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

RESOLUTION NO. 2024 PZ-PA-007-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A 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 VERY LOW DENSITY RESIDENTIAL (VLDR, 0-1 DU/AC) AND MODERATE LOW DENSITY RESIDENTIAL (MLDR, 1-3.5 DU/AC) TO GREEN ENERGY PRODUCTION; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-007-24.

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 30, 2024, 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 2,148.94± acres located eight miles south of Eloy and approximately seven miles south of interstate 10 (Tax Parcel Nos.: 408-11-025B, 408-11-025C, 408-11-025D, 408-11-024A, 408-11-024C, 408-11-0230, 408-15-0020, 408-15-0010, 408-12-0020, 408-12-0030 situated in portions of Sections 13, 23, 24 and 25, Township 09 South, Range 07 East, Gila and Salt River Baseline and Meridian (G&SRB&M), as legally described in the attached **Exhibit "A"** (the "**Property**")) to re-designate the Property from Very Low Density Residential (VLDR, 0-1 du/ac) and Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Green Energy Production (the "**Major Comprehensive Plan Amendment Application**"); and,

WHEREAS, the Department designated the Major Comprehensive Plan Amendment Application as Case No. PZ-PA-007-24; and,

WHEREAS, as part of Pinal County's public participation program for major comprehensive plan amendments, on September 5, 2024, the Pinal County Citizen Advisory Committee held a public meeting on Case No. PZ-PA-007-24, after providing notice pursuant to statutory requirements, and following the public meeting voted 14 to 0 in favor of forwarding a recommendation of approval to the Pinal County Planning and Zoning Commission (the "**Commission**"); and,

RESOLUTION NO. 2024 PZ-PA-007-24

WHEREAS, on September 25, 2024, the Commission held a public hearing on Case No. PZ-PA-007-24, after providing notice pursuant to statutory requirements, and following the public hearing voted 7 to 0 in favor of forwarding a recommendation of approval as per the staff report, to the Board; and,

WHEREAS, on October 30, 2024, the Board held a public hearing on Case No. PZ-PA-007-24, after providing notice pursuant to statutory requirements, and considered the Major Comprehensive Plan Amendment Application; and,

WHEREAS, the Board believes that approving the Major Comprehensive Plan Amendment Application is consistent with the current and anticipated needs of Pinal County, and meets the land use policies and goals of Pinal County regarding future development.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Major Comprehensive Plan Amendment Application, Department Case No. PZ-PA-007-24, 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 Very Low Density Residential (VLDR, 0-1 du/ac) and Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Green Energy Production.

PASSED AND ADOPTED this 30th day of October, 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

PZ-PA-007-24 CACTUS FLOWER SOLAR
EXHIBIT A
LEGAL DESCRIPTION

APNS: 408-11-025B, 408-11-025D, 408-11-024A, 408-11-024C, & 408-11-025C

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

ALL OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 693.00 FEET OF THE EAST 677.00 FEET THEREOF;

THE ABOVE ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2" ALUM CAP MARKED "DICKSON LS 466", SAME BEING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE SOUTH 00°27'01" EAST ALONG THE EAST LINE OF THE NORTHEAST CORNER OF SAID SECTION 25 A DISTANCE OF 2680.66 FEET TO A FOUND 5/8 INCH REBAR WITH ORANGE PLASTIC CAP 0.7 FEET BELOW GRADE, SAME BEING THE EAST ONE-QUARTER CORNER OF SAID SECTION 25;

THENCE SOUTH 00°27'04" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1987.45 FEET TO A CALCULATED POINT;

THENCE LEAVING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 SOUTH 89°28'46" WEST A DISTANCE OF 677.00 FEET TO A CALCULATED POINT;

THENCE SOUTH 00°27'04" EAST A DISTANCE OF 693.00 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID SECTION 25;

THENCE SOUTH 89°28'46" WEST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 4619.82 FEET TO A FOUND 1" IRON PIPE 0.8 FEET BELOW GRADE, SAME BEING REFERENCED ON RECORD OF SURVEY FEE NO. 2013-096071 FILED 12/17/2013 OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAME BEING THE SOUTHWEST CORNER OF SAID SECTION 25;

THENCE NORTH 00°00'05" WEST ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 5276.88 FEET TO A FOUND 1/2 INCH IRON PIPE 0.2 FEET BELOW GRADE, SAME BEING THE NORTHWEST CORNER OF SAID SECTION 25;

THENCE NORTH 88°33'32" EAST ALONG THE NORTH LINE OF SAID SECTION 25 A DISTANCE OF 5256.23 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

CONTAINING 633.450 ACRES (27,593,062 SQ. FT.) OF LAND, MORE OR LESS.

