

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

ORDINANCE NO. 2024-PZ-036-21

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED SOUTHEAST OF WEST AMERICAN AVENUE AND NORTH CALLE VALENCIA IN PINAL COUNTY, ARIZONA (TAX PARCEL NUMBERS 308-56-0300 & 308-56-0290) FROM GR GENERAL RURAL ZONE AND CB-2 GENERAL BUSINESS ZONE TO PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT AND MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-036-21; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (the “**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 August 27, 2021, the Pinal County Community Development Department (the “**Department**”) received an application from Donald Westphal as the agent/applicant for landowner Oracle Valley Estates, with respect to property located to the southeast of West American Avenue and North Calle Valencia (tax parcels: 308-56-0300 & 308-56-0290) (the “**Property**”), to rezone the Property from GR General Rural Zone and CB-2 General Business Zone to PM/RVP-435 Park Model/Recreational Vehicle Park Zoning District and MHP-435 Manufactured Home Park Zoning District, as set forth in the legal descriptions attached as **Exhibit “A”** (the “**Rezoning Application**”); and,

WHEREAS, on September 25, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Rezoning Application (which the Department designated as Case No. PZ-036-21), giving no less than 15-days’ notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezoning; and,

WHEREAS, following the public hearing, the Commission voted 8 to 0 in favor of forwarding a recommendation of approval of the Rezoning Application to the Board with one (1) Stipulation of Approval set forth in the attached **Exhibit “B”** (the “**Stipulation of Approval**”); and,

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WHEREAS, the Board finds that the request to rezone the Property as set forth in the Rezoning Application, subject to the Stipulation of Approval and as presented to the Board, is in the best interest of Pinal County and is consistent with and conforms to the adopted comprehensive plan and the general purposes of Pinal County's Zoning Ordinance

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

Section 1: The Rezoning Application requesting to rezone the Property from GR General Rural Zone and CB-2 General Business Zone to PM/RVP-435 Park Model/Recreational Vehicle Park Zoning District and MHP-435 Manufactured Home Park Zoning District as set forth in the legal descriptions attached as **Exhibit "A"** is hereby approved subject to the Stipulation of Approval set forth in the attached **Exhibit "B"**.

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 18th day of December, 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-036-21

EXHIBIT B – ZONING AREAS MHP 435 & RVP 435

BOTH AREA ARE SPLIT OVER PC APN's 308-56-0290 & 308-56-0300

ZONING AREA BOUNDARY - PARCEL 1: (ZONING TYPE IS MHP 435)

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 322.86 FEET;

THENCE NORTH 86 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF 112.06 FEET;

THENCE NORTH 02 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 138.71 FEET;

THENCE NORTH 84 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 238.02 FEET;

THENCE NORTH 85 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 477.13 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF N CALLE VALENCIA (LOCAL ROADWAY);

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 51.66 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 158.23 FEET TO A POINT ON A NONTANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY ALONG SOUTH RIGHT OF WAY BOUNDARY LINE OF W AMERICAN AVE, AND ALONG THE ARC OF A CURVE HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 10 SECONDS, A DISTANCE OF 856.81 FEET TO THE POINT OF BEGINNING, CHORD OF ARC BEARS SOUTH 83 DEGREES 52 MINUTES 13 SECONDS EAST, A DISTANCE OF 856.61 FEET.

SAID AREA CONTAINS 184724 SF, 4.24 ACRES, MORE OR LESS AND MAY BE SUBJECT TO EASEMENTS AND OTHER DEED RESTRICTIONS. SEE A CURRENT TITLE REPORT FOR MORE DETAILED INFORMATION.



ZONING AREA BOUNDARY - PARCEL 2: (ZONING TYPE IS PM/RVP 435)

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET; WHICH POINT IS ON THE SOUTH RIGHT OF WAY LINE AND NORTHEAST PROPERTY CORNER OF ORACLE VILLAGE ESTATES;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 322.86 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 71.09 FEET,

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 112.12 FEET,

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 80.64 FEET,

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 586.85 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF N CALLE VALENCIA (LOCAL ROADWAY);

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 321.10 FEET;

THENCE SOUTH 85 DEGREES 23 MINUTES 55 SECONDS EAST A DISTANCE OF 477.13 FEET;

THENCE SOUTH 84 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 238.02 FEET;

THENCE SOUTH 2 DEGREES 44 MINUTES 54 SECONDS EAST A DISTANCE OF 138.71 FEET;

THENCE SOUTH 86 DEGREES 32 MINUTES 05 SECONDS EAST A DISTANCE OF 112.06 FEET
TO THE POINT OF BEGINNING.

SAID AREA CONTAINS 196751 SF, 4.52 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS
AND/OR OTHER DEED RESTRICTIONS. SEE A CURRENT TITLE REPORT FOR MORE DETAILED
INFORMATION.

