

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

RESOLUTION NO. 2024-PZ-PA-021-21

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE PINAL COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM LOW INTENSITY ACTIVITY CENTER AND MODERATE LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-021-21.

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 Non-Major Comprehensive Plan Amendments; and,

WHEREAS, on September 25, 2024, the Pinal County Community Development Department (the “**Department**”) received an application for a Non-Major Comprehensive Plan Amendment from an applicant representing the owners of certain properties comprising approximately 8.76± acres located southeast of West American Avenue and North Calle Valencia (tax parcels: 308-56-0300 & 308-56-0290), situated in a portion of section 27, Township 9 South, Range 15 East, as legally described in the attached **Exhibit “A”** (the “**Property**”) to re-designate the Property from Low Intensity Activity Center and Moderate Low Density Residential to Medium Density Residential land use designation (the “**Non-Major Comprehensive Plan Amendment Application**”); and,

WHEREAS, the Department designated the Non-Major Comprehensive Plan Amendment Application as Case No. PZ-PA-021-21; and,

WHEREAS, on September 25, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Non-Major Comprehensive Plan Amendment Application (Case No. PZ-PA-021-21), after providing notice pursuant to statutory requirements, and following the public hearing voted 8 to 0 in favor of forwarding a recommendation of approval of the Non-Major Comprehensive Plan Amendment Application to the Board; and,

WHEREAS, on December 18, 2024, the Board held a public hearing on the Non-Major Comprehensive Plan Amendment Application (Case No. PZ-PA-021-21), after providing notice pursuant to statutory requirements, and considered the application for the Non-Major Comprehensive Plan Amendment Application; and,

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WHEREAS, the Board believes that approving the Non-Major Comprehensive Plan Amendment Application is in the best interests of Pinal County and is consistent with applicable statutes and the long-term vision for the County to conserve natural resources, ensure efficient expenditure of public funds, promote effective economic vitality while ensuring environmental stewardship, and to promote the health, safety, convenience and general welfare of the public.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Non-Major Comprehensive Plan Amendment Application (Department Case No. PZ-PA-021-21) 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 Low Intensity Activity Center and Moderate Low Density Residential to Medium Density Residential land use designation.

PASSED AND ADOPTED THIS 18th DAY OF DECEMBER, 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
PZ-PA-021-21

EXHIBIT B – ZONING AREAS MHP 435 & RVP 435

BOTH AREA ARE SPLIT OVER PC APN's 308-56-0290 & 308-56-0300

ZONING AREA BOUNDARY - PARCEL 1: (ZONING TYPE IS MHP 435)

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 322.86 FEET;

THENCE NORTH 86 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF 112.06 FEET;

THENCE NORTH 02 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 138.71 FEET;

THENCE NORTH 84 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 238.02 FEET;

THENCE NORTH 85 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 477.13 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF N CALLE VALENCIA (LOCAL ROADWAY);

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 51.66 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 158.23 FEET TO A POINT ON A NONTANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY ALONG SOUTH RIGHT OF WAY BOUNDARY LINE OF W AMERICAN AVE, AND ALONG THE ARC OF A CURVE HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 10 SECONDS, A DISTANCE OF 856.81 FEET TO THE POINT OF BEGINNING, CHORD OF ARC BEARS SOUTH 83 DEGREES 52 MINUTES 13 SECONDS EAST, A DISTANCE OF 856.61 FEET.

SAID AREA CONTAINS 184724 SF, 4.24 ACRES, MORE OR LESS AND MAY BE SUBJECT TO EASEMENTS AND OTHER DEED RESTRICTIONS. SEE A CURRENT TITLE REPORT FOR MORE DETAILED INFORMATION.



ZONING AREA BOUNDARY - PARCEL 2: (ZONING TYPE IS PM/RVP 435)

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET; WHICH POINT IS ON THE SOUTH RIGHT OF WAY LINE AND NORTHEAST PROPERTY CORNER OF ORACLE VILLAGE ESTATES;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 322.86 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 71.09 FEET,

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 112.12 FEET,

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 80.64 FEET,

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 586.85 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF N CALLE VALENCIA (LOCAL ROADWAY);

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 321.10 FEET;

THENCE SOUTH 85 DEGREES 23 MINUTES 55 SECONDS EAST A DISTANCE OF 477.13 FEET;

THENCE SOUTH 84 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 238.02 FEET;

THENCE SOUTH 2 DEGREES 44 MINUTES 54 SECONDS EAST A DISTANCE OF 138.71 FEET;

THENCE SOUTH 86 DEGREES 32 MINUTES 05 SECONDS EAST A DISTANCE OF 112.06 FEET
TO THE POINT OF BEGINNING.

SAID AREA CONTAINS 196751 SF, 4.52 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS
AND/OR OTHER DEED RESTRICTIONS. SEE A CURRENT TITLE REPORT FOR MORE DETAILED
INFORMATION.



