

PZ-PA-012-24

MEETING DATE: AUGUST 14, 2024

TO: BOARD OF SUPERVISORS (WORK SESSION)

CASE NO(S): **PZ-PA-012-24 Sunhill**

CASE COORDINATOR(s): Patrick Roberts, Senior Planner

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**Executive Summary** *Work Session for a 2019 Pinal County Comprehensive Plan Amendment request by Judd Ventures LLC, applicant, Greg Davis, Iplan Consulting Corp., agent, requesting a Major Comprehensive Plan Amendment to the Pinal County Comprehensive Plan to re-designate ±96 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to ±80 Acres of Employment and ±16 Acres of Mixed Use-Residential Focused, to develop a data center, BESS, and mixed use residential developments,, located on the southeast corner of N Felix Rd and E Judd Rd in the Arizona Farms region of San Tan Valley, Pinal County, AZ.*

**Discussion:**

Staff has gathered information, procedures to share with the Board and receive comments and direction

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LEGAL DESCRIPTION: 96± acres, situated in Section 29, T03S, R09E of the Gila and Salt River Base and Meridian (legal on file)

TAX PARCELS: 210-44-0020 & 210-44-0040

APPLICANT/AGENT: Greg Davis - Iplan Consulting, Jordan Rose - Rose Law Group

REQUESTED ACTION & PURPOSE: **PZ-PA-012-24:** A Major Comprehensive Plan Amendment request by Judd Ventures LLC, applicant, Greg Davis, Iplan Consulting Corp., agent, requesting a Major Comprehensive Plan Amendment to the Pinal County Comprehensive Plan to re-designate ±96 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to ±80 Acres of Employment and ±16 Acres of Mixed Use-Residential Focused, to develop a data center, BESS and mixed use residential developments, situated in section 29, T03S, R09E of the Gila and Salt River Baseline and Meridian (legal on file) tax parcels: 210-44-002 and 210-44-004 located on the southeast corner of N Felix Rd and E Judd Rd in the Arizona Farms region of San Tan Valley, Pinal County, AZ.

PLAN AMENDMENT DISCUSSION:

**Introduction**

The Pinal County Comprehensive Plan serves as a guiding framework for the growth and evolution of our community. In response to shifting growth patterns, we are pursuing a major amendment to this plan. This amendment centers on changes to the land use plan for an individual property, designating it for both employment and mixed-use purposes. The goal of this work-session is to provide the Board of Supervisors with valuable information and receive input on this plan to drive economic development, improve quality of life, and promote sustainable growth within Pinal County.

The proposed amendment focuses on optimizing land use to create a property that supports employment opportunities while integrating mixed-use components. This proposal aims to develop a Battery Energy Storage System (BESS) to promote energy infrastructure resilience, and support construction of a data center to modernize connective infrastructure. The proposal seeks to blend residential, commercial, and recreational spaces, while offering improved regional infrastructure and introducing a local commerce center.

### **Location and Accessibility**

The property is located at the southeast corner of W Judd Rd, and the N Felix Rd alignment in unincorporated Pinal County. The site is surrounded by the Town of Florence limits to the immediate south, east and west. Access to the site is proposed from Judd Rd to the North, and future Felix Rd improvements to the west.

### **Land-use**

This site is currently vacant, but was previously utilized as agricultural farmland. The property lies immediately south of the Magma Ranch Subdivision, which holds predominantly CR-2, CR-3 and CB-1 zonings in conjunction with a PAD overlay. To the northwest of the site lies a parcel comprising of mixed CR-3 and CR-4 zoning. As a multi-residence zone, CR-4 zoning may accommodate residential development from single residence up to four-plex developments on lots at least 7,000 square feet in size. The three other sides of this property within Town of Florence jurisdiction are currently utilized for farming. To the east of these farms lies a region of GR properties the majority of which maintain 1.25 acre lots.

### **Infrastructure**

#### *Natural Features*

The project is located on former farmland. The property possesses generally flat topography and lies within Flood Zone X, of minimal floodplain hazard. Furthermore, upon review of the Arizona Game and Fish Department's Environmental Review Tool, the site is not affected by Critical Habitats, Riparian areas, or designated Open Space Corridors.

#### *Man-Made Features:*

To the north of this property lies W Judd Rd. This road provides a primary point of access to the subject property and the Magma Ranch Subdivision. Due to the configuration of CAP Canal and the Magma Arizona Railroad, traffic in this area is either routed south down Attaway Rd or Cooper Rd. Traffic is then routed by Arizona Farms Rd which connects to Hunt Highway and Highway 79. Alternatively, traffic continuing down W Judd Rd is eventually routed north out of the area along N Quail Run Lane upon its connection to Bella Vista Rd.

### **Land Suitability and Constraints**

The subject property has remained farmland up until recently. This property is located amongst similar farmland, but is also a notable pocket of residential activity in a largely remote location. Utilization of the Arizona Game and Fish Environmental Review Tool noted no environmentally sensitive areas to this property. No areas were identified as critical habitats.