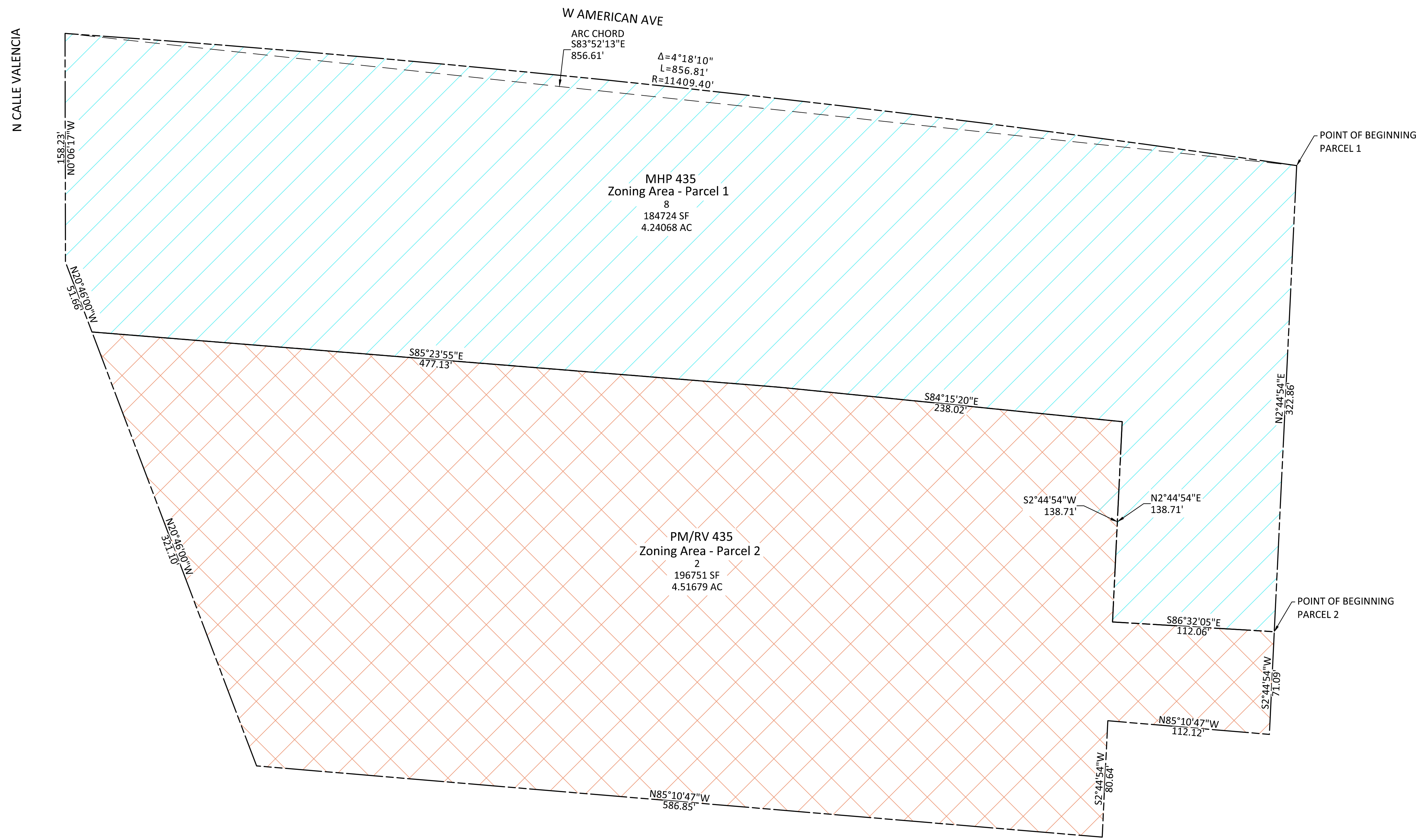


REVISION	DATE	BY

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 Civil Engineering - Land Surveying - Construction Management




ORACLE VALLEY ESTATES LLC
 PC APN 308-56-0300 & 308-56-0290
 ZONING EXHIBIT
ZONING AREA MAP
 PINAL COUNTY, AZ 85623
 2145 W AMERICAN AVE, ORACLE
 PERMIT NO. TBD



LAND USE SUMMARY

GROSS AREA	SF	ACRES	PC APN
PARCEL 1	44501	1.02	308-56-029
PARCEL 2	336974	7.74	308-56-030
Total	381475	8.76	

	SF	ACRES	
SPACES	277608	6.37	
OPEN SPACE	103867	2.38	37%
Total	173741	3.95	

ZONING AREA	SF	ACRES	PARCELS
1 MHP 435	184724	4.24	PARCELS 1&2
2 PM/RV 435	196751	4.52	PARCELS 1&2
SEESHEET 2	Total	8.76	

- NOTES:
 1. MHP 435 SPACES 4000 SF MIN. PER PC CODE
 2. PM/RV 435 SPACES 2000 SF MIN. PER PC CODE

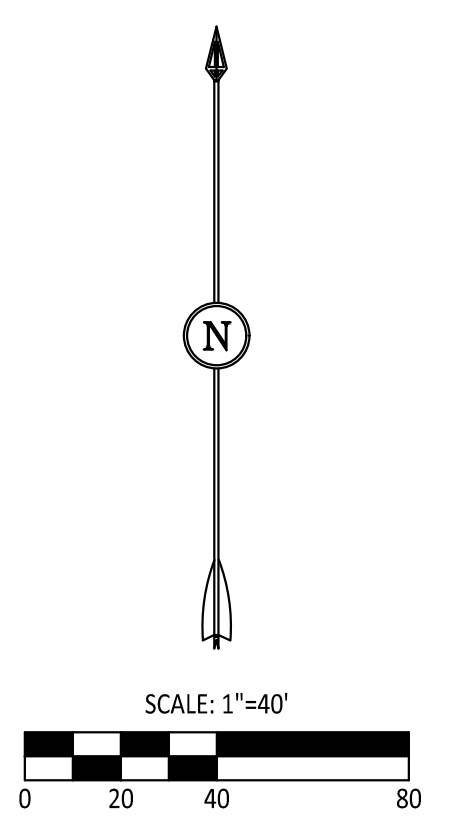


EXHIBIT B

PZ-036-21 STIPULATIONS

1. Approval of this zone change (PZ-036-21) 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.