

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

ORDINANCE NO. 2024-PZ-004-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTIES LOCATED TO THE SOUTH OF EAST PINAL AIRPARK ROAD AND EAST OF SOUTH TRICO ROAD IN PINAL COUNTY (TAX PARCELS: 410-14-001A, 410-14-002A, and 410-15-0020) FROM GR to I-3, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-004-24**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on February 13, 2024, the Pinal County Community Development Department (the “**Department**”) received an application from The Church of Jesus Christ of Latter-day Saints a Utah Corporation, Landowner, and Serrano Solar LLC, applicant/agent, of property located to the south of E Pinal Airpark Road and east of S Trico Road in Pinal County (tax parcels: 410-14-001A, 410-14-002A, and 410-15-0020), legally described in the attached **Exhibit “A”** (the “**Property**”) to rezone the Property from GR to I-3 (the “**Rezoning Application**”); and,

WHEREAS, the Department designated the Rezoning Application as Case No. **PZ-004-24**; and,

WHEREAS, on March 21, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on Case No. **PZ-004-24**, giving no less than 15-days’ notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezone; and,

WHEREAS, following the public hearing, the Commission voted 7 to 0 in favor of forwarding a recommendation of approval to the Board with 1 Stipulation of Approval set forth in the attached **Exhibit “B”** (the “**Stipulation**”).

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

///

ORDINANCE NO. 2024-PZ-004-24

Section 1: The Rezoning Application to rezone the Property legally described and depicted in the attached **Exhibit "A"** from GR to I-3, is hereby approved subject to 1 Stipulation of Approval 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 24th DAY OF APRIL, 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
ORDINANCE NO. 2024-PZ-004-24**

**LEGAL DESCRIPTION
SERRANO SOLAR**

I-3 ZONING (INDUSTRIAL)

Legal Description
Serrano/Longroad Solar Correction
Case Numbers: PZ-PA-001-24, PZ-004-24, PZ-PD-002-24

A portion of the Southeast quarter of the Southwest quarter of Section 34, the Southeast quarter of Section 34, and the Southwest quarter of the Southwest quarter of Section 35, Township 10 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Section 34, marked by a 5/8-inch rebar, from which the southwest corner of said Section 34, marked by a 1 1/2-inch capped pipe stamped "Pacific", bears South 89°29'36" West, a distance of 5276.29 feet, being the South line of said Section 34, said line also being the basis of bearings for this description;

THENCE South 89°29'36" West, along said South line, a distance of 2748.56 to the centerline of South Trico Road as defined by the northerly extension of Trico Road (Pima County Road 699), as conveyed by deed recorded June 23, 1967 in Docket 509, page 817;

THENCE upon said centerline, North 00°16'25" West, a distance of 772.01 feet;

THENCE North 89°29'36" East along a line 772.00 feet north of and parallel with the South line of said Section 34, a distance of 2747.83 feet to the East line of said Section 34;

THENCE continuing North 89°29'36" East along a line 772.00 feet north of and parallel with the South line the southwest quarter of said of Section 35, a distance of 1324.00 feet to the East line of the southwest quarter of said southwest one-quarter of said Section 35;

THENCE upon said East line, South 00°18'27" East, a distance of 772.00 feet to the South line of said southwest quarter;

