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

RESOLUTION NO. 2024-PZ-PA-005-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A 2024 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 (1-3.5 DU/AC) TO GREEN ENERGY PRODUCTION; IN CONNECTION WITH PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT CASE NO. PZ-PA-005-24.

WHEREAS, the Pinal County Board of Supervisor (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 29, 2024, the Pinal County Development Services Department (the **"Department"**) received an application for a Major Comprehensive Plan Amendment from an applicant representing the owner of certain property comprising approximately 1,227.5 acres (located in San Manuel on portions of tax parcels: 307-20-0010, 307-20-002B, 307-08-389E, 307-05-019R, and 307-05-019W and situated on portions of Sections 28, 29, 32, 33, and 34 of Township 9 South, Range 17 East, together with portions of Sections 3 and 4 of Township 10 South, Range 17 East of the Gila and Salt River Meridian, Pinal County, Arizona) to re-designate the property from Moderate Low Density Residential and Employment to Green Energy Production land use designation (the **"Major Comprehensive Plan Amendment Application"**); and,

WHEREAS, the Major Comprehensive Plan Amendment Application was designated by the Department as Case No. PZ-PA-005-24; and,

WHEREAS, on July 17, 2024, the applicant provided a revised Boundary Survey and Legal Description showing the area subject to the Major Comprehensive Plan Amendment Application to be approximately 1,227.5 acres as set forth on the attached **Exhibit "A"** (the "**Property**"); and,

WHEREAS, on July 18, 2024, the Planning and Zoning Commission (the **"Commission"**) held a work session to discuss the Proposed Major Comprehensive Plan Amendment; and,

WHEREAS, on August 14, 2024, the Board held a work session to discuss the Proposed Major Comprehensive Plan Amendment; and,

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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-005-24, after providing notice pursuant to statutory requirements, and following the public meeting voted 8-7 in favor of forwarding a recommendation of approval to the Commission; and,

WHEREAS, on September 25, 2024, the Commission held a public hearing on Case No. PZ-PA-005-24, after providing notice pursuant to statutory requirements, and following the public hearing voted 5-2 in favor of forwarding a recommendation of approval of Case No. PZ-PA-005-24 to the Board for its consideration and official action; and,

WHEREAS, on October 30, 2024, the Board held a public hearing on Case No. PZ-PA-005-24, 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 the county, and meets the land use policies and goals of Pinal County regarding future development.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Major Comprehensive Plan Amendment Application, Department Case No. PZ-PA-005-24, 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 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

EXHIBIT "A"

TO

RESOLUTION NO. 2024-PZ-PA-005-24

[LEGAL DESCRIPTION OF PROPERTY SUBJECT TO MAJOR CPA PZ-PA-005-24]

THAT PORTION OF SECTIONS 28, 29, 32, 33, AND 34, TOWNSHIP 9 SOUTH, RANGE 17 EAST, TOGETHER WITH PORTIONS OF SECTIONS 3
AND 4, TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2-INCH ALUMINUM CAP STAMPED "LS 12900 ¼ 28|33 2008" FOUND AT THE QUARTER CORNER COMMON TO SAID SECTIONS 28 AND 33, FROM WHICH THE 2-INCH ALUMINUM CAP STAMPED "LS 12900 28|29|32|33 2008" FOUND AT THE CORNER COMMON TO SAID SECTIONS 28, 29, 32, AND 33, BEARS NORTH 89 DEGREES 49 MINUTES 48 SECONDS WEST A DISTANCE OF 2637.24 FEET, SAID LINE BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, SAID LINE ALSO BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 49 MINUTES 48 SECONDS WEST A DISTANCE OF 545.06 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 51 DEGREES 13 MINUTES 06 SECONDS EAST A DISTANCE OF 4172.52 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; FROM WHICH THE 2" ALUMINUM CAP STAMPED "LS 12900 2008" FOUND AT THE EAST QUARTER CORNER FOR SAID SECTIONS 33 BEARS SOUTH 01°31'38" EAST A DISTANCE OF 7.30 FEET;

THENCE CONTINUING SOUTH 51 DEGREES 13 MINUTES 06 SECONDS EAST A DISTANCE OF 2408.22 FEET;

THENCE SOUTH 61 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 2417.02 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, FROM WHICH THE MOUND OF STONES FOUND AT THE SOUTH EAST CORNER OF SAID SECTION 34 BEARS SOUTH 89°29'30" WEST A DISTANCE OF 1280.97 FEET;

THENCE CONTINUING SOUTH 61 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 863.00 FEET;