Concern in this case is rather introduced by the human element of development. The proximity of residential subdivisions and rural housing regions introduces matters of concern for employment type uses to be introduced. One method of mitigation that the applicant seeks to introduce is the development of the Mixed Use-Residential Focused land area at the north of this property. This land use category would act as a buffer to restrict more hazardous land uses such as those presented in the BESS concept from abutting residential uses. Rather, neighborhood commercial services and other compatible uses may front the north 16 acres of the property.

Impacts to the area along with analysis of the project alignment with the comprehensive plan goals and objectives will be evaluated in later sessions scheduled for the comprehensive plan process.

### **WORK SESSION SUMMARY:**

Staff has received an application for amendment of 96± acres from MLDR (1-3.5 DU/AC) to Employment and Mixed Use-Residential Focused. Existing residential areas may present land-use conflicts that need to be further analyzed and addressed. Staff is in the process of gathering information from various agencies and county departments for further analysis of this site. Feedback from outside agencies, internal departments and public stakeholders shall be valuable in guiding staff to craft and present policies for future approval.

**Action Plan**

Staff will share analysis and project compatibility with the Pinal County Comprehensive Plan vision after receiving feedback from various public meetings. Additional research and community feedback shall be prepared and staff will make a recommendation based on analysis at future meetings.

PZ-PA-012-24

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **19th** DAY OF **SEPTEMBER 2024**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

**PZ-PA-012-24 – PUBLIC HEARING/ACTION:** Judd Ventures LLC, applicant, Greg Davis, Iplan Consulting Corp., agent, requesting a Major Comprehensive Plan Amendment to the Pinal County Comprehensive Plan to re-designate ±96 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to ±80 Acres of Employment and ±16 Acres of Mixed Use-Residential Focused, to develop a data center and mixed use residential developments, situated in section 29, T03S, R09E of the Gila and Salt River Baseline and Meridian (legal on file) tax parcels: 210-44-002 and 210-44-004 located on the southeast corner of N Felix Rd and E Judd Rd in the Arizona Farms region of San Tan Valley, Pinal County, AZ.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 8<sup>th</sup> DAY OF **JULY 2024**, by Pinal County Community Development Department.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 749 (85 N. FLORENCE STREET)  
FLORENCE, AZ 85132

Contact for this matter: Patrick Roberts, Senior Planner  
E-mail address: Patrick.Roberts@pinal.gov  
Phone # (520) 866-6409

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***[Anything below this line is not for publication.]***



