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

RESOLUTION NO. 2024 PZ-PA-008-24

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 MODERATE LOW DENSITY RESIDENTIAL (MLDR, 1-3.5 DU/AC) TO PUBLIC FACILITIES/SERVICES; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-008-24.

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 351.8± acres located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande (Tax Parcel Nos. 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B situated in portions of Sections 1 and 12, Township 07 South, Range 04 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 Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Public Facilities/Services Land Use designation. (the **"Major Comprehensive Plan Amendment Application"**); and

WHEREAS, the Department designated the Major Comprehensive Plan Amendment Application as Case No. PZ-PA-008-24; 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-008-24, after providing notice pursuant to statutory requirements, and following the public meeting voted 0 to 16 to forward a recommendation of denial to the Pinal County Planning and Zoning Commission (the "**Commission**"); and,

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WHEREAS, on September 25, 2024, the Commission held a public hearing on Case No. PZ-PA-008-24, after providing notice pursuant to statutory requirements, and following the public hearing voted 5 to 2 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-008-24, 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-008-24 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 Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Public Facilities/Services Land Use designation.

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-008-24 PROJECT BELLA

EXHIBIT A
LEGAL DESCRIPTION

APNS: 500-17-004A, 500-17-004B, 500-17-005, 500-17-006B, 500-12-007A, 500-12-007B

PARCEL 1:

LOTS 16 AND 17, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 2:

THE SOUTH HALF OF LOT 15, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 3:

LOTS 1, 2, 3 AND 12, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 4:

A PORTION OF PARCEL "4" OF RECORD OF SURVEY, FEE NO. 2018-013159 LOCATED WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 12 BEARS SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 7901.41 FEET, AND FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST, A DISTANCE OF 2641.13 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2640.92 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE NORTHWEST CORNER OF SAID PARCEL "4" AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 1320.57 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. 49864;

THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 1320.81 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 08 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 169.92 FEET TO A FOUND 1/2-INCH REBAR WITH ORANGE PLASTIC CAP STAMPED R.L.S. #42017;

THENCE NORTH 60 DEGREES 28 MINUTES 44 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 1321.04 FEET TO A FOUND 1/2-INCH REBAR WITH TAG STAMPED R.L.S. #42017;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 67.23 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 520.37 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS WEST, A DISTANCE OF 66.63 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 150.39 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

PARCEL 5:

THAT PART OF LOTS 9 AND 10, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

STARTING AT THE EXTREME NORTHEAST CORNER OF LOT 10 AND RUNNING 1490 FEET ALONG THE NORTH LINE OF LOTS 9 AND 10;

THENCE RUNNING IN A SOUTHEASTERLY DIRECTION UNTIL THE EAST LINE OF LOT 10, IS INTERSECTED 750 FEET SOUTH OF THE EXTREME NORTHEAST CORNER OF LOT 10;

THENCE RUNNING NORTH ALONG THE EAST LINE OF LOT 10 FOR A DISTANCE OF 750 FEET TO THE PLACE OF BEGINNING, SAID TRACT BEING A TRIANGLE.

PARCEL 6:

THAT PART OF LOTS 11, 13 AND 14, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH OF A LINE EXTENDING FROM A POINT ON THE WEST LINE OF SAID LOT 11, WHICH IS 570 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 11, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 825 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 13;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED;

TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT, 862), AS SET FORTH IN THE PATENT TO SAID LAND;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL FROM PARCELS 3 AND 6 ABOVE;

THAT PORTION OF LOTS 12 AND 13, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 00 DEGREES 15 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 317.29 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST 665.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.