

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

**RESOLUTION NO. 2020-PZ-PA-006-20**

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A 2019 MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTY 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 COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-006-20

WHEREAS, the Pinal County Board of Supervisors ("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 28th, 2020, the Pinal County Community Development Department received an application for a Major Comprehensive Plan Amendment from the applicant representing owner of certain property comprising approximately 1,642± acres located in the Eloy/Coolidge area. (Tax Parcel Nos. 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560 and portions of Sections 14, 15, 22, 23, 26, and 27.) as legally described in the attached Exhibit A (the "Property") to re-designating approximately 1,642± acres from moderate low density residential to Green Energy Production Land Use designation.(Case No. PZ-PA-006-20); and

WHEREAS, on September 17, 2020, the Pinal County Planning and Zoning Commission held a public hearing on Case No. PZ-PA-006-20, after providing notice pursuant to statutory requirements, and following the public hearing voted 7 to 1 in favor of forwarding a recommendation of approval with a 300 feet wide, open space corridor as per staff report, to the Board; and

WHEREAS, on November 18, 2020, the Board held a public hearing on Case No. PZ-PA-006-20, after providing notice pursuant to statutory requirements, and considered the application for the Major Comprehensive Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the application for the Major Comprehensive Plan Amendment in Case No. PZ-PA-006-20 is hereby approved 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 Land Use designation.

PASSED AND ADOPTED this 18th day of November, 2020, by the PINAL COUNTY BOARD OF SUPERVISORS.

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Chairman of the Board

ATTEST:

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Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

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Deputy County Attorney

**EXHIBIT A  
TO  
RESOLUTION NO. 2020-PZ-PA-006-20**

**[Legal Description of the Property]**

**See following page(s).**

**APN'S:**

401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090, 401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B, 401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560

## EXHIBIT A

### LEGAL DESCRIPTION

#### SUNDOG ENERGY CENTER

PARCEL AREA TABLE			
PARCEL NO.	APN NO.	ARE (SQ. FT.)	AREA (AC.)
Parcel 1	401070010	3,528,595	81.005
Parcel 2	401010670	6,974,493	160.112
Parcel 3	40172006A	3,371,939	77.409
Parcel 4	40172007A	6,838,012	156.979
Parcel 5	40115001D	3,540,557	81.280
Parcel 6	401720090	3,516,212	80.721
Parcel 7	401070050	5,288,063	121.397
Parcel 8	401070020	3,529,151	81.018
Parcel 9	40107003A	6,945,114	159.438
Parcel 11	40115001B	3,549,429	81.484
Parcel 12	401720050	7,055,605	161.974
Parcel 13	401010500	7,049,181	161.827
Parcel 16	401010390	7,053,718	161.931
Parcel 17	401190010	1,848,492	42.436
Parcel 18	401010550	878,299	20.163
Parcel 19	401010560	878,807	20.175
TOTAL		71,845,667	1,649.350

Note: Parcel acreages may not add to total due to rounding error. Parcel nos. 10, 14 and 15 have been intentionally deleted.

#### **PARCEL NO. 1 (APN 401070010):**

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL CONTY ARIZONA.

#### **PARCEL NO. 2 (APN 401010670):**

THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PART LYING WITHIN THE RIGHT-OF-WAY FOR THE FLORENCE – CASA GRANDE CANAL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 27, FROM WHICH THE 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL, BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE NORTH 12 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.60 FEET;

THENCE NORTH 13 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 117.93 FEET TO THE BEGINNING OF A TANGENT CURVE OF 400.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 47 MINUTES 11 SECONDS, A DISTANCE OF 403.42 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID EAST LINE, A DISTANCE OF 226.60 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL, BEING ON A 200.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 40 DEGREES 26 MINUTES 27 SECONDS EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 04 MINUTES 38 SECONDS, A DISTANCE OF 125.93 FEET;

THENCE SOUTH 13 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 116.01 FEET;

THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID SOUTH LINE, A DISTANCE OF 204.80 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 3 (APN 40172006A):**

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 45.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 AS DESCRIBED IN WARRANTY DEED

RECORDED IN DOCKET 927, PATE 868, RECORDS OF PINAL COUNTY, ARIZONA;  
AND ALSO

EXCEPT THAT CERTAIN PARCEL OF LAND DESCRIBED IN FEE NO. 2010-085083,  
RECORDS OF PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, BEING  
MARKED BY AN H.D. BRASS CAP IN A HAND HOLE;