PUBLISHED ONCE:  
Pinal Central Dispatch

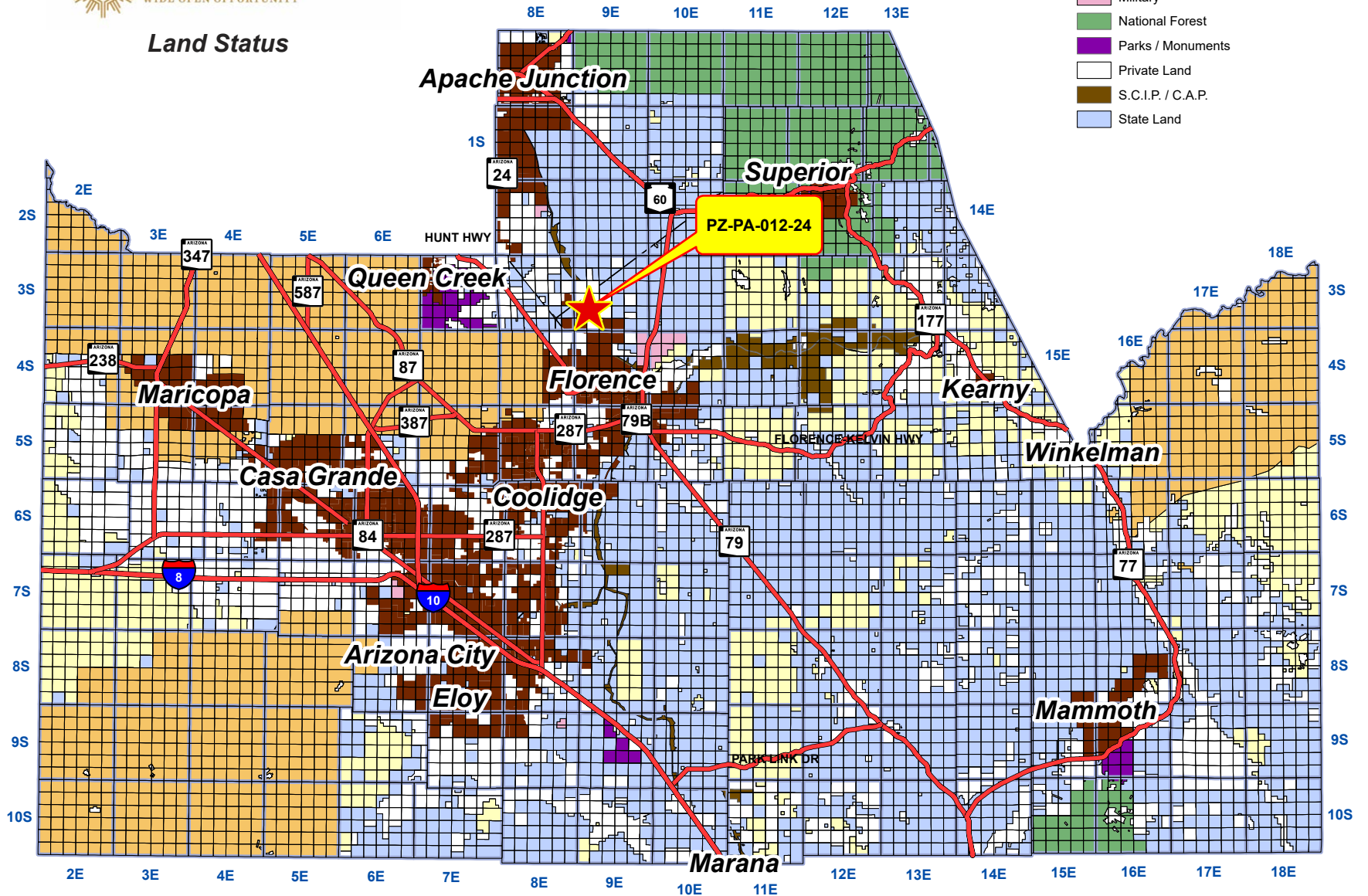


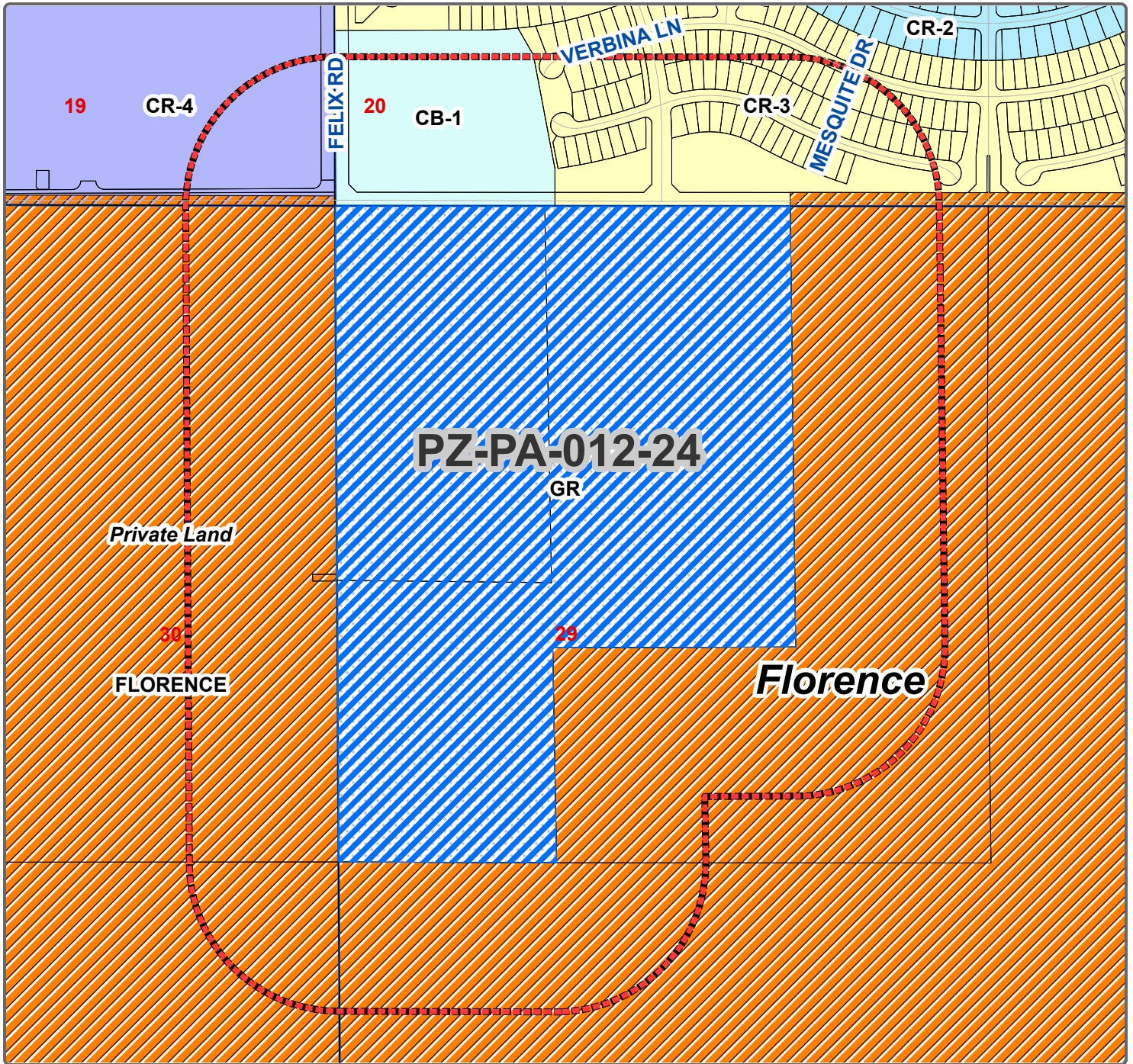
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Land Status