THENCE SOUTH 45 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 5944.39 FEET TO THE EXISTING NORTHEAST RIGHT-OF-WAY LINE OF THE STATE ROUTE 76 (VETERANS MEMORIAL BOULEVARD) PER ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) DRAWING NUMBER D-11-T-414, PROJECT NUMBER S-358-702;

THENCE ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, NORTH 49 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 507.68 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, FROM WHICH THE 2.5" US GLO

BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 00°55'50" EAST A DISTANCE OF 845.24 FEET;

THENCE CONTINUING ALONG SAID NORTHEAST RIGHT-OF-WAY LINE AND CONTINUING NORTH 49 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 3552.02 FEET TO A POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5629.58 FEET;

THENCE CONTINUING ALONG SAID NORTHEAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING AN ARC LENGTH OF 1323.74 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 28 MINUTES 21 SECONDS;

THENCE CONTINUING ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, NORTH 35 DEGREES 40 MINUTES 39 SECONDS WEST A DISTANCE OF 965.87 FEET;

THENCE NORTH 47 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 423.72 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER LINE OF SECTION 4, FROM WHICH THE 2.5" US GLO BRASS CAP FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 89°08'37" EAST A DISTANCE OF 1103.59 FEET;

THENCE CONTINUING NORTH 47 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 296.58 FEET;

THENCE NORTH 30 DEGREES 51 MINUTES 37 SECONDS WEST A DISTANCE OF 2600.66 FEET;

THENCE SOUTH 48 DEGREES 45 MINUTES 53 SECONDS WEST A DISTANCE OF 415.95 FEET;

THENCE NORTH 36 DEGREES 34 MINUTES 00 SECONDS WEST A DISTANCE OF 276.19 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FROM WHICH THE 2" ALUMINUM CAP STAMPED "LS 12900" FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 33 BEARS NORTH 01°22'31" WEST A DISTANCE OF 223.95 FEET;

THENCE CONTINUING NORTH 36 DEGREES 34 MINUTES 00 SECONDS WEST A DISTANCE OF 1431.66 FEET;

THENCE NORTH 36 DEGREES 06 MINUTES 42 SECONDS WEST A DISTANCE OF 1058.41 FEET;

THENCE NORTH 42 DEGREES 12 MINUTES 30 SECONDS EAST A DISTANCE OF 601.05 FEET;

THENCE NORTH 28 DEGREES 52 MINUTES 28 SECONDS WEST A DISTANCE OF 464.98 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, FROM WHICH THE 2" ALUMINUM CAP STAMPED "LS 12900 2008" FOUND AT THE

NORTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 87°29'11" EAST A DISTANCE OF 1231.08 FEET;

THENCE CONTINUING NORTH 28 DEGREES 52 MINUTES 28 SECONDS WEST A DISTANCE OF 1032.69 FEET;

THENCE NORTH 59 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 32.37 FEET TO THE EXISTING SOUTHEAST LINE OF THE ARIZONA PUBLIC SERVICE SUBSTATION YARD PER FEE NUMBER 2005-075921 PINAL COUNTY RECORDER (PCR);

THENCE ALONG SAID SOUTHEAST LINE AND CONTINUING NORTH 59 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 411.53 FEET;

THENCE NORTH 87 DEGREES 34 MINUTES 45 SECONDS EAST A DISTANCE OF 845.14 FEET;

THENCE NORTH 87 DEGREES 34 MINUTES 45 SECONDS EAST A DISTANCE OF 845.14 FEET;

THENCE NORTH 84 DEGREES 08 MINUTES 04 SECONDS EAST A DISTANCE OF 475.06 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, FROM WHICH THE 2" ALUMINUM CAP STAMPED "LS 12900 2008" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 01°23'32" EAST A DISTANCE OF 1271.14 FEET;

THENCE CONTINUING NORTH 84 DEGREES 08 MINUTES 04 SECONDS EAST A DISTANCE OF 406.47 FEET;

THENCE SOUTH 54 DEGREES 17 MINUTES 29 SECONDS EAST A DISTANCE OF 908.20 FEET;

THENCE SOUTH 51 DEGREES 13 MINUTES 06 SECONDS EAST A DISTANCE OF 1258.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 53,466,285 SQUARE FEET OR 1,227.417 ACRES, MORE OR LESS.
AREA, BEARINGS AND DISTANCES ARE BASED ON ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (2011), INTERNATIONAL FEET. THE RECIPROCAL OF THE COMBINED SCALE FACTOR IS 1.000071815.