

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

**ORDINANCE NO. 2021-PZ-PD-003-19**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PLANNED AREA DEVELOPMENT OVERLAY FOR A CERTAIN PROPERTY LOCATED NORTH-EAST OF N KENWORTHY ROAD AND EAST COMBS ROAD IN THE SAN TAN VALLEY AREA (TAX PARCELS: 104-22-007A; 104-22-007C; 104-22-007D; 104-22-007E; 104-22-007F) IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-003-19**; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on May 15<sup>th</sup>, 2019, the Pinal County Community Development Department (“Department”) received an application from Wales Ranches LLLP, Spike H Enterprises, LLC and Mary Ann Wales, landowners of certain properties located north-east of N Kenworthy Road and East Combs Road in the San Tan Valley Area (Tax parcels: 104-22-007A; 104-22-007C; 104-22-007D; 104-22-007E; 104-22-007F) known as Wales Ranches legally described in the attached Exhibit A (the “Property”) for a Planned Area Development Overlay (the “PAD”) (Case No. **PZ-PD-003-19**); and

WHEREAS, on November 19<sup>th</sup>, 2020, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-003-19**, 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 6 to 0 in favor of forwarding a recommendation of approval to the Board with 20 Stipulations of Approval set forth in the attached Exhibit B (the “Stipulations”); and

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

**Section 1:** The PAD in Case No. **PZ-PD-003-19** for the Property legally described in the attached Exhibit A is hereby approved subject to the 20 Stipulations 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 6<sup>th</sup> day of January, 2021, by the PINAL COUNTY BOARD OF SUPERVISORS.

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Chairman of the Board

ATTEST:

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Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

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Deputy County Attorney

## **EXHIBIT A**

### **P.A.D. BOUNDARY LEGAL DESCRIPTION**

A portion of land being situated within Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**BEGINNING** at a found 3 inch Pinal County Highway Department brass cap flush accepted as the Northeast corner of said Section 28, from which a found 1 inch iron pipe with ½ inch steel rod accepted as the Northwest corner thereof bears South 89°45'58" West;

Thence South 00°01'14" West, 2646.11 feet along the east line of the Northeast quarter of said Section 28 to the East quarter corner thereof;

Thence South 00°01'23" West, 2641.52 feet along the east line of the Southeast quarter of said Section 28 to the Southeast corner thereof;

Thence South 89°48'42" West, 2639.86 feet along the south line of said Southeast quarter to the South quarter corner thereof;

Thence South 89°48'25" West, 2639.59 feet along the south line of the Southwest quarter of said Section 28 to the Southwest corner thereof;

Thence North 00°01'35" East, 2641.84 feet along the west line of said Southwest quarter to the West quarter corner thereof;

Thence North 00°02'10" East, 2641.81 feet along the west line of the Northwest quarter of said Section 28 to the Northwest corner thereof;

Thence North 89°45'58" East, 5174.13 feet along the north line of said Section 28;

Thence leaving said north line, South 15°49'24" West, 20.31 feet along the westerly line of the property as described in the Warranty Deed as recorded in Fee No. 2008-118710, Pinal County Records, Arizona;

Thence continuing along said westerly line the following 5 courses:

Thence North 89°58'46" West, 112.00 feet;

Thence South 00°01'14" West, 172.00 feet;

Thence South 89°58'46" East, 132.00 feet;

Thence South 26°07'35" East, 61.27 feet;

Thence South 01°41'21" East, 268.12 feet;

Thence South 89°58'46" East, 15.00 feet along the southerly line of said Warranty Deed;

Thence North 00°01'14" East, 514.83 feet along the easterly line of said Warranty Deed;

Thence North 89°45'58" East, 40.00 feet along the north line of said Section 28 to the POINT OF BEGINNING.

The above described parcel contains a computed area of 27,863,542 sq. ft. (639.6589 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2012  
Date: April 2019



**EXHIBIT B  
TO  
ORDINANCE NO. 2021-PZ-PD-003-19**

**[Stipulations of Approval]**

1. Approval of this PAD (PZ-PD-003-19) 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 supporting documentation and approvals including but not limited to zone change approval, PAD overlay district, site plan, walls/fencing, signage, lighting, and landscaping plans, as applicable;
2. Wales Ranches PAD (PZ-PD-003-19) is to be developed in general conformance with the site plan/development plan submitted on May 15, 2019, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-003-19;
4. the property is to be developed with an approved Wales Ranches Planned Area Development (PAD) (PZ-PD-003-19), in accordance with the applicable criteria set forth in Chapter 2.176 of the PCSDC and the applicant's submittal documents;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. Dust registration is required if 0.1 acres or more land is disturbed.
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots;
9. Prior to the development of the I-1 zoning, the owner/developer/applicant shall submit an Industrial Development guidelines subject to review and approval of the Community planning Director.
10. No Minor Land division would not be allowed in the I-1 zone.
11. Developers/Owners of the Wales Ranches PAD residential subdivision will required two (2) access points for the Wales Ranches PAD along Combs Road, Schnepf and Kenworthy Roads.

12. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;
13. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
14. Half street right-of-way dedication and road improvements will be required along COMBS ROAD (southern boundary), SCHNEPF ROAD (eastern boundary), and KENWORTHY ROAD (western boundary). The required minimum half street right-of-ways are 75' for COMBS ROAD and 55' for both SCHNEPF ROAD and KENWORTHY ROAD. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
15. COMBS ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
16. The right-of ways (Combs Rd. and Schnepf Rd.) adjacent to the C-3 PAD shall be dedicated with the final plats (Unit 2/Phase 2) directly adjacent to the parcel or at the time when a traffic signal is warranted at the intersection of Combs Rd. & Schnepf Rd., whichever comes first;
17. The right-of-way (Schnepf Rd.) adjacent to the MD PAD shall be dedicated with the final plats (Unit 3/Phase 3) directly adjacent to the parcel or as identified in the approved traffic report, whichever comes first;
18. The right-of-way (Kenworthy Rd.) adjacent to the I-1 PAD shall be dedicated with the final plat (identified as 3.7 in the PAD) or with the development of the I-1 PAD (Phase 4), whichever comes first;
19. All right-of-way dedication shall be free and unencumbered;
20. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.