### Legend

-  B.L.M.
-  Indian Community
-  Military
-  National Forest
-  Parks / Monuments
-  Private Land
-  S.C.I.P. / C.A.P.
-  State Land





### Community Development

PZ-PA-012-24 – PUBLIC HEARING/ACTION: Judd Ventures LLC, applicant, Greg Davis, Iplan Consulting Corp., agent, requesting a Major Comprehensive Plan Amendment to the Pinal County Comprehensive Plan to re-designate ±96 acres of land from Moderate Low Density Residential (1-3.5 du/ac) to ±80 Acres of Employment and ±16 Acres of Mixed Use-Residential Focused, to develop a data center and mixed use residential developments, situated in section 29, T03S, R09E of the Gila and Salt River Baseline and Meridian (legal on file) tax parcels: 210-44-002 and 210-44-004 located on the southeast corner of N Felix Rd and E Judd Rd in the Arizona Farms region of San Tan Valley, Pinal County, AZ.

Current Zoning: GR

Requested Current Land Use: MLDR



**Legal Description:**  
 Situated in section 29, T03S, R09E of the Gila and Salt River Baseline and Meridian (legal on file) tax parcels: 210-44-002 and 210-44-004 located on the southeast corner of N Felix Rd and E Judd Rd in the Arizona Farms region of San Tan Valley, Pinal County, AZ.

SEC 29, TWN 03S, RNG 09E



Owner/Applicant: JUDD VENTURES LLC  
 GREG DAVIS, IPLAN CONSULTING CORP

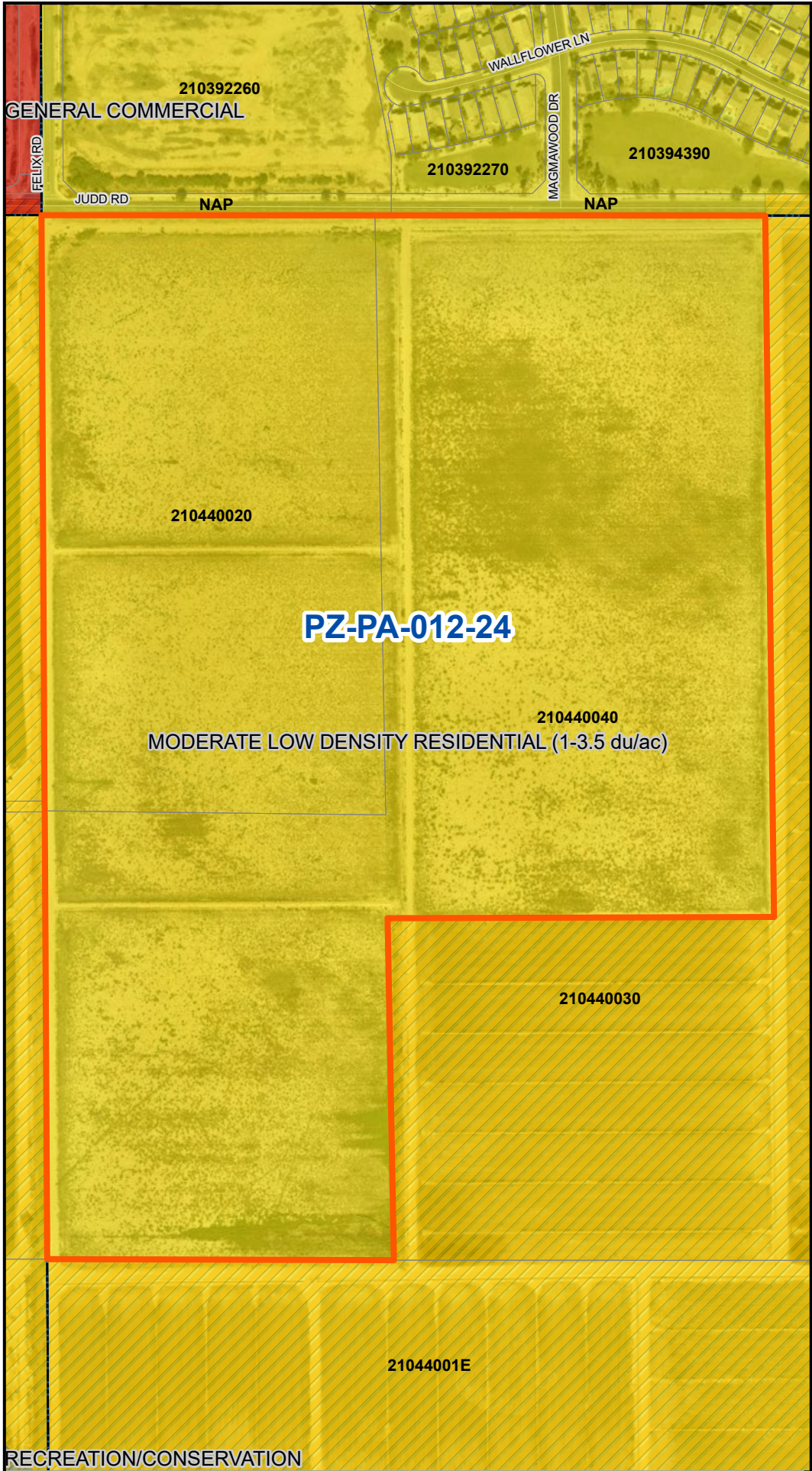
Drawn By: GIS / IT /LJT Date: 07/10/2024

