

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

**ORDINANCE NO. 2024-PZ-PD-002-24**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PAD OVERLAY (PZ-PD-002-24) FOR CERTAIN PROPERTIES LOCATED TO THE SOUTH OF EAST PINAL AIRPARK ROAD AND EAST OF TRICO ROAD IN PINAL COUNTY (TAX PARCELS: 410-14-001A, 410-14-002A, and 410-15-0020) PROVIDING FOR A PAD OVERLAY ON 6± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-002-24**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development (PZ-PD-002-24) 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 (“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 “Properties”)) for a Planned Area Development Overlay (the “PAD”) (PZ-PD-002-24), Case No. **PZ-PD-002-24**); and

WHEREAS, on March 21, 2024, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-002-24**, giving no less than 15-day 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 22 Stipulations of Approval set forth in the attached Exhibit B (the “Stipulations”); and

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

**Section 1:** A PAD overlay shall be applied to the property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 22 Stipulations 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.

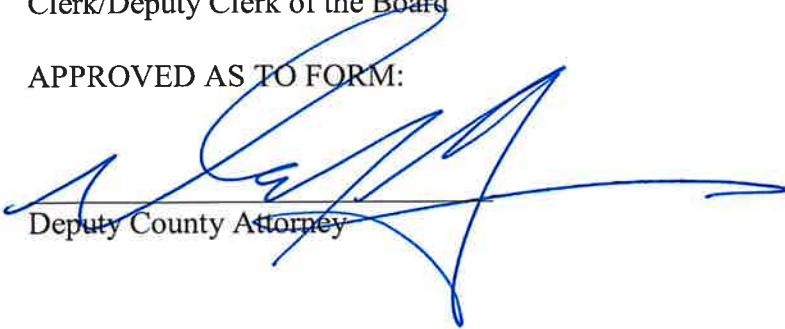
PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF APRIL, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
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-PD-002-24**

**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;

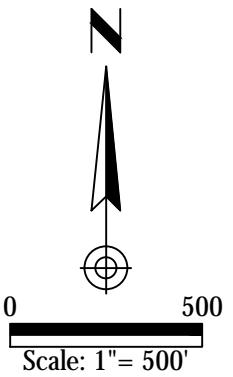
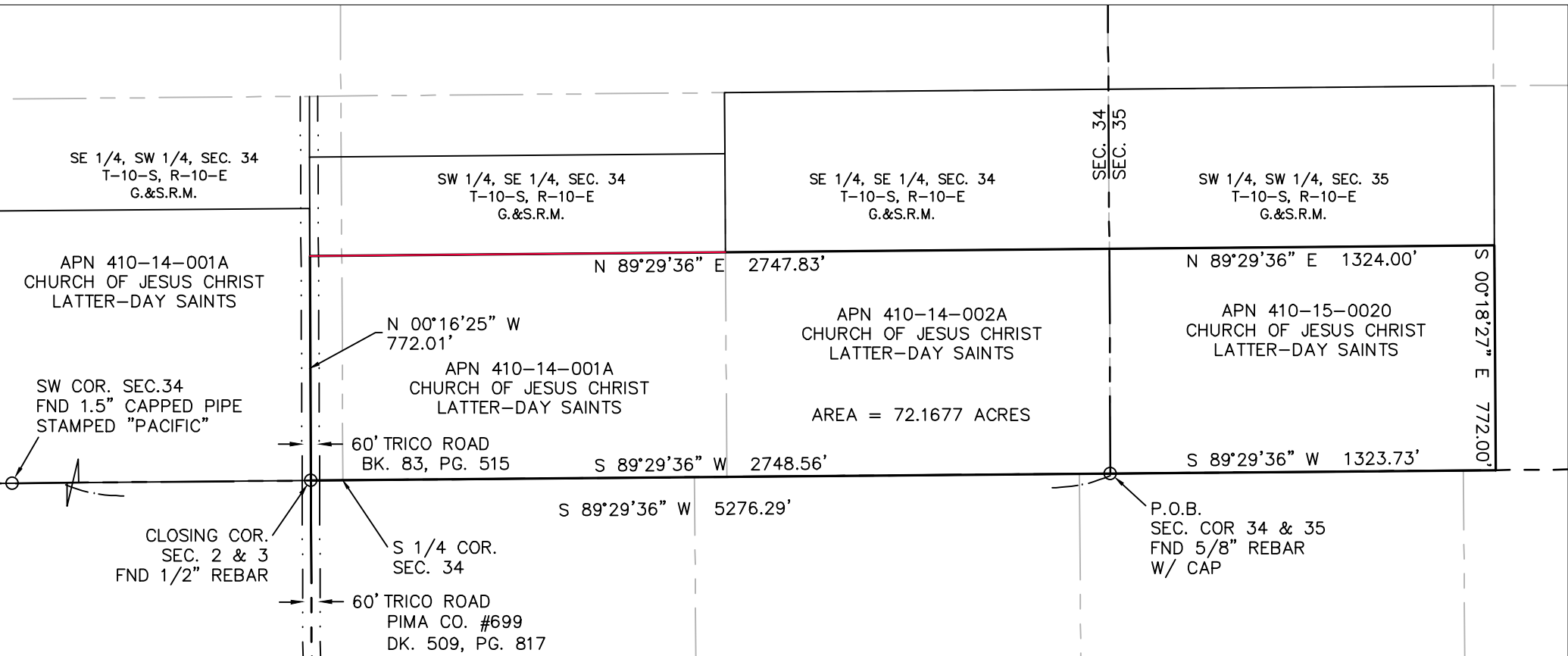
THENCE South 89°29'36" West, along said South line a distance of 1323.73 feet to THE POINT OF BEGINNING.

