

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

RESOLUTION NO. 2022-PZ-PA-007-22

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC) AND RECREATION/CONSERVATION TO GREEN ENERGY PRODUCTION AND RECREATION/CONSERVATION; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-007-22

WHEREAS, the Pinal County Board of Supervisors ("Board") is authorized pursuant to Arizona Revised Statutes § 11-805 and Pinal County Development Services Code § 2.170.110 to approve Major Comprehensive Plan Amendments; and

WHEREAS, on May 27, 2022, the Pinal County Community Development Department received an application for a Major Comprehensive Plan Amendment from an applicant representing the owner of certain property comprising approximately 888.06± acres located north of City of Coolidge adjacent to the Town of Florence (Tax Parcel Nos. 209-03-001, 209-03-002, 209-02-001, 209-02-002, 209-02-003, 209-02-004 and 209-02-005 situated in Sections 01, 02, T05S, R08E, G&SRB&M, as legally described in the attached Exhibit A (the "Property")) to re-designate approximately 888.06± acres from Moderate Low Density Residential and Recreation/Conservation to Green Energy Production and Recreation/Conservation Land Use designation. (Case No. PZ-PA007-22); and

WHEREAS, on September 15, 2022, the Pinal County Planning and Zoning Commission held a public hearing on Case No. PZ-PA-007-22, after providing notice pursuant to statutory requirements, and following the public hearing voted 5 to 3 in favor of forwarding a recommendation of approval as per staff report, to the Board; and

WHEREAS, on November 2, 2022, the Board held a public hearing on Case No. PZ-PA007-22, after providing notice pursuant to statutory requirements, and considered the application for the Major Comprehensive Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the application for the Major Comprehensive Plan Amendment in Case No. PZ-PA-007-22 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 Moderate Low Density Residential and Recreation/Conservation to Green Energy Production and Recreation/Conservation Land Use designation.

PASSED AND ADOPTED this 2nd day of November, 2022, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

