

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

ORDINANCE NO. 2022-PZ-PD-012-22

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS, APPROVING THE REMOVAL OF 96.9± ACRES OF COMMERCIAL ZONED CB-2 (GENERAL BUSINESS ZONE) LAND AND 2.8± AC OF MULTIPLE RESIDENCE ZONED CR-5 (MULTIPLE RESIDENCE ZONE) FROM THE SAN TAN HEIGHTS PLANNED AREA DEVELOPMENT (PAD) (CASES #PZ-PD-037-99 & PZ-PD-006-10); LOCATED ALONG HUNT HIGHWAY, ABOUT 1,100 FEET SOUTHEAST OF THE INTERSECTION OF HUNT HIGHWAY AND THOMPSON ROAD, IN PINAL COUNTY, TAX PARCELS 509-02-9260 & 509-02-9290, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-012-22**; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176.260(A)(10) to sever a Planned Area Development; and

WHEREAS, on March 22, 2022, the Pinal County Community Development Department (“Department”) received an application from Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant, and lplan Consulting/Greg Davis agent, of property located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County, (tax parcels: 509-02-9260 & 509-02-9290), legally described in the attached Exhibit A (the “Property”) for a removal of 99.4± acres from the San Tan Heights Planned Area Development (PAD) (Cases #PZ-PD-037-99 & PZ-PD-006-10), in connection with Pinal County Community Development Department case No. **PZ-PD-012-22**; and

WHEREAS, on April 21, 2022, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-012-22**, giving no less than 15-day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed Amendment; and

WHEREAS, following the public hearing, the Commission voted 8-0 in favor of forwarding a recommendation of approval to the Board with 0 Stipulations of Approval; and

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The property legally described and depicted in the attached Exhibit A is severed from PAD Cases PZ-PD-037-99 & PZ-PD-006-10 and this severance is hereby approved subject to 0 Stipulations of Approval.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2022, 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
ORDINANCE NO. 2022-PZ-PD-012-22**

**LEGAL DESCRIPTION
FOR
BOUNDARY OF AREA SEVERED FROM PAD CASES PZ-PD-037-99 & PZ-PD-006-10
(COMBINED TAX PARCELS: 509-02-9260 & 509-02-9290)**

A PARCEL OF LAND AS DESCRIBED PER DOCUMENT 2004-013482 AND 2004-013481 PINAL COUNTY RECORDER (PCR) LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH A PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH AT THE SOUTHWEST CORNER OF SAID SECTION 2, BEARS SOUTH 89 DEGREES 45 MINUTES 04 SECONDS WEST, 2651.52 FEET (BASIS OF BEARING);

THENCE NORTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, 529.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 48 MINUTES 47 SECONDS EAST A DISTANCE OF 1500.00 FEET;

THENCE NORTHEASTERLY 336.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 50 MINUTES 18 SECONDS;

THENCE ON A NON-TANGENT LINE, SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, 394.11 FEET;

THENCE NORTH 49 DEGREES 22 MINUTES 57 SECONDS WEST, 1306.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 260.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH CENTRAL ANGLE OF 40 DEGREES 42 MINUTES 38 SECONDS, AN ARC DISTANCE OF 184.74 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, 246.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 165.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH CENTRAL ANGLE OF 45 DEGREES 49 MINUTES 21 SECONDS, AN ARC DISTANCE OF 131.96 FEET TO A REVERSE CURVE HAVING A RADIUS OF 30.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH CENTRAL ANGLE OF 89 DEGREES 36 MINUTES 07 SECONDS, AN ARC DISTANCE OF 46.92 FEET;

THENCE ON A NON-TANGENT LINE, NORTH 43 DEGREES 52 MINUTES 21 SECONDS WEST, 55.00 FEET;

THENCE NORTH 46 DEGREES 07 MINUTES 39 SECONDS EAST, 82.26 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 59 SECONDS EAST, 796.15 FEET;

THENCE NORTH 40 DEGREES 36 MINUTES 07 SECONDS EAST, 903.93 FEET TO THE CENTERLINE OF HUNT HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 31 DEGREES 44 MINUTES 49 SECONDS WEST A DISTANCE OF 1859.99 FEET;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HUNT HIGHWAY ALONG SAID CURVE TO THE RIGHT, THROUGH CENTRAL ANGLE OF 08 DEGREES 53 MINUTES 08 SECONDS, AN ARC DISTANCE OF 288.45 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE ON A NON-TANGENT LINE, SOUTH 49 DEGREES 23 MINUTES 11 SECONDS EAST, 3685.01 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 40 DEGREES 36 MINUTES 35 SECONDS WEST, 33.00 FEET;

