWEST CORNER, 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;

THENCE, N86°53'33"E A DISTANCE OF 75.00 FEET;

THENCE, S03°06'18"E A DISTANCE OF 79.32 FEET;

THENCE, N89°27'41"E A DISTANCE OF 298.72 FEET TO THE **POINT OF BEGINNING**;

THENCE, N89°27'41"E A DISTANCE OF 423.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 157.20 FEET, WITH A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90°04'09" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 628.92 FEET, WITH A RADIUS OF 2499.74 FEET AND THE RADIAL BEARING OF N89°31'53"E AND A CENTRAL ANGLE OF 14°24'55" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 165.38 FEET, WITH A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 94°45'31";

THENCE, S79°52'29"W A DISTANCE OF 275.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 23.89 FEET, WITH A RADIUS OF 195.00 FEET AND A CENTRAL ANGLE OF 07°01'13";

THENCE, S86°53'42"W A DISTANCE OF 399.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE  
CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 44.57 FEET, WITH A RADIUS OF 225.02  
FEET AND THE RADIAL BEARING OF S08°14'44"W AND A CENTRAL ANGLE OF 11°20'59";

THENCE, S86°53'42"W A DISTANCE OF 19.07 FEET;

THENCE, N48°06'16"W A DISTANCE OF 29.70 FEET;

THENCE, N03°06'18"W A DISTANCE OF 273.28 FEET;

THENCE, S89°59'29"E A DISTANCE OF 265.22 FEET;

THENCE, N00°00'00"E A DISTANCE OF 59.32 FEET;

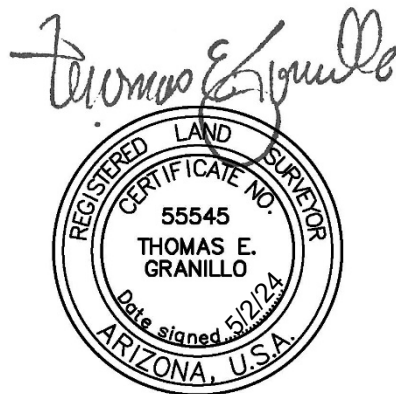
THENCE, N90°00'00"W A DISTANCE OF 15.04 FEET;

THENCE, N03°06'27"W A DISTANCE OF 306.68 FEET;

THENCE, N90°00'00"E A DISTANCE OF 31.66 FEET;

THENCE, N00°00'00"W A DISTANCE OF 254.58 FEET TO THE **POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 569,398 SQUARE FEET OR  
13.072 ACRES, MORE OR LESS.**



EXPIRES: 12/31/2025



CONSULTING. ENGINEERING. CONSTRUCTION.

**LEGAL DESCRIPTION  
FOR  
LOT 2  
SOUTHEAST CORNER OF BELLA VISTA ROAD & GANTZEL ROAD  
SAN TAN VALLEY**

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, DEPARTING SAID NORTHWEST CORNER, 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;

THENCE, N86°53'33"E A DISTANCE OF 75.00 FEET;

THENCE, S03°06'18"E A DISTANCE OF 79.32 FEET TO THE **POINT OF BEGINNING**;

THENCE, N89°27'41"E A DISTANCE OF 298.72 FEET;

THENCE, S00°00'00"E A DISTANCE OF 254.58 FEET;

THENCE, N90°00'00"W A DISTANCE OF 31.66 FEET;

THENCE, S03°06'27"E A DISTANCE OF 306.68 FEET;

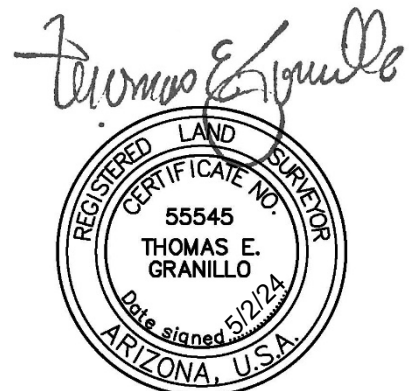
THENCE, N90°00'00"E A DISTANCE OF 15.04 FEET;

THENCE, S00°00'00"W A DISTANCE OF 59.32 FEET;

THENCE, N89°59'29"W A DISTANCE OF 265.22 FEET;

THENCE, N03°06'18"W A DISTANCE OF 618.19 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 167,325 SQUARE FEET OR 3.841 ACRES, MORE OR LESS.**



EXPIRES: 12/31/2025

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

LOT 2  
POINT OF  
BEGINNING

FOUND REBAR  
W/CAP 23949

LOT 1  
POINT OF  
BEGINNING

FOUND REBAR  
W/CAP 23949

**LOT 1**

AREA:  
569,398 SF OR  
13.072 AC±

**LOT 2**

AREA:  
167,325 SF OR  
3.841 AC±

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

**GANTZEL ROAD**

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

L1  
L2  
L3  
75' R/W  
75' R/W

N03°06'18"W 970.80' M  
N03°06'18"W 891.47'

N90°00'00"E  
31.66'

N00°00'00"W  
254.58'

N03°06'27"W  
306.68'

N90°00'00"W  
15.04'

N00°00'00"E  
59.32'

S89°59'29"E  
265.22'

FOUND REBAR  
NO CAP

FOUND REBAR  
W/CAP 23949

FOUND REBAR  
W/CAP 23949

S79°52'29"W  
275.34'

S86°53'42"W  
399.63'

**N REBECCA LN**

FOUND REBAR  
BENT NO CAP

FOUND REBAR  
BENT NO CAP

FOUND REBAR  
BENT NO CAP

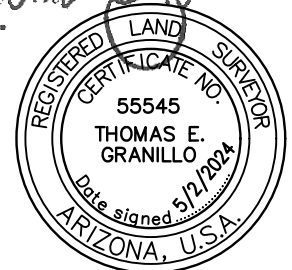
APN 210-77-634A  
RANCHO BELLA VISTA  
SOUTH HOA

NOT FOUND  
NOT SET

FOUND REBAR  
W/CAP 23949



*Thomas E. Granillo*



Scale: 1"=200'

JOB NO. 23004579 DATE: 5/2/2024 SHEET 1 OF 2

EXPIRES: 12/31/2025



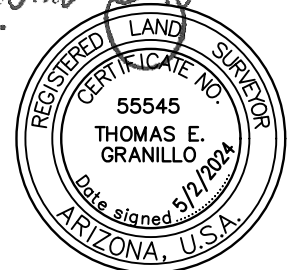
LOT 1 & LOT 2  
SOUTHEAST CORNER OF  
BELLA VISTA ROAD & GANTZEL ROAD  
SAN TAN VALLEY, ARIZONA  
PINAL COUNTY

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'

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: 5/2/2024 SHEET 2 OF 2

EXPIRES: 12/31/2025



LOT 1 & LOT 2  
 SOUTHEAST CORNER OF  
 BELLA VISTA ROAD & GANTZEL ROAD  
 SAN TAN VALLEY, ARIZONA  
 PINAL COUNTY

## **EXHIBIT B**

### **PZ-051-23 STIPULATIONS**

1. Approval of this zone change (PZ-051-23) 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-006-09.