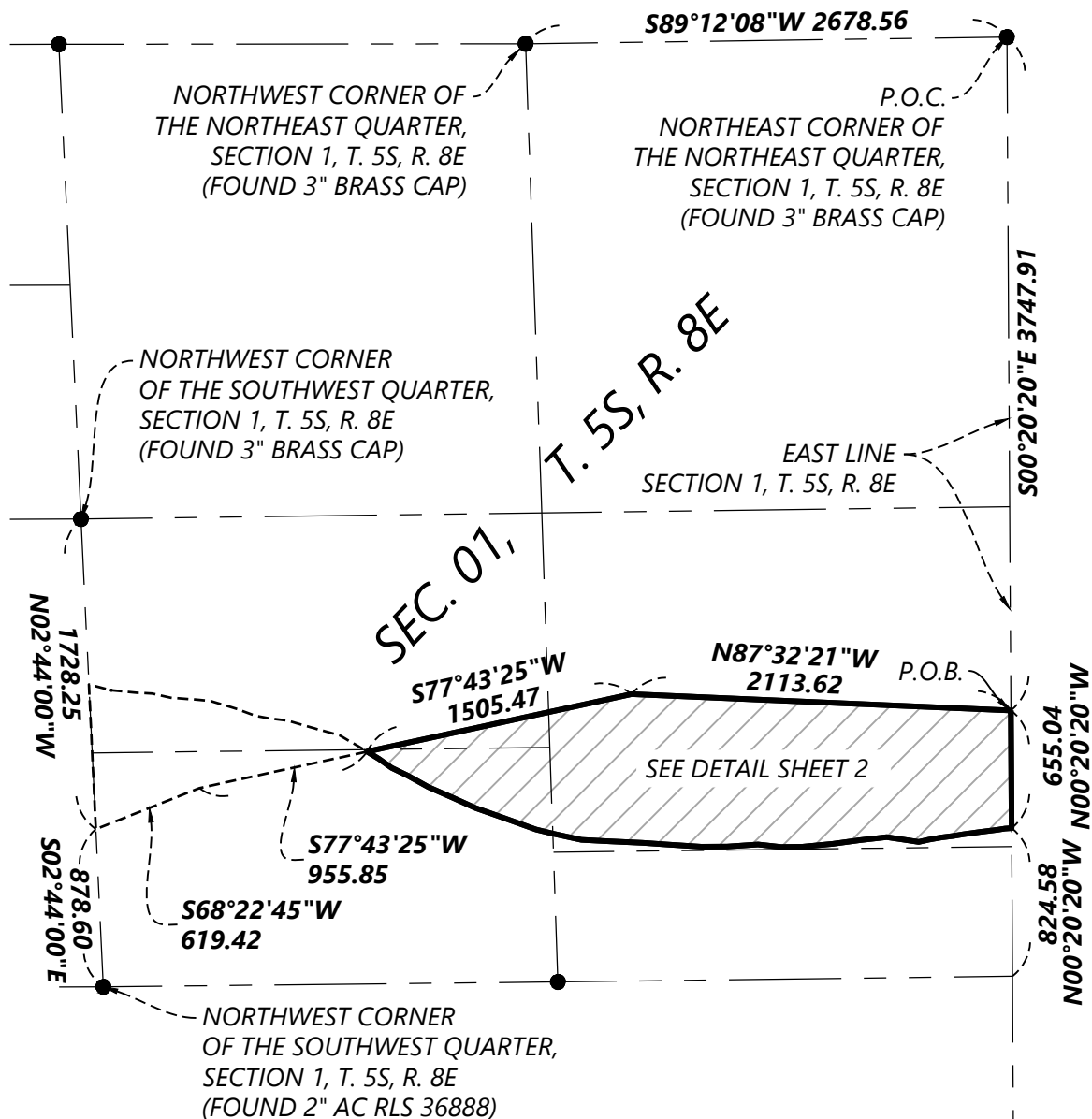
Deputy County Attorney

P.O.B. POINT OF BEGINNING

———— *BOUNDARY LINE*

● FOUND MONUMENT (SEE LABEL)

SECTION LINE



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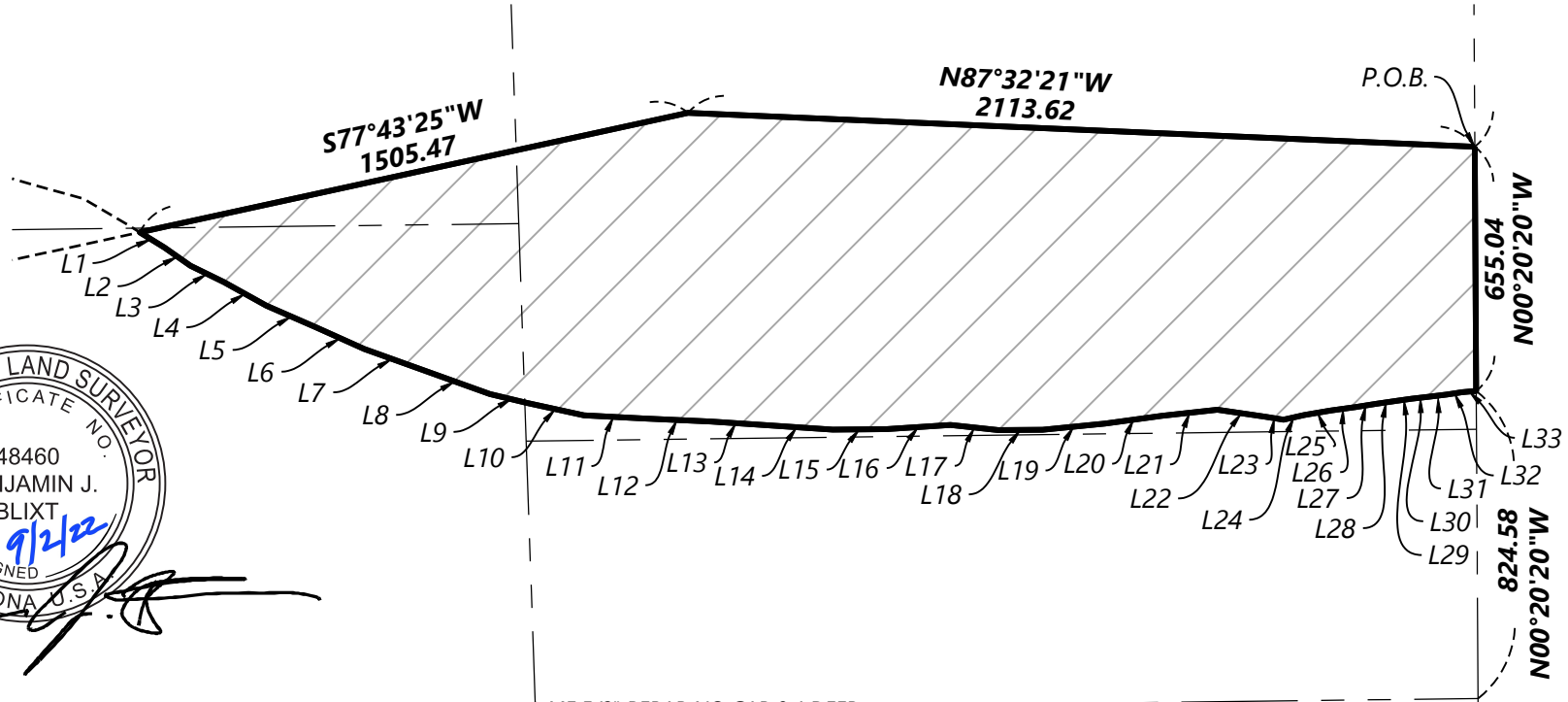
Pinal County, Arizona