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.  
110-2023-011

Sheet No.  
2  
of 2

**EXHIBIT B**  
**TO**  
**ORDINANCE NO. 2024-PZ-PD-002-24**  
**[Stipulations of Approval]**

1. The stipulations enumerated herein pertain to the area described in case PZ-004-24 & PZ-PD-002-24;
2. Approval of this PAD (PZ-PD-002-24) 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;
3. All stipulations with the prior zone change (PZ-050-22) and PAD (PZ-PD-050-22) shall be left intact and unencumbered. Those stipulations are as follows;
4. The stipulations enumerated herein pertain to the area described in case PZ-050-22 & PZ-PD-050-22;
5. Approval of this PAD (PZ-PD-050-22) 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;
6. Serrano Solar and Storage Project Planned Area Development (PAD) Overlay District (PZ-PD-050-22) is to be developed as shown by the site plan/development plan dated July 11, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
7. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-050-22;
8. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will included an asphalt paved parking lot;
9. Landscape plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document.
10. The required landscape buffer along the north and west site boundaries shall include: mesquite (*Prosopis Chlensis*) a minimum of 24" box sized, planted a maximum of 50' on center, along with a minimum of 2 creosote (*Larrea Tridentada*) a minimum of 5 gallon sized for each mesquite. No irrigation will be required; however, supplemental watering may be necessary until plants are established. Plantings shall be maintained in good condition and dead plants replaced as necessary.
11. If required by Public Works/Engineering, the proposed Site Plan shall have a paved road arterial access to the project from all directions, road access and paved parking lots shall be paved with an all-weather roadway which may include gravel;
12. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
13. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;

14. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations.
15. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
17. A Traffic Impact Statement will be required. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for TRICO ROAD or Pinal AIRPARK ROAD shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
18. Half-street right-of-way dedication will be required for TRICO ROAD (western boundary). The required minimum half-street right-of-way is 40' for TRICO ROAD long the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
19. A portion of the subject property is located within a FEMA designated one-hundred year floodplain. A floodplain use permit will be required to be submitted for review and approval prior to the start of any construction on the subject site. An as-built plan shall be submitted after construction is complete showing all of the structures and work completed in the floodplain;
20. All right-of-way dedication shall be free and unencumbered;
21. Prior to construction, the owner/applicant shall secure a bond and financial assurances related to the decommissioning of the subject facility sufficient to insure all costs related to decommissioning and reclamation for the entire system. Said bond must remain valid until all decommissioning and reclamation obligations have been met, and shall be based upon a reclamation cost estimate; and
22. In the event that a GR use is ever permitted on the parcel or parcels to the north, A 6 foot CMU block wall must be erected in any area separated by differing zoning districts within 6 months of notice.