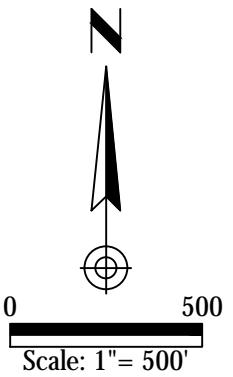
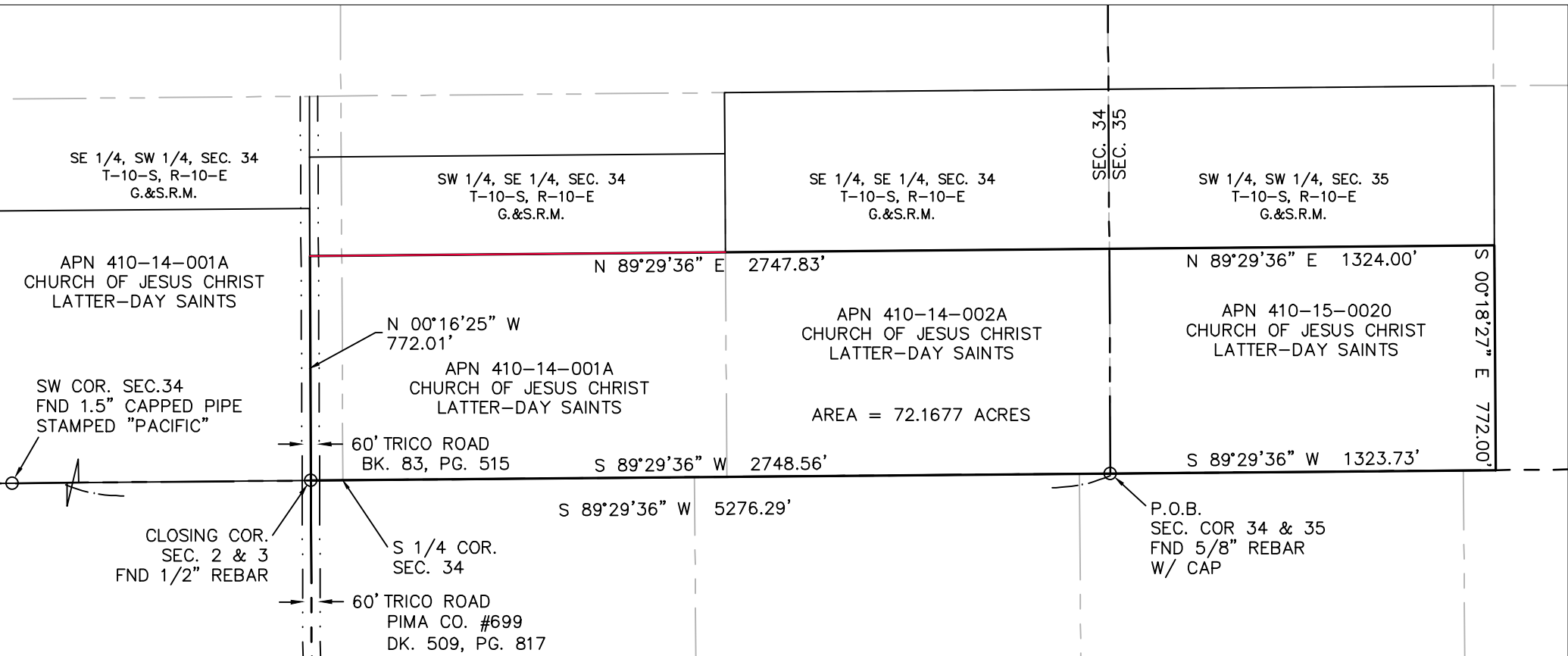
THENCE South 89°29'36" West, along said South line a distance of 1323.73 feet to THE POINT OF BEGINNING.

Said parcels containing 72.1677 acres of land, more or less.

See attached depiction of said Legal Description made a part hereof.

Prepared by:
Patrick McGarrity RLS
AZ # 49459





Prepared by:
nD Geomatics LLC
Patrick McGarrity RLS
AZ #49459 2/9/24

DEPICTION OF LEGAL DESCRIPTION FOR CASE NO. PZ-PA-001-24, PZ-004-24, PZ-PD-002-24
Portion of Sections 34 & 35, T-10-S, R-10-E, G&SRM, Pinal County, AZ

SERRANO / LONGROAD SOLAR CORRECTION

Job No.
110-20202

Sheet No.
2
of 2

EXHIBIT B
TO
ORDINANCE NO. 2024-PZ-004-24
[Stipulations of Approval]

1. Approval of this zone change (**PZ-004-24**) 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 and approvals.