

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

RESOLUTION NO. 2022-PZ-PA-022-21

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE SAN TAN VALLEY SPECIAL AREA PLAN LAND USE MAP FOR A PROPERTY LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM **COMMUNITY CENTER** TO **URBAN TRANSITIONAL** LAND USE DESIGNATION, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PA-022-21**.

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 and Non-Major Comprehensive Plan Amendments; and

WHEREAS, on September 22, 2021 the Pinal County Community Development Department (“Department”) received an application for a Non-Major Comprehensive Plan Amendment from the owner of property located in unincorporated Pinal County, portion of tax parcel 509029290 and legally described in the attached Exhibit A (the “Property”) to change the Comprehensive Plan Land Designation for such property from Community Center to Urban Transitional land use designation (Case No. **PZ-PA-022-21**); and

WHEREAS, on April 21, 2022, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PA-022-21**, 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

WHEREAS, on June 8, 2022, the Board held a public hearing on Case No. **PZ-PA-022-21**, after providing notice pursuant to statutory requirements, and considered the application for the Non-Major Comprehensive Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the application for the Non-Major Comprehensive Plan Amendment in Case No. **PZ-PA-022-21**, is hereby approved and the San Tan Valley Special Area Plan Land Use Map for the Property legally described in the attached Exhibit A is hereby amended by changing the Land Use designation from Community Center to Urban Transitional.

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-PA-022-21**

**LEGAL DESCRIPTION
FOR
PORTION OF TAX PARCEL 509029290,
CHANGE OF LAND USE DESIGNATION FROM COMMUNITY CENTER TO
URBAN TRANSITIONAL,
CASE #PZ-PA-022-21**

A PORTION A PARCEL OF LAND AS DESCRIBED PER DOCUMENT 2004-013482 PINAL COUNTY RECORDERS (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 EASTERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 1500.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 34 MINUTES 00 SECONDS, AN ARC DISTANCE OF 145.74 FEET;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 45 MINUTES 44 SECONDS EAST, 974.42 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 395.00 FEET;

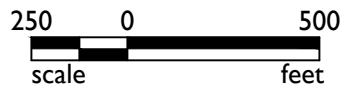
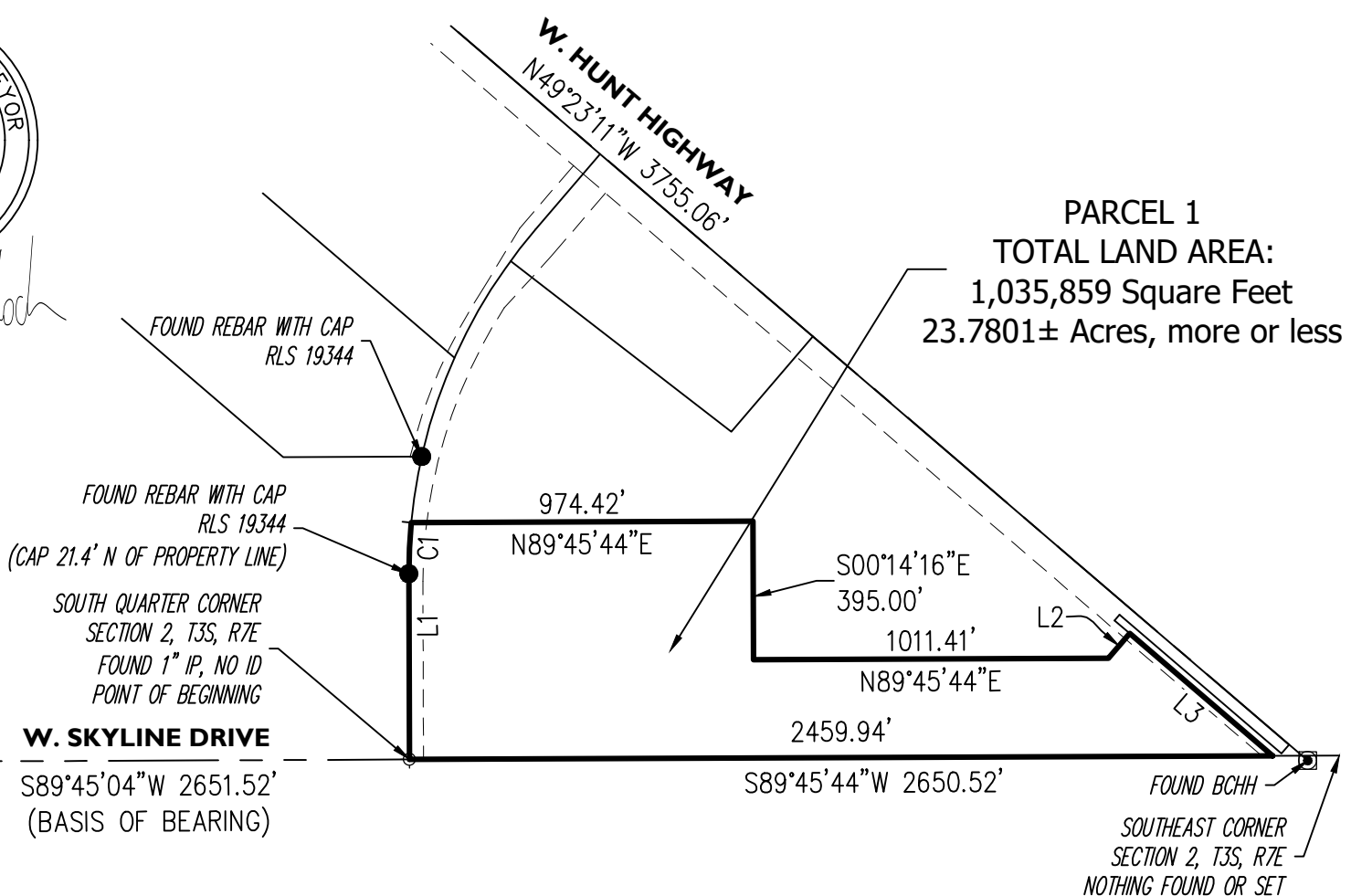
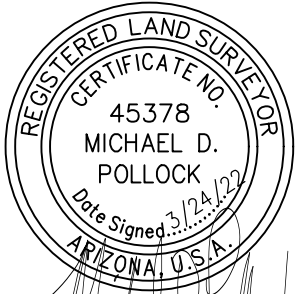
THENCE NORTH 89 DEGREES 45 MINUTES 44 SECONDS EAST, 1011.41 FEET;

THENCE NORTH 40 DEGREES 36 MINUTES 23 SECONDS EAST, 93.23 FEET;

THENCE SOUTH 49 DEGREES 23 MINUTES 11 SECONDS EAST, 535.89 FEET TO THE NORTH LINE OF SAN TAN HEIGHTS PARCEL K PER DOCUMENT 2003-048378 PINAL COUNTY RECORDERS;

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

CONTAINS 1,035,918 SQUARE FEET OR 23.7814 ACRES, MORE OR LESS.



21-0512

BORGATA AT SAN TAN - SKYHI HOLDINGS

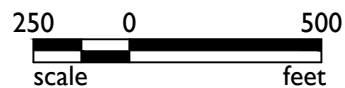
PROPOSED COMPREHENSIVE PLAN: URBAN TRANSITIONAL



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LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°10'30"W	529.50'
L2	N40°36'23"E	93.23'
L3	S49°23'11"E	535.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	145.74'	1500.00'	5°34'00"	145.68'	N02°35'48"E



21-0512

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