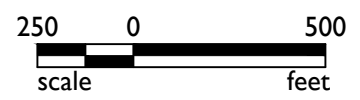
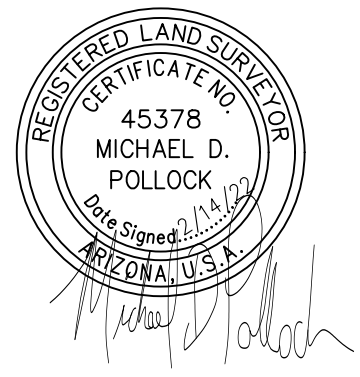
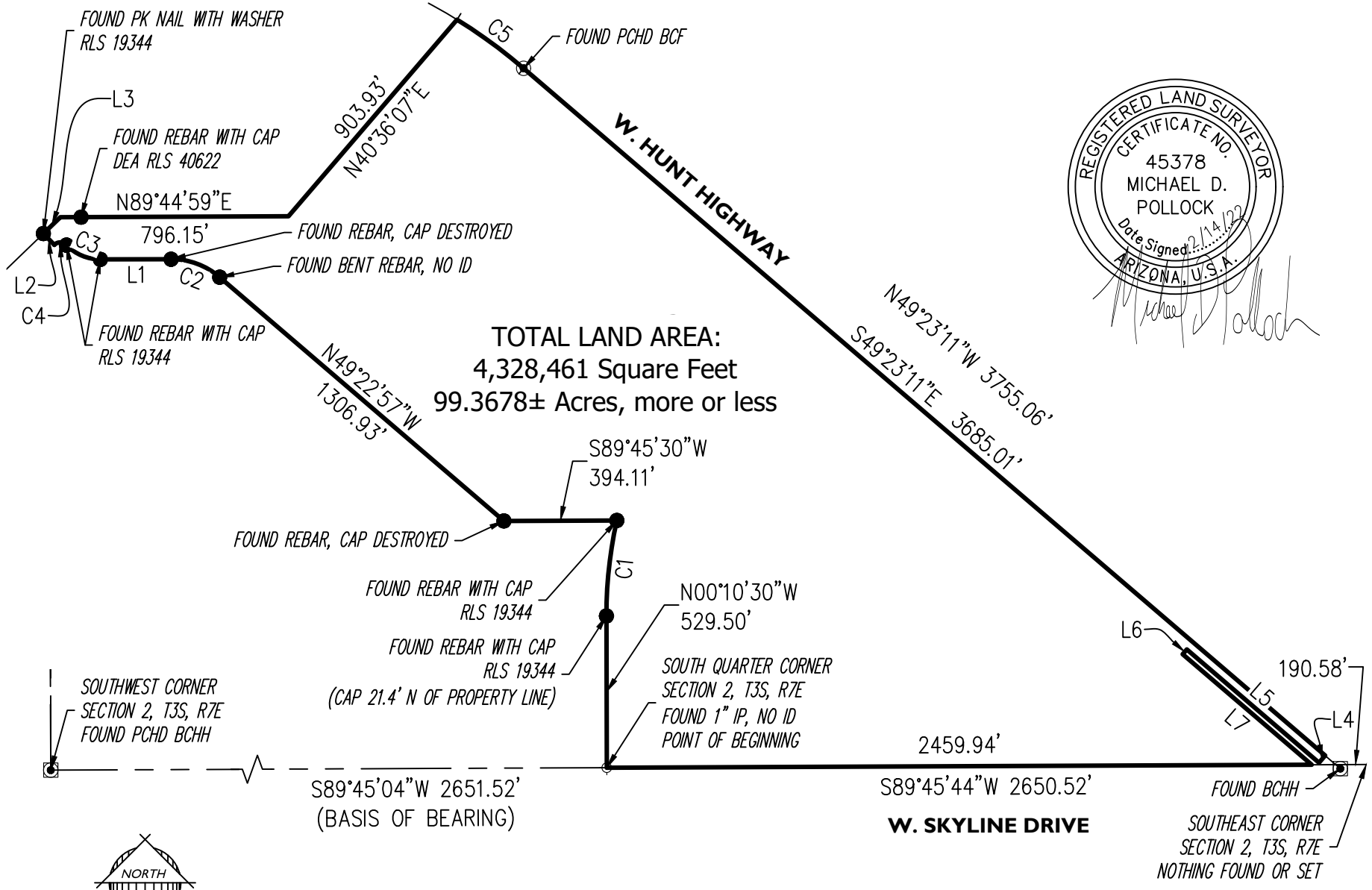
THENCE NORTH 49 DEGREES 23 MINUTES 11 SECONDS WEST, 607.77 FEET;

THENCE SOUTH 40 DEGREES 35 MINUTES 24 SECONDS WEST, 22.00 FEET;

THENCE SOUTH 49 DEGREES 23 MINUTES 11 SECONDS EAST, 592.97 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, 2459.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,328,461 SQUARE FEET OR 99.3678 ACRES, MORE OR LESS.



21-0512

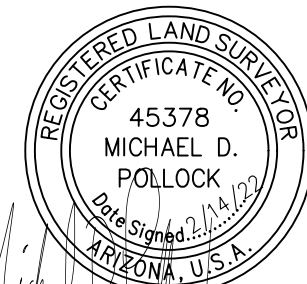
EXHIBIT "A"

BORGATA AT SAN TAN

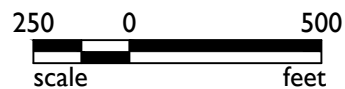
1130 N ALMA SCHOOL RD
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'25"W	246.82'
L2	N43°52'21"W	55.00'
L3	N46°07'39"E	82.26'
L4	S40°36'35"W	33.00'
L5	N49°23'11"W	607.77'
L6	S40°35'24"W	22.00'
L7	S49°23'11"E	592.97'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	336.11'	1500.00'	12°50'18"	335.41'	N06°13'57"E
C2	184.74'	260.00'	40°42'38"	180.88'	N69°44'16"W
C3	131.96'	165.00'	45°49'21"	128.47'	N67°10'55"W
C4	46.92'	30.00'	89°36'07"	42.28'	N89°04'18"W
C5	288.45'	1859.99'	8°53'08"	288.16'	S53°48'37"E



Michael D. Pollock



21-0512	<i>EXHIBIT "A"</i>
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