Sheet No.  
 1 of 1

Section 29 Township 03S Range 09E

Case Number: PZ-PA-012-24





PZ-PA-012-24

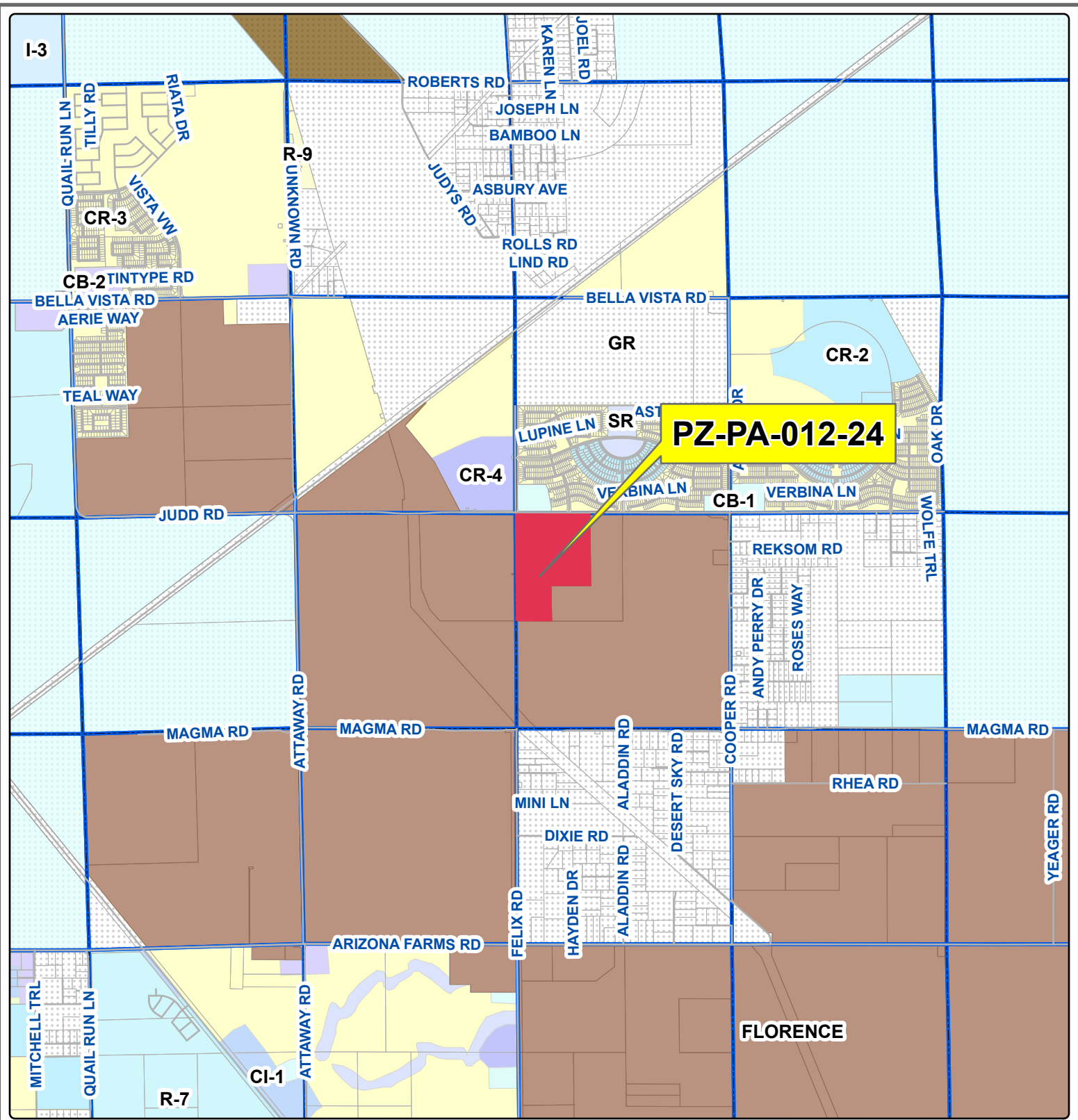
FROM:

