

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

RESOLUTION NO. 2023-PZ-PA-010-23

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A 2023 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) TO GREEN ENERGY PRODUCTION; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-010-23

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 Major Comprehensive Plan Amendments; and,

WHEREAS, on May 26, 2023, the Pinal County Community Development Department (the “**Department**”) received an application for a Major Comprehensive Plan Amendment from an applicant representing the owner of certain property comprising approximately 956± acres located southwest of Casa Grande (Tax Parcel Nos.: 511-07-001B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B and a portion of 511-01-0020 situated in Sections 03, 04, and 09, Township 7 South, Range 5 East of the Gila and Salt River Meridian, Pinal County, Arizona) to re-designate approximately 956± acres from Moderate Low Density Residential and Employment to Green Energy Production Land Use designation (the “**Major Comprehensive Plan Amendment Application**”); and,

WHEREAS, the Major Comprehensive Plan Amendment Application was designated by the Department as Case No. PZ-PA-010-23; and,

WHEREAS, as part of Pinal County's public participation program for major comprehensive plan amendments, on September 7, 2023, the Pinal County Citizen Advisory Committee held a public meeting to review Case No. PZ-PA-010-23, and voted 8 – 2 in favor of forwarding a recommendation of approval to the Planning and Zoning Commission (the “**Commission**”); and,

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RESOLUTION NO. 2023-PZ-PA-010-23

WHEREAS, on or about October 10, 2023, the applicant agreed to remove the southernmost portion of the subject site that consists of approximately 148.35 acres (Parcel 511-07-001B) from the Major Comprehensive Plan Amendment Application that is designated as Employment within the Pinal County Comprehensive Plan; and,

WHEREAS, on October 19, 2023, the Commission held a public hearing on Case No. PZ-PA-010-23, after providing notice pursuant to statutory requirements, and following the public hearing voted 9 – 0 in favor of forwarding a recommendation of approval, as per staff report, of Case No. PZ-PA-010-23 to the Board for its consideration and official action; and,

WHEREAS, on November 1, 2023, the applicant provided a Boundary Survey showing the area subject to the revised Major Comprehensive Plan Amendment Application to be 805.36± acres as legally described in the attached **Exhibit “A”** (the “**Property**”); and,

WHEREAS, on November 15, 2023, the Board held a public hearing on Case No. PZ-PA-010-23, after providing notice pursuant to statutory requirements, and considered the Major Comprehensive Plan Amendment Application, as revised.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Major Comprehensive Plan Amendment Application in Case No. PZ-PA-010-23, as revised, 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 to Green Energy Production Land Use designation.

PASSED AND ADOPTED this 15th day of November, 2023, 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-010-23

LEGAL DESCRIPTION

A PORTION OF PARCEL NO. 2, SPECIAL WARRANTY DEED, RECORDED AS FEE NUMBER 2009-120120, RECORDS OF PINAL COUNTY, ARIZONA:

GOVERNMENT LOTS 3 AND 4 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE WEST 33 FEET OF GOVERNMENT LOT 4 AND THE WEST 33 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 3, AS CONVEYED TO PINAL COUNTY IN FEE NO. 2000-052535, RECORDS OF PINAL COUNTY, ARIZONA.

ALSO EXCEPTING 6% OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 78 OF DEED, PAGE 260, RECORDS OF PINAL COUNTY, ARIZONA.

AND ALSO,

PARCEL NO. 3, SPECIAL WARRANTY DEED, RECORDED AS FEE NUMBER 2009-120120, RECORDS OF PINAL COUNTY, ARIZONA:

GOVERNMENT LOTS 1, 2, 3 AND 4, THE SOUTH HALF OF THE NORTH HALF, AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE EAST 33 FEET OF GOVERNMENT LOT 1 AND THE EAST 33 FEET OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 4, AS CONVEYED TO PINAL COUNTY IN FEE NO. 2000-052535, RECORDS OF PINAL COUNTY, ARIZONA.

ALSO EXCEPTING 6% OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 78 OF DEED, PAGE 260, RECORDS OF PINAL COUNTY, ARIZONA.

APN: 511-01-002

QUITCLAIM DEED, RECORDED AS FEE NUMBER 2018-010171, RECORDS OF PINAL COUNTY, ARIZONA: THE NORTH HALF OF THE NORTH HALF OF THE

SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND

SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

APN: 511-01-003B

WARRANTY DEED, RECORDED AS FEE NUMBER 2016-048205, RECORDS OF PINAL COUNTY, ARIZONA:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND

SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

APN: 511-01-003D

PARCEL NO. 1 AND PARCEL NO. 2, BARGAIN AND SALE DEED, RECORDED AS FEE NUMBER 2009-043460, RECORDS OF PINAL COUNTY, ARIZONA:

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

APN: 511-01-003E AND 511-01-003F