Recreation/Conservation to Green Energy Exhibit

DATE: 08/25/2022

SHEET: 01 of 03

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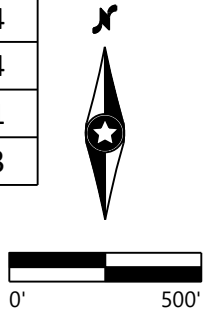


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°13'42"E	77.97
L2	S54°58'04"E	85.02
L3	S63°56'01"E	99.45
L4	S61°01'01"E	130.55
L5	S66°32'15"E	145.99
L6	S65°43'30"E	141.50
L7	S70°21'38"E	157.90
L8	S70°16'52"E	200.11
L9	S76°27'37"E	101.87

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S77°46'05"E	157.03
L11	S86°55'58"E	158.42
L12	S87°24'20"E	183.10
L13	S86°15'45"E	133.79
L14	S86°05'51"E	193.28
L15	N89°29'56"E	143.30
L16	N86°13'43"E	173.23
L17	S83°55'00"E	129.32
L18	N89°29'55"E	118.58

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N84°27'34"E	168.67
L20	N82°09'25"E	154.44
L21	N83°47'22"E	148.99
L22	S81°45'20"E	129.98
L23	S80°38'33"E	49.98
L24	N77°22'46"E	57.19
L25	N80°06'21"E	71.89
L26	N82°17'11"E	66.93
L27	N80°44'13"E	55.81

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N81°46'49"E	54.97
L29	N82°18'43"E	41.97
L30	N83°13'06"E	47.54
L31	N83°13'05"E	47.54
L32	N80°53'12"E	41.51
L33	N85°28'43"E	37.73



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Pinal County, Arizona

**Recreation/Conservation
to Green Energy Exhibit**

DATE: 08/25/2022

SHEET: 02 of 03

LEGAL DESCRIPTION:

THAT PART OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, MONUMENTED BY A 3" BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, MONUMENTED BY A 3" BRASS CAP, BEARS S89°12'08"W A DISTANCE OF 2678.56 FEET AND IS THE **BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE S00°20'20"E, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 3,747.91 FEET TO THE **POINT OF BEGINNING**;