THENCE WEST (ASSUMED AND BASIS OF BEARING), ALONG THE SOUTHERLY  
LINE OF SAID SECTION 23, A DISTANCE OF 419.61 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.01  
FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST, BEING PARALLEL WITH AND 45.00 FEET NORTHERLY OF SAID  
SOUTHERLY LINE OF SECTION 23, A DISTANCE OF 312.13 FEET TO A POINT FROM  
WHICH AN A.H.D. ALUMINUM CAP R/W MARKER BEARS WEST 1310.77 FEET  
DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 27 MINUTES 22 SECONDS EAST, A DISTANCE OF  
258.35 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 17278";

THENCE SOUTH 89 DEGREES 07 MINUTES 26 SECONDS EAST, A DISTANCE OF  
311.78 FEET TO A POINT MARKED BY A 1/2 INCH IRON BAR WITH TAG "L.S. 29864";

THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF  
253.58 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 4 (APN 40172007A):**

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE  
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH,  
RANGE 7 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 SOUTHEAST  
CORNER OF SAID SECTION 23, FROM WHICH THE 1" IRON PIPE MARKING THE  
EAST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 00 DEGREES 26  
MINUTES 49 SECONDS EAST, A DISTANCE OF 2,647.97 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG THE SOUTH  
LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2,087.60  
FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST,  
ALONG SAID SOUTH LINE, A DISTANCE OF 417.42 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF  
417.42 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 417.12 FEET  
NORTHERLY, AS MEASURED AT RIGHT ANGLE, FROM THE SOUTH LINE OF THE  
SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 38 MINUTES 53 SECONDS EAST, ALONG SAID  
PARALLEL LINE, A DISTANCE OF 417.42 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 07 SECONDS WEST, A DISTANCE OF  
417.42 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO. 5 (APN 40115001D):**

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6  
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA.

**PARCEL NO. 6 (APN 401720090):**

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6  
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY ARIZONA.

**PARCEL NO. 7 (APN 401070050):**

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF  
OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,  
ARIZONA.

**PARCEL NO. 8 (APN 401070020):**

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6  
SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL CONTY ARIZONA.

**PARCEL NO. 9 (APN 40107003A):**

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 10 - INTENTIONALLY DELETED**

**PARCEL NO. 11 (APN 40115001B):**

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 12 (APN 401720050):**

THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 13 (APN 401010500):**

THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 14: - INTENTIONALLY DELETED**

**PARCEL NO. 15: - INTENTIONALLY DELETED**

**PARCEL NO. 16 (APN 401010390):**

THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE OR DECISIONS OF COURT, TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT NO. 7076 FROM THE STATE OF ARIZONA.

**PARCEL NO. 17 (APN 401190010):**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, A DISTANCE OF 2,657.55 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2,342.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORENCE – CASA GRANDE CANAL THE FOLLOWING COURSES:



THENCE SOUTH 12 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 363.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 500.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 01 SECONDS, A DISTANCE OF 289.29 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 200.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 37 MINUTES 01 SECONDS, A DISTANCE OF 169.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 2,100.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 46 MINUTES 49 SECONDS, A DISTANCE OF 248.51 FEET;

THENCE SOUTH 87 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 824.36 FEET TO THE BEGINNING OF A TANGENT CURVE OF 425.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 34 MINUTES 40 SECONDS, A DISTANCE OF 352.92 FEET;

THENCE SOUTH 39 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 934.52 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG SAID WEST LINE, A DISTANCE OF 1,564.36 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING THE SAME AS THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE EAST ON THE NORTH LINE THEREOF TO A POINT 1080 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 13 DEGREES 41 MINUTES WEST 545 FEET;

THENCE SOUTH 42 DEGREES 6 MINUTES WEST 280 FEET;

THENCE SOUTH 88 DEGREES 53 MINUTES WEST 1362 FEET;

THENCE SOUTH 40 DEGREES 33 MINUTES WEST TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ;

THENCE WEST THEREON TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER TO THE POINT OF BEGINNING.

**PARCEL NO. 18 (APN 401010550):**

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 19 (APN 401010560):**

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