MODERATE  
LOW DENSITY  
RESIDENTIAL

TO:

EMPLOYMENT,  
MIXED USE  
RESIDENTIAL  
FOCUSED





# Community Development



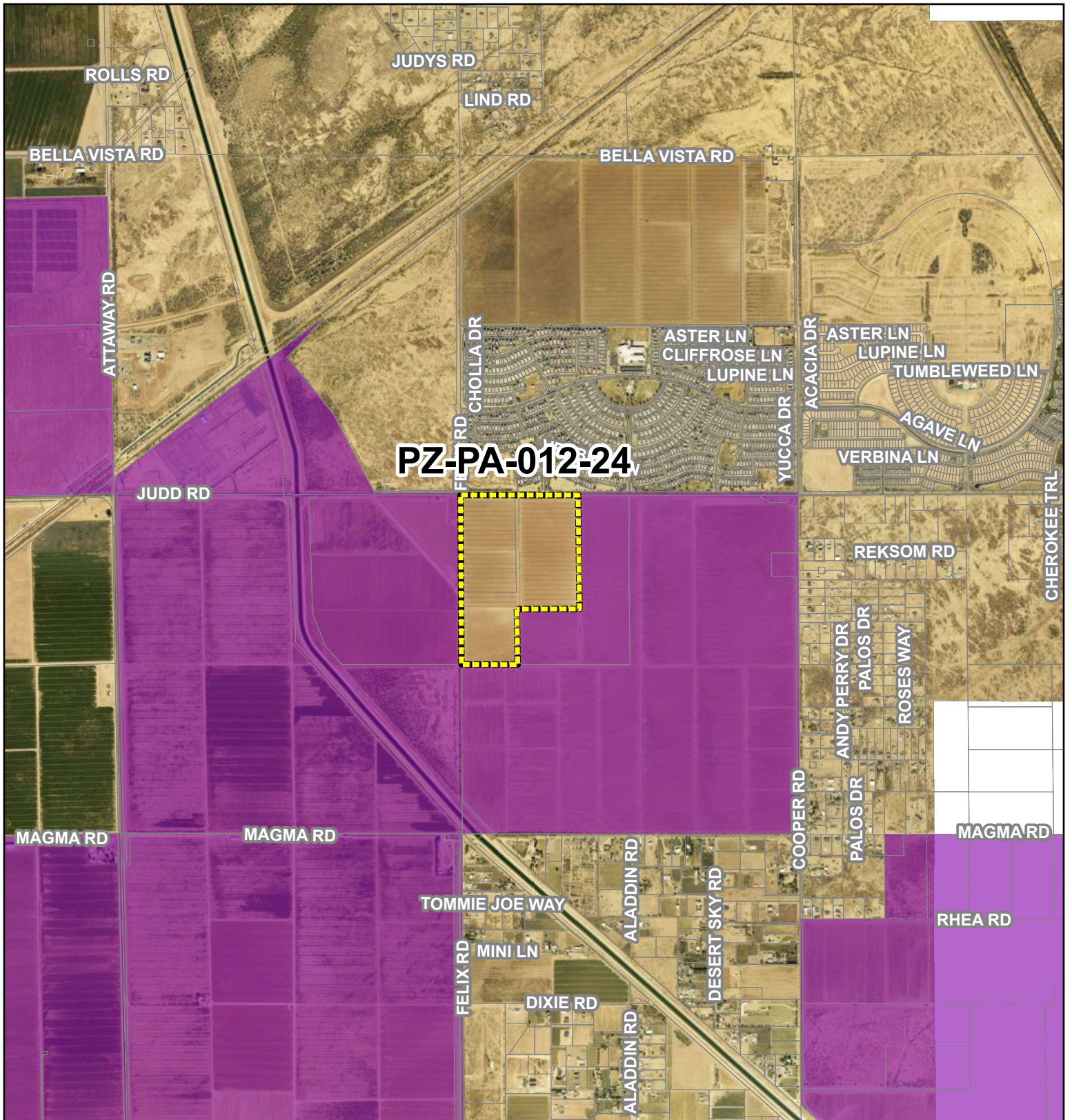
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SEC 29, TWN 03S, RNG 09E