THENCE N87°32'21"W A DISTANCE OF 2,113.62 FEET; THENCE S77°43'25"W A DISTANCE OF 1,505.47 FEET;
THENCE S58°13'42"E A DISTANCE OF 77.97 FEET; THENCE S54°58'04"E A DISTANCE OF 85.02 FEET;
THENCE S63°56'01"E A DISTANCE OF 99.45 FEET; THENCE S61°01'01"E A DISTANCE OF 130.55 FEET;
THENCE S66°32'15"E A DISTANCE OF 145.99 FEET; THENCE S65°43'30"E A DISTANCE OF 141.50 FEET;
THENCE S70°21'38"E A DISTANCE OF 157.90 FEET; THENCE S70°16'52"E A DISTANCE OF 200.11 FEET;
THENCE S76°27'37"E A DISTANCE OF 101.87 FEET; THENCE S77°46'05"E A DISTANCE OF 157.03 FEET;
THENCE S86°55'58"E A DISTANCE OF 158.42 FEET; THENCE S87°24'20"E A DISTANCE OF 183.10 FEET;
THENCE S86°15'45"E A DISTANCE OF 133.79 FEET; THENCE S86°05'51"E A DISTANCE OF 193.28 FEET;
THENCE N89°29'56"E A DISTANCE OF 143.30 FEET; THENCE N86°13'43"E A DISTANCE OF 173.23 FEET;
THENCE S83°55'00"E A DISTANCE OF 129.32 FEET; THENCE N89°29'55"E A DISTANCE OF 118.58 FEET;
THENCE N84°27'34"E A DISTANCE OF 168.67 FEET; THENCE N82°09'25"E A DISTANCE OF 154.44 FEET;
THENCE N83°47'22"E A DISTANCE OF 148.99 FEET; THENCE S81°45'20"E A DISTANCE OF 129.98 FEET;
THENCE S80°38'33"E A DISTANCE OF 49.98 FEET; THENCE N77°22'46"E A DISTANCE OF 57.19 FEET;
THENCE N80°06'21"E A DISTANCE OF 71.89 FEET; THENCE N82°17'11"E A DISTANCE OF 66.93 FEET;
THENCE N80°44'13"E A DISTANCE OF 55.81 FEET; THENCE N81°46'49"E A DISTANCE OF 54.97 FEET;
THENCE N82°18'43"E A DISTANCE OF 41.97 FEET; THENCE N83°13'06"E A DISTANCE OF 47.54 FEET;
THENCE N83°13'05"E A DISTANCE OF 47.54 FEET; THENCE N80°53'12"E A DISTANCE OF 41.51 FEET;
THENCE N85°28'43"E A DISTANCE OF 37.73 FEET TO SAID EAST LINE;
THENCE N00°20'20"W, ALONG SAID EAST LINE, A DISTANCE OF 655.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,356,407 SQUARE FEET OR 54.10 ACRES, MORE OR LESS.



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Pinal County, Arizona

**Recreation/Conservation
to Green Energy Exhibit**

DATE: 08/25/2022

SHEET: 03 of 03



LEGEND



SUBJECT AREA

P.O.B.

POINT OF BEGINNING

P.O.C.

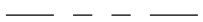
POINT OF COMMENCEMENT



BOUNDARY LINE



FOUND MONUMENT (SEE LABEL)



SECTION LINE



SEE SHEET 2

NW COR. OF THE NE1/4 SEC. 1
(FOUND 3" BRASS CAP)

N89°55'57"E
2597.67

NW COR. OF THE
NW1/4 SEC. 1
(FOUND 3" BRASS CAP)

N. LINE OF THE
NW1/4 SEC. 1

NE COR. OF THE NE1/4 SEC. 1
(FOUND 3" BRASS CAP)

N89°12'08"E
2678.56

N. LINE OF THE
NE1/4 SEC. 1

SEC. 01, T. 5S, R. 8E

E. LINE OF SEC. 1

S00°20'20"E 3747.91

NW COR. OF THE SW1/4 SEC. 1
(FOUND 3" BRASS CAP)