APN: 408-11-023

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

ALL OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THE ABOVE ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4 INCH IRON PIPE 1.0 FEET BELOW GRADE, SAME BEING REFERENCED ON RECORD OF SURVEY FEE NO. 2006-065248 FILED 05/05/2006 OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAME BEING REFERENCED ON RECORD OF SURVEY FEE NO. 2005-121310 FILED 09/14/2005 OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAME BEING THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE SOUTH 00°40’58” EAST ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 5332.98 FEET TO A FOUND 1/2 INCH IRON PIPE 0.2 FEET BELOW GRADE, SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 23;

THENCE SOUTH 89°36’58” WEST ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 5331.55 FEET TO A FOUND 2 INCH IRON PIPE 0.2 FEET BELOW GRADE, SAME BEING REFERENCED ON RECORD OF SURVEY FEE NO. 2013-096071 FILED 12/17/2013 OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAME BEING THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE NORTH 00°24’58” WEST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 5348.66 FEET TO A FOUND 2 INCH IRON PIPE 1.0 FEET BELOW GRADE, SAME BEING THE NORTHWEST CORNER OF SAID SECTION 23;

THENCE NORTH 89°47’11” EAST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 5306.76 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND.

CONTAINING 652.164 ACRES (28,408,250 SQ. FT.) OF LAND, MORE OR LESS.

APN: 408-15-002

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

ALL OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTH 1760 FEET THEREOF;
THE ABOVE ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2 INCH ALUMINUM CAP MARKED “DICKSON LS 466” 0.3 FEET BELOW GRADE, SAME BEING THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE SOUTH 88°33’32” WEST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 5256.23 FEET TO A FOUND 1/2 INCH IRON PIPE 0.2 FEET BELOW GRADE, SAME BEING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE NORTH 00°40’58” WEST ALONG THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 3572.75 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID SECTION 24;

THENCE NORTH 88°24’33” EAST A DISTANCE OF 5297.56 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID SECTION 24;

THENCE SOUTH 00°01’33” EAST ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 3587.37 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER LIKE SUBSTANCES IN, OR UNDER, SAID LAND, AS RESERVED UNTO THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT TO SAID LAND.

CONTAINING 433.595 ACRES (18,887,378 SQ. FT.) OF LAND, MORE OR LESS.

APN’S: 408-12-002 AND 408-12-003

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 1760 FEET OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THE ABOVE ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4 INCH IRON PIPE 1.0 FEET BELOW GRADE, SAME BEING REFERENCED ON RECORD OF SURVEY FEE NO. 2005-121310 FILED 09/14/2005 OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAME BEING REFERENCED ON RECORD OF SUREY FEE NO. 2006-065248 FILED 05/05/2006, SAME BEING THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE NORTH 00°41’11” WEST ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 1760.22 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID SECTION 13;

THENCE LEAVING THE WEST LINE OF SAID SECTION 13 NORTH 88°24’34” EAST A DISTANCE OF 5338.75 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID SECTION 13;

THENCE SOUTH 00°00’10” EAST ALONG OF THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1760.68 FEET TO A CALCULATED POINT, SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 88°24’34” WEST ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 5317.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL RIGHTS TO ANY AND ALL MINERALS, ORES, AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER SUBSTANCES AS RESERVED TO THE STATE OF ARIZONA, AS SET FORTH IN THE PATENT TO SAID LAND.

CONTAINING 215.283 ACRES (9,377,724 SQ. FT.) OF LAND, MORE OR LESS.

APN: 408-15-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 1760 FEET OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THE ABOVE ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4 INCH IRON PIPE 1.0 FEET BELOW GRADE, SAME BEING REFERENCED ON RECORD OF SURVEY FEE NO. 2005-121310 FILED 09/14/2005 OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAME BEING REFERENCED ON RECORD OF SUREY FEE NO. 2006-065248 FILED 05/05/2006, SAME BEING THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE NORTH 88°24’34” EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 5317.75 FEET TO A CALCULATED POINT, SAME BEING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE SOUTH 00°01’33” EAST ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 1760.66 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID SECTION 24;

THENCE LEAVING THE EAST LINE OF SAID SECTION 24 SOUTH 88°24’33” WEST A DISTANCE OF 5297.56 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID SECTION 24;

THENCE NORTH 00°40’58” WEST ALONG THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 1760.22 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES AS RESERVED IN THE PATENT TO SAID LAND.

CONTAINING 214.451 ACRES (9,341,483 SQ. FT.) OF LAND, MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000161059603405