

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

ORDINANCE NO. 2024-PZ-PA-012-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT FROM MID-INTENSITY ACTIVITY CENTER TO EMPLOYMENT FOR A CERTAIN PROPERTY LOCATED IN THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4 SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code § 2.170.010 to approve amendments to the Pinal County Comprehensive Plan, in order to conserve and promote the public health, safety, convenience and general welfare; and;

WHEREAS, on September 15, 2023, the Pinal County Community Development Department (the “**Department**”) received an application from Upfront Planning & Entitlements, LLC on behalf of the applicant, Stacy Brady, the landowner of a certain property located along West Maricopa-Casa Grande Highway and North Burriss Road (tax parcel nos.: 503-34-002A, 503-34-002B, 503-34-003, 503-34-004A) and legally described in the attached **Exhibit”A”** (the “**Property**”), requesting approval of a non-major comprehensive plan amendment for the Property (comprising a combined area of ± 26.88 acres) from Mid-Intensity Activity Center to Employment (the “**Non-Major Comprehensive Plan Amendment Application**”); and,

WHEREAS, the Department designated the Non-Major Comprehensive Plan Amendment Application as Case No. PZ-PA-012-23; and,

WHEREAS, on February 21, 2024 the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Non-Major Comprehensive Plan Amendment Application (the “**Public Hearing**”) whereat the Department staff presented the matter to the Commission and recommended that should the Commission find, after the presentation of the applicant and together with testimony and evidence presented at the public hearing, that approving the Non-Major Comprehensive Plan Amendment Application is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission should forward the Non-

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Major Comprehensive Plan Amendment Application to the Board with a favorable recommendation; and,

WHEREAS, during the Public Hearing the Commission voted 9-0 in favor of forwarding a recommendation of approval of the Non-Major Comprehensive Plan Amendment Application to the Board.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Non-Major Comprehensive Plan Amendment Application requesting approval of a Non-Major Comprehensive Plan Amendment for the Property from Mid-Intensity Activity Center to Employment is hereby approved.

PASSED AND ADOPTED this 20th day of March, 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

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[LEGAL DESCRIPTION]

APNs: 503-34-002A, 503-34-002B, 503-34-003, 503-34-004A

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW ¼ SW¼) OF SECTION THIRTEEN (13), TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER FOR SECTIONS 13, 14, 23 AND 24, TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MARKED BY A BRASS CAP, SAID POINT LYING NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST (BASIS OF BEARINGS) A DISTANCE OF 2649.49 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED BY A BRASS CAP IN HANDHOLE;

THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS EAST FEET ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

**THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 41 SECONDS EAST FEET ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 1349.02 FEET;
THENCE SOUTH 53 DEGREES 48 MINUTES 14 SECONDS EAST 412.27 FEET;
THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST 1.44 FEET;
THENCE SOUTH 53 DEGREES 49 MINUTES 59 SECONDS EAST 408.87 FEET;
THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 35.42 FEET;
THENCE SOUTH 53 DEGREES 45 MINUTES 24 SECONDS EAST 819.86 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼ SW ¼) OF SAID SECTION THIRTEEN (13);**

THENCE SOUTH 00 DEGREES 19 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE, 449.41 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, 1324.86 FEET TO THE POINT OF BEGINNING.

NET AREA IS 1,171,133 S.F AND/OR 26.885 ACRES MORE OR LESS