N02°44'00"W
921.98

W. LINE OF THE
SW1/4 SEC. 1

L13 L12 L10 L9 L8 L7 L11 L14 L6 L5 L4 L3 L2 L1

1505.47
S77°43'25"W

2113.62
N87°32'21"W

SEE SHEET 2 FOR LINE TABLE

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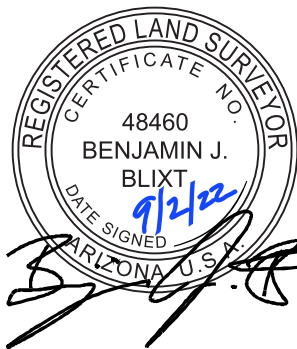
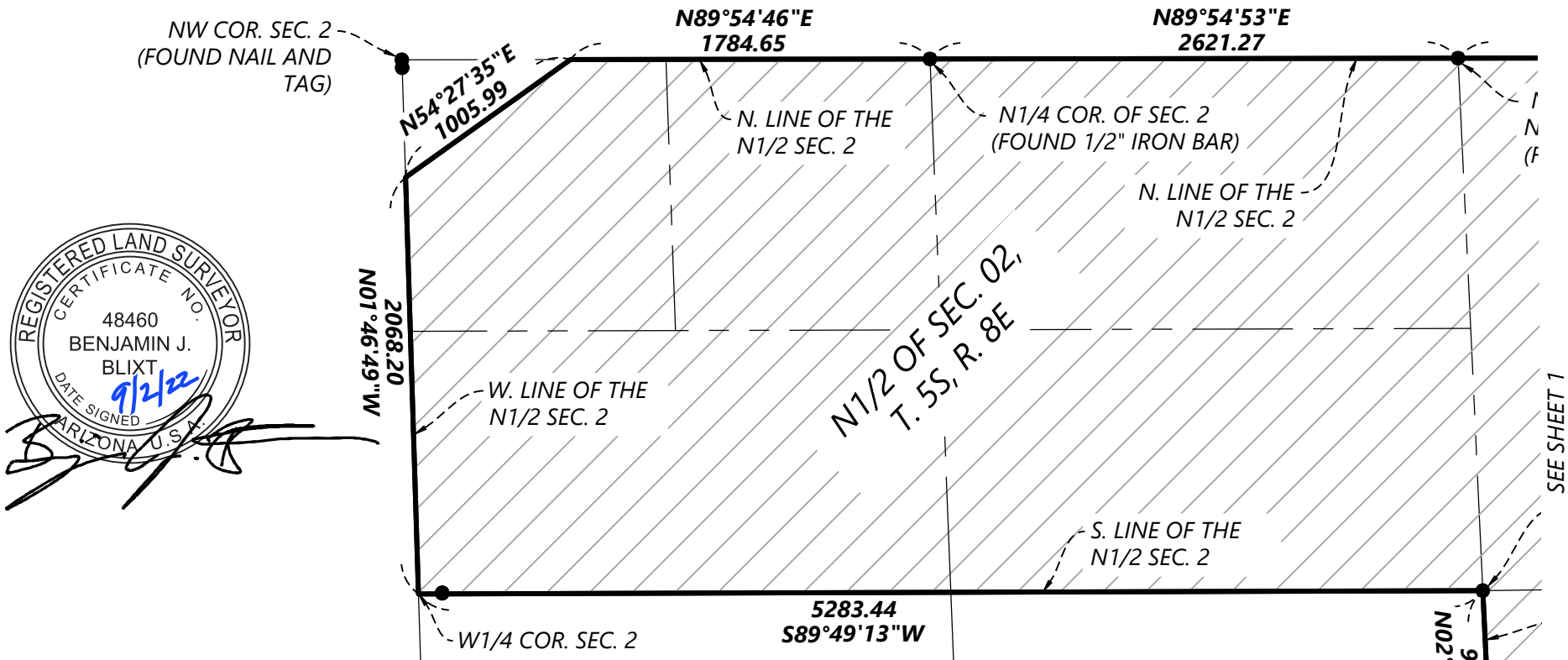
Pinal County, Arizona

**MLDR to Green Energy
Exhibit**

DATE: 08/25/2022

SHEET: 01 of 03

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°13'42"W	33.06
L2	N59°32'09"W	144.06
L3	N74°33'02"W	143.89
L4	N73°48'08"W	154.76
L5	N82°43'56"W	109.73
L6	N79°11'45"W	75.57
L7	N69°38'13"W	111.06

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N73°15'21"W	150.03
L9	N84°47'36"W	99.34
L10	N85°55'37"W	123.91
L11	N77°06'17"W	106.68
L12	N87°08'31"W	84.15
L13	N84°35'38"W	144.06
L14	N75°14'29"W	128.08

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**MLDR to Green Energy
Exhibit**

DATE: 08/25/2022

SHEET: 02 of 03

LEGAL DESCRIPTION

THAT PART OF SECTION 1, AND THAT PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, MONUMENTED BY A 3" BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, MONUMENTED BY A 3" BRASS CAP, BEARS S89°12'08"W A DISTANCE OF 2678.56 FEET AND IS THE **BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE S00°20'20"E, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 3,747.91 FEET;

THENCE N87°32'21"W A DISTANCE OF 2,113.62 FEET;

THENCE S77°43'25"W A DISTANCE OF 1,505.47 FEET;

THENCE N58°13'42"W A DISTANCE OF 33.06 FEET;

THENCE N59°32'09"W A DISTANCE OF 144.06 FEET;

THENCE N74°33'02"W A DISTANCE OF 143.89 FEET;

THENCE N73°48'08"W A DISTANCE OF 154.76 FEET;

THENCE N82°43'56"W A DISTANCE OF 109.73 FEET;

THENCE N79°11'45"W A DISTANCE OF 75.57 FEET;

THENCE N69°38'13"W A DISTANCE OF 111.06 FEET;

