

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

RESOLUTION NO. 2022-PZ-PA-013-21

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTY LOCATED ON THE SOUTH SIDE OF HUNT HIGHWAY AT STONE CREEK DRIVE AND SOUTH OF THE WAL-MART SHOPPING CENTER IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO URBAN TRANSITIONAL LAND USE DESIGNATION IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-013-21

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 June 6, 2021, the Pinal County Community Development Department (“Department”) received an application for a Non-Major Comprehensive Plan Amendment from the owner of certain property located in unincorporated Pinal County (tax parcel: 210-18-226) and legally described in the attached Exhibit A (the “Property”) to change the Comprehensive Plan Land Designation for such Property from Suburban Neighborhood Land Use Designation to Urban Transitional Land Use Designation (Case No. PZ-PA-013-21); and

WHEREAS, on May 19, 2022, the Pinal County Planning and Zoning Commission held a public hearing on Case No. PZ-PA-013-21, after providing notice pursuant to statutory requirements, and following the public hearing voted 5-1-1 forwarding a recommendation of approval to the Board; and

WHEREAS, on October 12, 2022, the Board held a public hearing on Case No. PZ-PA-013-21, 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-013-21 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 Suburban Neighborhood to Urban Transitional.

PASSED AND ADOPTED this 12th day of OCTOBER, 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

Hancock Communities

PZ-PA-013-21, PZ-022-21 & PZ-PD-022-21



PAGE 1 OF 1

May 25, 2021

Project # 050949-01-001

LEGAL DESCRIPTION HUNT HIGHWAY SOUTH

THAT PORTION OF GLO LOT 1 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 135.59 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 2022.44 FEET TO THE SOUTH LINE OF SAID GLO LOT 1;

THENCE SOUTH 89°46'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1591.57 FEET TO THE SOUTHWEST CORNER OF SAID GLO LOT 1;

THENCE NORTH 03°25'55" WEST, ALONG THE WEST LINE OF SAID GLO LOT 1, A DISTANCE OF 1324.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,141,952 SQ.FT. OR 26.2156 ACRES, MORE OR LESS.