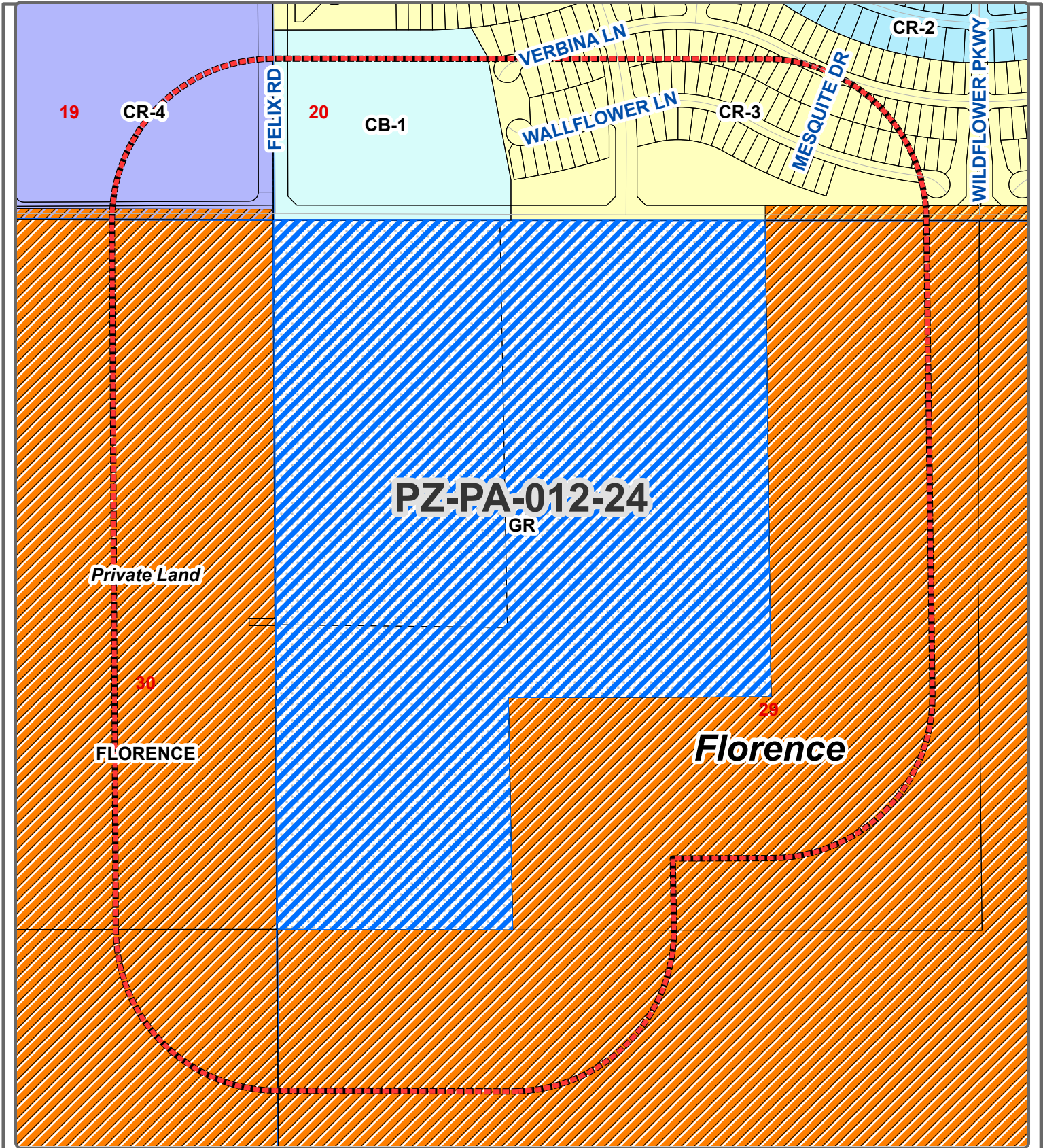


Owner/Applicant:		JUDD VENTURES LLC GREG DAVIS, IPLAN CONSULTING CORP	
Drawn By:	GIS / IT / LJT	Date:	07/10/2024
Sheet No.	Section 29	Township 03S	Range 09E
1 of 1		Case Number:	PZ-PA-012-24





## Community Development



### Community Development

Owner/Applicant: Judd Ventures LLC Greg Davis, Iplan Consulting Corp		
Drawn By: GIS/IT - LJT	Date: 07/10/2024	
Section 29	Township 03S	Range 09E
Case Number: <b>PZ-PA-012-24</b>		

**Legal Description:**  
 Situated in section 29, T03S, R09E of the Gila and Salt River Baseline and Meridian (legal on file) tax parcels: 210-44-002 and 210-44-004 located on the southeast corner of N Felix Rd and E Judd Rd in the Arizona Farms region of San Tan Valley, Pinal County, AZ.