THENCE N73°15'21"W A DISTANCE OF 150.03 FEET;

THENCE N84°47'36"W A DISTANCE OF 99.34 FEET;

THENCE N85°55'37"W A DISTANCE OF 123.91 FEET;

THENCE N77°06'17"W A DISTANCE OF 106.68 FEET;

THENCE N87°08'31"W A DISTANCE OF 84.15 FEET;

THENCE N84°35'38"W A DISTANCE OF 144.06 FEET;

THENCE N75°14'29"W A DISTANCE OF 128.08 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE N02°44'00"W, ALONG SAID WEST LINE, A DISTANCE OF 921.98 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE S89°49'13"W, ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 2, A DISTANCE OF 5,283.44 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE N01°46'49"W, ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 2,068.20 FEET;

THENCE N54°27'35"E A DISTANCE OF 1,005.99 FEET TO THE NORTH LINE OF SAID NORTH HALF;

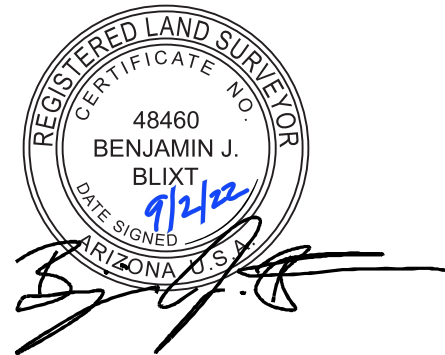
THENCE N89°54'46"E, ALONG SAID NORTH LINE, A DISTANCE OF 1,784.65 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE N89°54'53"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 2,621.27 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE N89°55'57"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,597.67 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1;

THENCE N89°12'08"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2,678.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 33,034,614 SQUARE FEET, OR 758.37 ACRES, MORE OR LESS



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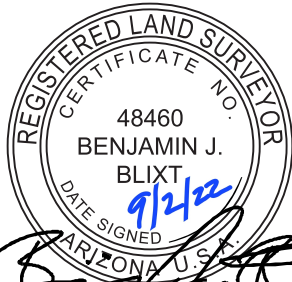
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Pinar County, Arizona

