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

RESOLUTION NO. 2024 PZ-PA-009-24

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 GREEN ENERGY PRODUCTION; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-009-24.

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 June 3, 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 properties comprising approximately 1,089.79± acres located approximately six miles southwest of Maricopa and approximately 5 miles west of Highway 347 (Tax Parcel Nos.: 510- 45-001A, 510-44-001D, 510-44-001E, 510-44-001F, 510-44-001G, 510-47-0010, and 510-46-0040 situated in portions of Sections 21, 22, 27 and 28, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, as legally described in the attached **Exhibit "A"** (the "**Property**")) to re-designate the property from Moderate Low Density Residential (MLDR, 1-3.5DU/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-009-24; 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 to review Case No. PZ-PA-009-24, after providing notice pursuant to statutory requirements, and following the public meeting voted 9 to 7 in favor of forwarding a recommendation of approval 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-009-24, after providing notice pursuant to statutory requirements, and following the public hearing voted 6 to 1 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-009-24, 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-009-24, is hereby approved and the Pinal county 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 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
LEGAL DESCRIPTION

A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, SOUTH 89°59'09" EAST, A DISTANCE OF 2641.99 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, SOUTH 89°52'23" EAST, A DISTANCE OF 2638.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, NORTH 89°52'22" EAST, A DISTANCE OF 2637.84 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, NORTH 89°53'53" EAST, A DISTANCE OF 2393.16 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 34°14'45" WEST, A DISTANCE OF 1383.89 FEET;

THENCE SOUTH 07°35'13" WEST, A DISTANCE OF 2002.42 FEET;

THENCE SOUTH 15°37'56" EAST, A DISTANCE OF 772.29 FEET;

THENCE SOUTH 08°00'13" EAST, A DISTANCE OF 344.78 FEET;

THENCE SOUTH 00°22'59" EAST, A DISTANCE OF 406.79 FEET;

THENCE SOUTH 89°57'19" WEST, A DISTANCE OF 1617.81 FEET;

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EXHIBIT A
LEGAL DESCRIPTION

THENCE SOUTH 00°06'41" WEST, A DISTANCE OF 659.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°56'26" WEST, A DISTANCE OF 1106.12 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 10°56'33" WEST, A DISTANCE OF 982.30 FEET;

THENCE SOUTH 83°06'30" WEST, A DISTANCE OF 844.10 FEET;

THENCE NORTH 85°06'15" WEST, A DISTANCE OF 512.49 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 85°02'32" WEST, A DISTANCE OF 56.27 FEET;

THENCE NORTH 77°37'57" WEST, A DISTANCE OF 613.24 FEET;

THENCE NORTH 67°58'49" WEST, A DISTANCE OF 960.90 FEET;

THENCE NORTH 71°54'14" WEST, A DISTANCE OF 568.52 FEET;

THENCE NORTH 35°53'10" WEST, A DISTANCE OF 430.50 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID SOUTH LINE, NORTH 89°57'52" WEST, A DISTANCE OF 297.40 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 21;

THENCE NORTH 00°07'28" EAST, A DISTANCE OF 431.85 FEET;

THENCE NORTH 52°42'00" WEST, A DISTANCE OF 1074.77 FEET;

THENCE NORTH 46°22'30" WEST, A DISTANCE OF 383.18 FEET;

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EXHIBIT A
LEGAL DESCRIPTION

THENCE NORTH 12°50'13" WEST, A DISTANCE OF 555.77 FEET;

THENCE NORTH 01°47'03" EAST, A DISTANCE OF 750.44 FEET;

THENCE NORTH 89°58'18" WEST, A DISTANCE OF 1402.89 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, NORTH 00°05'00" EAST, A DISTANCE OF 2639.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,089.79 ACRES MORE OR LESS.



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