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

RESOLUTION NO. 2024-PZ-PA-001-23

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE PINAL COUNTY COMPREHENSIVE LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM MODERATE LOW DENSITY RESIDENTIAL (MLDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-001-23

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 and Non-Major Comprehensive Plan Amendments; and

WHEREAS, on January 9, 2023, the Pinal County Community Development Department ("Department") received an application for a Non-Major Comprehensive Plan Amendment from the owner of certain properties located in unincorporated Pinal County (portion of tax parcel: 410-12-001D and legally described in the attached Exhibit A (the "Property")) to change the Comprehensive Plan Land Designation for the Property from Moderate Low Density Residential (MLDR) to Medium Density Residential (MDR) (Case No. PZ-PA-001-23); and

WHEREAS, on December 21, 2023, the Pinal County Planning and Zoning Commission held a public hearing on Case No. PZ-PA-001-23, after providing notice pursuant to statutory requirements, and following the public hearing voted 7 to 0 in favor of forwarding a recommendation of approval to the Board; and

WHEREAS, on February 7, 2024, the Board held a public hearing on Case No. PZ-PA-001-23, after providing notice pursuant to statutory requirements, and considered the application for the Non-Major Comprehensive Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the application for the Non-Major Comprehensive Plan Amendment in Case No. PZ-PA-001-23 is hereby approved and the Comprehensive Plan Land Use Map for the Properties legally described in the attached Exhibit A is hereby amended by changing the Land Use designation from Moderate Low Density Residential (MLDR) to Medium Density Residential (MDR)

[Signatures appear on the following page.]

PASSED AND ADOPTED this 7th day of February, 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"
TO
RESOLUTION NO. 2024-PZ-PA-001-23

LEGAL DESCRIPTION (SMITH-ROTHBERG)

TAX PARCEL: 410-12-001D

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

A part of Section 9, Township 10 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Southeast corner of the Southeast one-quarter of said section;

THENCE North 89' 56' 53' West along the South line of the said Southeast one-quarter, a distance of 50.87 feet to the POINT OF BEGINNING on the West right-of-way line of Interstate 10;

THENCE continue North 89° 56' 53'' West, along the said South line, a distance of 1,700.25 feet to the East line of the El Paso Natural Gas easement;

THENCE North 37° 51' 09'' West along the said East line, a distance of 1,365.93 feet;

THENCE North 54° 37' 04'' East 1,444.28 feet to the said West right-of-way line;

THENCE South 35° 22' 56' East along the said West right-of-way line, a distance of 856.29 feet;

THENCE South 35° 22' 45'' East along the said West right-of-way line, a distance of 1,494.12 feet to the **POINT OF BEGINNING**

EXCEPT for a period of (99) ninety-nine years from March 27, 1989, an undivided one-eight of all minerals, including oil and gas that may be on, in, under, or produced from the property, as reserved in Deed recorded in Docket 1593, page 760, Records of Pinal County, Arizona.

GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE CO., FILE NO. 06199288-128-CM COMMITMENT DATE: JANUARY 28, 2022.

2. BASIS OF BEARINGS: IS THE NORTH LINE OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND BEARING BEING: S 89°45'51" W.

3. AREA OF THIS PARCEL = **60.128**± ACRES.

4. THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.

5. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

6. FLOOD ZONE DESIGNATION IS SHADED ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 04021C2400E, PANEL NUMBER 2400 OF 2575, EFFECTIVE DATE: DECEMBER 4, 2007.

7. NO BUILDINGS OBSERVED.