MLDR to Green Energy Exhibit

DATE: 08/25/2022

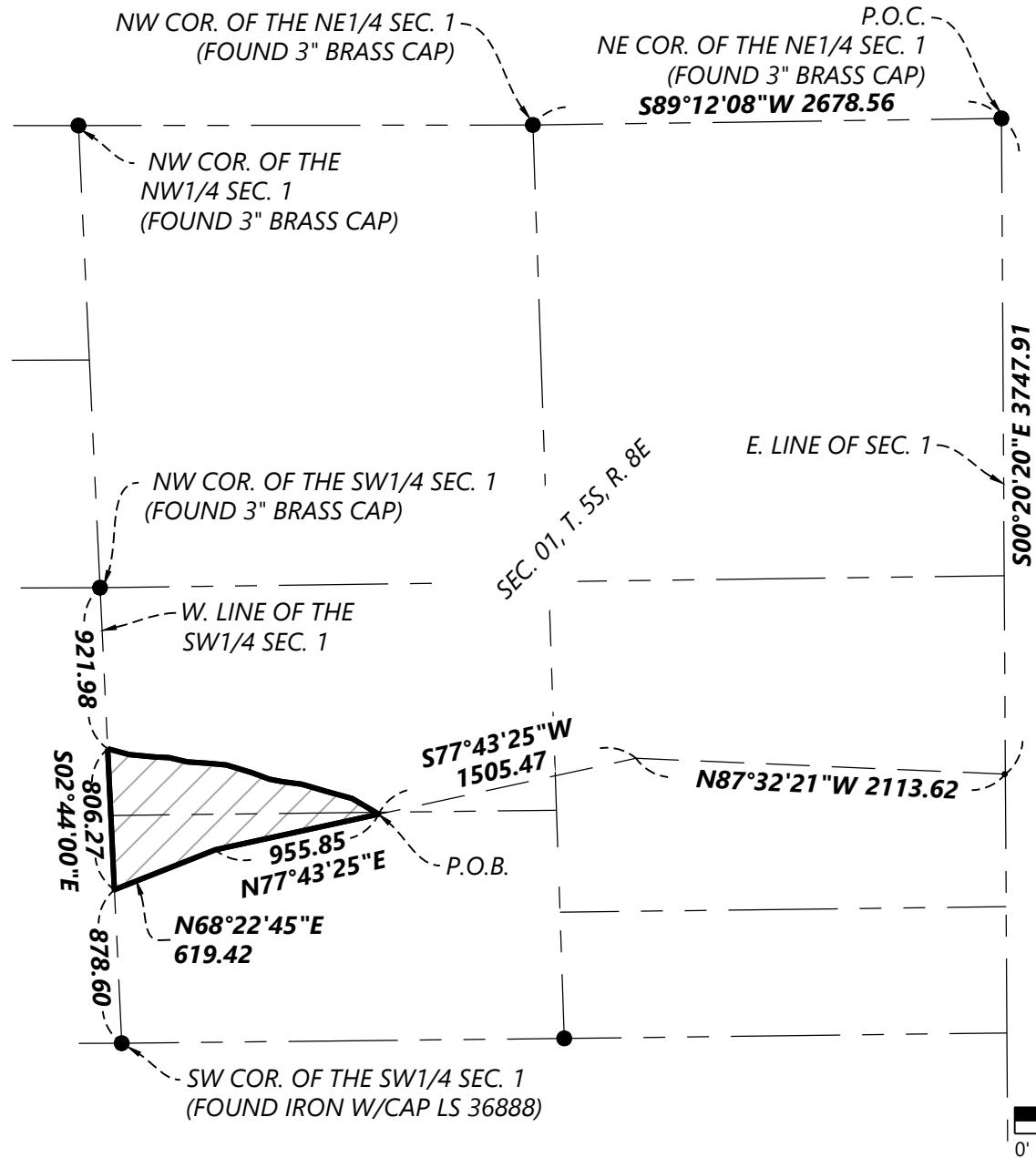
SHEET: 03 of 03



SEE SHEET 2 FOR PARCEL DETAIL

LEGEND

	SUBJECT AREA
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
	BOUNDARY LINE
	FOUND MONUMENT (SEE LABEL)
	SECTION LINE



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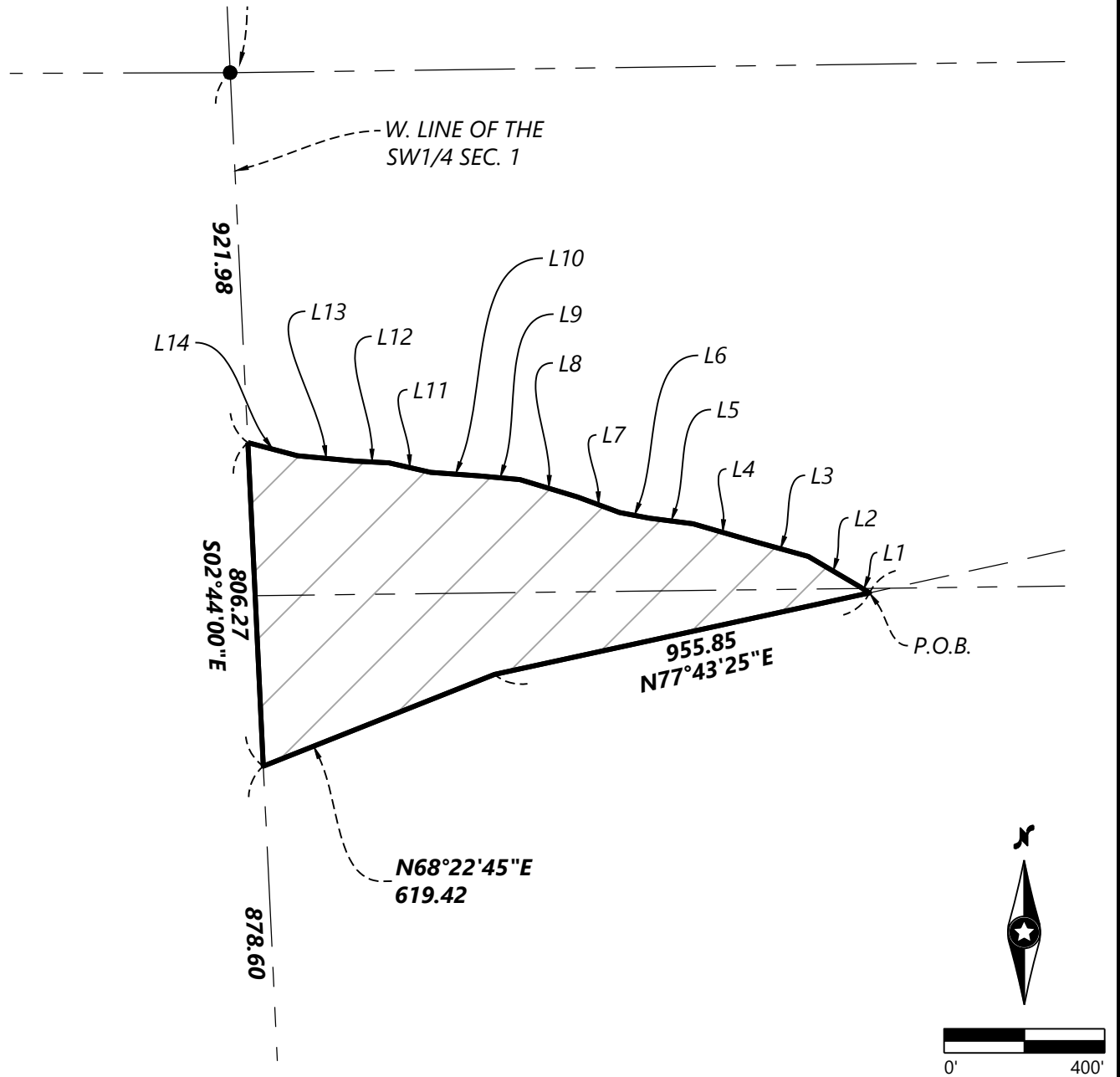
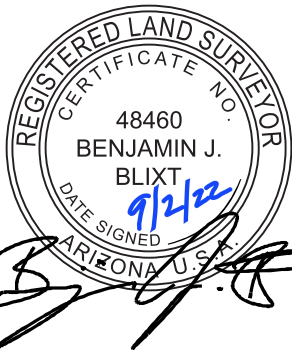
MLDR to Recreation/ Conservation Exhibit