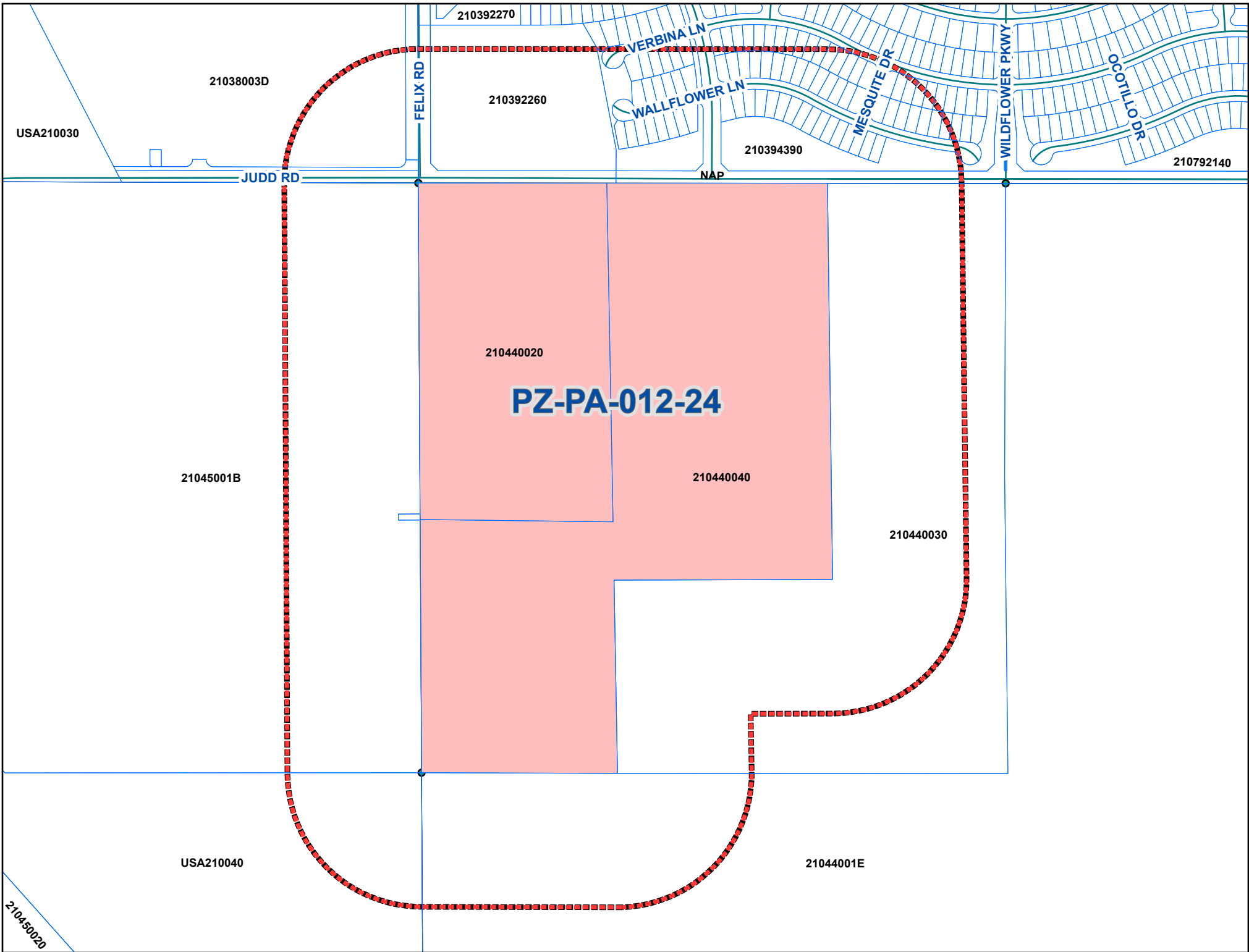
SEC 29, TWN 03S, RNG 09E

  
 Sheet No.  
 1 of 1



Current Zoning: GR  
 Current Land Use: MLDR





210392270

21038003D

USA210030

FELIX RD

210392260

VERBINA LN

WALLFLOWER LN

210394390

MESQUITE DR

WILDFLOWER PKWY

OCCILLO DR

210792140

JUDD RD

NAP

210440020

**PZ-PA-012-24**

210440040

21045001B

210440030

USA210040

21044001E

210450020



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

**Comprehensive Plan Amendment unincorporated & Property Information:**

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: See attached legal description

2. Parcel Number(s): 210-44-002 & 210-44-004 Total Acreage: 96

3. Current Land Use Designation: MLDR

4. Requested Land Use Designation: Employment (80 acres) & Mixed Use (16 acres)

5. Date of Concept Review: waived by B. Billingsly Concept Review Number: waived by B. Billingsly

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):  
In preparation for a data call center (or similar) use on the southern 80 acres and a mixed use residential use on the northern 16 acres.

7. