

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

RESOLUTION NO. 2024-PZ-PA-012-24

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 MIXED USE - RESIDENTIAL FOCUSED AND EMPLOYMENT; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-012-24.

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 two adjacent parcels cumulatively comprising approximately 96± acres located approximately six miles southwest of Maricopa and approximately 5 miles west of Highway 347 (Tax Parcel Nos.: 210-44-0020 & 210-44-0040) situated in a portion of Section 29, Township 3 South, Range 9 East of the Gila & Salt River Base & Meridian 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) land use designation to two separate land use designations: **(1)** Mixed Use - Residential Focused; and **(2)** Employment (the “**Major Comprehensive Plan Amendment Application**”); and,

WHEREAS, that portion of the Property requested by the applicant to be re-designated as Mixed Use – Residential Focused comprises +/- 16 acres as set forth in the legal description attached as **Exhibit “B”**; and,

WHEREAS, that portion of the Property requested by the applicant to be re-designated as Employment comprises +/- 80 acres as set forth in the legal description attached as **Exhibit “C”**; and,

WHEREAS, the Department designated the Major Comprehensive Plan Amendment Application as Case No. PZ-PA-012-24; 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-012-24, after providing notice pursuant to statutory requirements, and following the public meeting voted 15 to 0 in favor of forwarding a recommendation of approval to the Pinal County Planning and Zoning Commission (the "**Commission**"); and,

WHEREAS, on September 25, 2024, the Commission held a public hearing on Case No. PZ-PA-012-24, 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-012-24, 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 Board that the Major Comprehensive Plan Amendment Application, Department Case No. PZ-PA-012-24, 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 as follows: **(1)** that portion of the Property as legally described and identified on attached **Exhibit "B"** comprising approximately +/- 16 acres shall be re-designated from Moderate Low Density Residential (MLDR 1-3.5 DU/AC) to Mixed Use - Residential Focused land use designation; and **(2)** that portion of the Property as legally described and identified on attached **Exhibit "C"** comprising approximately +/- 80 acres shall be re-designated from Moderate Low Density Residential (MLDR 1-3.5 DU/AC) to Employment land use designation.

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[Signatures appear on the following page.]

RESOLUTION NO. 2024-PZ-PA-012-24

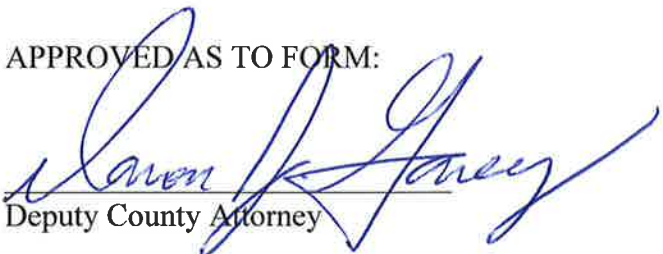
PASSED AND ADOPTED this 30th day of October, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

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-012-24

EXHIBIT A

PARCEL 1:

That portion of the Northwest quarter of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said Section 29;

Thence South 89° 38' 50" East along the Northerly line of said Section 29, a distance of 928.75 feet to a point from which the North quarter corner of said Section 29 bears South 89° 38' 50" East, 1,699.00 feet distant therefrom;

Thence South 00° 09' 06" East, 1,517.22 feet;

Thence North 89° 38' 35" West, being parallel with .and 1,121.84 feet Northerly of the Southerly line of the Northwest quarter of said Section 29, a distance of 932.77 feet to a point on the Westerly line of the Northwest quarter of said Section 29;

Thence North (assumed bearing) along the Westerly line of said Section 29, a distance of 1,517.11 feet to the point of beginning;

EXCEPT all oil, gas and minerals as reserved in Deed recorded in Book 81 of Deeds, Page 62.

PARCEL 2:

That portion of the Northwest quarter of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of said Section 29;

Thence North (assumed bearing), along the Westerly line of said Section 29, a distance of 1121.84 feet to a point from which the Northwest corner of said Section 29 bears North, 1517.11 feet distant therefrom;

Thence South 89° 38' 35" East, being parallel with the Southerly line of the Northwest quarter of said Section 29, a distance of 932.77 feet;

Thence North 0° 09' 06" West, 1517.22 feet to a point on the Northerly line of said Section 29 and from which point the Northwest corner of said Section bears North 89° 38' 50" West, 928.75 feet distant therefrom;

Thence South 89° 38' 50" East along the said Northerly line of Section 29, a distance of 980.00 feet, to a point from which the North quarter corner of said Section 29 bears South 89° 38' 50" East, 719.00 feet distant therefrom;

Thence South 0° 56' 02" West, 1778.93 feet;

Thence North 89° 38' 35" West, being parallel with and 860.23 feet Northerly of the Southerly line of said Northwest quarter of Section 29, a distance of 946.30 feet;

Thence South $0^{\circ} 09' 06''$ East, 860.23 feet to a point on the Southerly line of the said Northwest quarter of Section 29 and from which point the center quarter corner of said Section 29 bears South $89^{\circ} 38' 35''$ East, 1692.00 feet distant therefrom;

Thence North $89^{\circ} 38' 35''$ West, along the Southerly line of the said Northwest quarter of Section 29, a distance of 935.74 feet to the point of beginning.

EXCEPT all oil, gas and minerals as reserved in Deed recorded in Book 81 of Deeds, Page 62.

EXHIBIT “B”

TO

RESOLUTION NO. 2024-PZ-PA-012-24

October 24, 2024

LEGAL DESCRIPTION FOR
SUNHILL
MIXED-USE PARCEL

That part of the Northwest Quarter of Section 29, Township 3 South, Range 9 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Brass Cap in hand hole marking the Northwest Corner of said Section 29, from which the Pinal County Highway Department Brass Cap in a hand hole marking the North Quarter Corner of said Section 29 bears South 89°58'00" East, a distance of 2627.63 feet;

Thence South 89°58'00" East, along the North line of said Northwest Quarter, a distance of 1908.75 feet;

Thence South 00°37'25" West, departing said North line, a distance of 366.02 feet to a point on a line that is parallel with and 366.00 feet Southerly from said North line;

Thence North 89°58'00" West, along said parallel line, a distance of 1902.76 feet to a point on the West line of said Northwest Quarter;

Thence North 00°18'50" West, along said West line, a distance of 366.01 feet to the Point of Beginning.

Containing 697,507 Square Feet or 16.013 Acres, more or less.

Section corners described in this legal description are depicted on a Record of Survey of a portion of the Northwest Quarter (NW 1/4) of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, prepared by EPS Group Inc, Job No. 20-0158, dated 01/20/2021, by Mary F. Kennedy, R.L.S. 21071 and recorded as Fee Number 2021-016860, Records of Pinal County, Arizona. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.

SUNHILL
MIXED-USE PARCEL

BOUNDARY

S89°58'00.00" E 1908.75

S00°37'25.00" W 366.02

N89°58'00.00" W 1902.76

N00°18'49.76" W 366.01
to

Area = 697507 16.013 AC

Closing course: 203°07'40.33" 0.002939

Misclosure: 1/1,000,000+

North Error: 0.002702

East Error: 0.001154

FELIX ROAD

S00°18'50"E 2639.06'
2273.05'

NW COR.
POB

JUDD ROAD

N89°58'00"W 2627.63'

1908.75'

366'

366.01'

N89°58'00"W 1902.76'

718.88'

S00°37'25"W
366.02'

N 1/4
COR.

JUDD VENTURES LLC

APN 210-44-0020 &

210-44-0040

PER 2021-016860 P.C.R.

PER 2024-045397 P.C.R.

PROPOSED
EMPLOYMENT PARCEL

N89°57'52"W 2627.80'

W 1/4
COR.

CENTER

NORTHWEST QUARTER, SECTION 29
TOWNSHIP 3 SOUTH, RANGE 9 EAST



= MIXED-USE
PARCEL AREA



Richard G. Alcocer

SCALE 1" = 500'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

SUNHILL

MIXED-USE PARCEL



1 OF 1

EXHIBIT “C”

TO

RESOLUTION NO. 2024-PZ-PA-012-24

October 25, 2024

LEGAL DESCRIPTION FOR
SUNHILL
EMPLOYMENT PARCEL

That part of the Northwest Quarter of Section 29, Township 3 South, Range 9 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Brass Cap in hand hole marking the Northwest Corner of said Section 29, from which the Pinal County Highway Department Brass Cap in a hand hole marking the North Quarter Corner of said Section 29 bears South 89°58'00" East, a distance of 2627.63 feet;

Thence South 00°18'50" East, along the West line of said Northwest Quarter, a distance of 366.01 feet to a point on a line which is parallel with and 366.00 feet Southerly from the North line of said Northwest Quarter, being the Point of Beginning;

Thence South 89°58'00" East, along said parallel line, a distance of 1902.76 feet;

Thence South 00°37'25" West, departing said parallel line, a distance of 1412.96 feet;

Thence North 89°57'52" West, a distance of 946.30 feet;

Thence South 00°28'23" East, a distance of 860.23 feet to a point on the South line of said Northwest Quarter;

Thence North 89°57'52" West, along said South line, a distance of 935.74 feet to the calculated position of the West Quarter Corner of said Section 29;

Thence North 00°18'50" West, along said West line, a distance of 2273.05 feet to the Point of Beginning.

Containing 3,475,872 Square Feet or 79.795 Acres, more or less.

Section corners described in this legal description are depicted on a Record of Survey of a portion of the Northwest Quarter (NW 1/4) of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona, prepared by EPS Group Inc, Job No. 20-0158, dated 01/20/2021, by Mary F. Kennedy, R.L.S. 21071 and recorded as Fee Number 2021-016860, Records of Pinal County, Arizona. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.