DATE: 08/25/2022

SHEET: 01 of 03

LINE TABLE

LINE	BEARING	DISTANCE
L1	N58°13'42"W	33.06
L2	N59°32'09"W	144.06
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L8	N73°15'21"W	150.03
L9	N84°47'36"W	99.34
L10	N85°55'37"W	123.91
L11	N77°06'17"W	106.68
L12	N87°08'31"W	84.15
L13	N84°35'38"W	144.06
L14	N75°14'29"W	128.08



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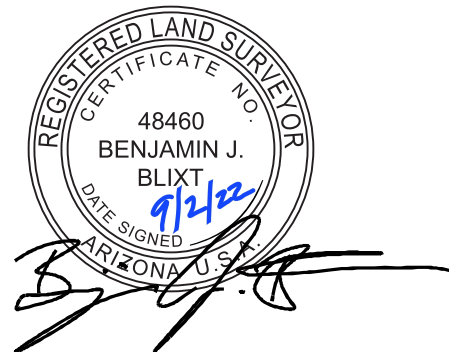
LEGAL DESCRIPTION

THAT PART OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, MONUMENTED BY A 3" BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, MONUMENTED BY A 3" BRASS CAP, BEARS S89°12'08"W A DISTANCE OF 2678.56 FEET AND IS THE **BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE S00°20'20"E, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 3,747.91 FEET;
THENCE N87°32'21"W A DISTANCE OF 2,113.62 FEET;
THENCE S77°43'25"W A DISTANCE OF 1,505.47 FEET TO **THE POINT OF BEGINNING**;
THENCE N58°13'42"W A DISTANCE OF 33.06 FEET;
THENCE N 59°32'09"W A DISTANCE OF 144.06 FEET;
THENCE N74°33'02"W A DISTANCE OF 143.89 FEET;
THENCE N73°48'08"W A DISTANCE OF 154.76 FEET;
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THENCE N84°35'38"W A DISTANCE OF 144.06 FEET;
THENCE N75°14'29"W A DISTANCE OF 128.08 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE S02°44'00"E, ALONG SAID WEST LINE, A DISTANCE OF 806.27 FEET;
THENCE N68°22'45"E A DISTANCE OF 619.42 FEET;
THENCE N77°43'25"E A DISTANCE OF 955.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 634,113 SQUARE FEET, OR 14.56 ACRES, MORE OR LESS.



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