SUNHILL
EMPLOYMENT PARCEL

S00°18'49.76" E 366.01

BOUNDARY

S89°58'00.00" E 1902.76

S00°37'25.00" W 1412.96

N89°57'52.00" W 946.30

S00°28'23.00" E 860.23

N89°57'52.00" W 935.74

N00°18'49.76" W 2273.05
to

Area = 3475872 79.795 AC

Closing course: 88°57'16.97" 0.008709

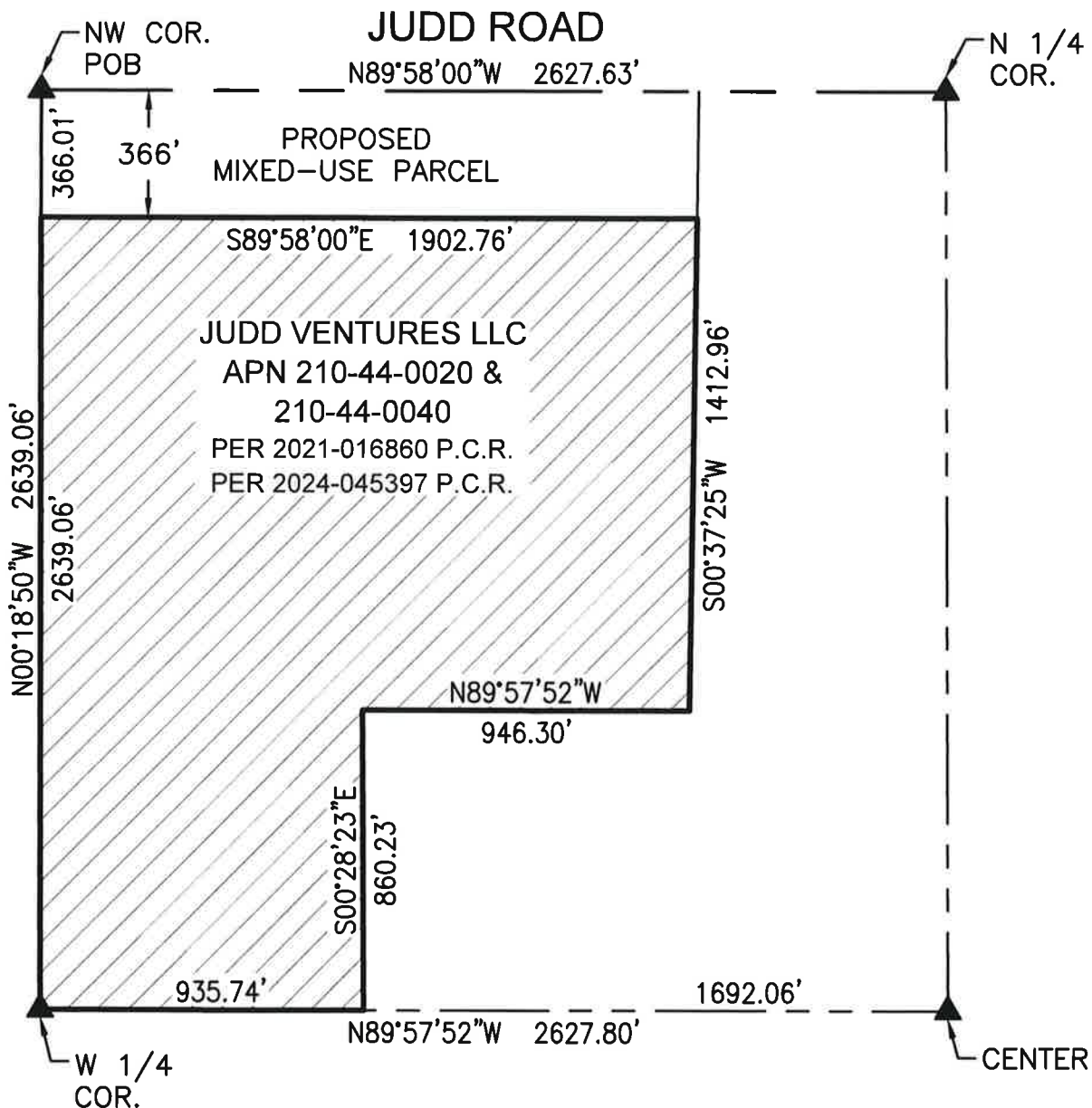
Misclosure: 1/956,600

North Error: 0.000159

East Error: 0.008708



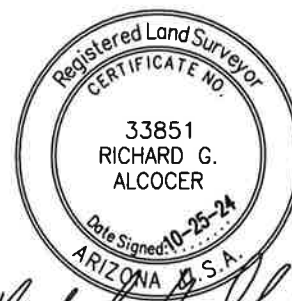
FELIX ROAD



NORTHWEST QUARTER, SECTION 29
TOWNSHIP 3 SOUTH, RANGE 9 EAST



= EMPLOYMENT
PARCEL AREA



Richard G. Alcocer

SCALE 1" = 500'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

SUNHILL

EMPLOYMENT PARCEL



1 OF 1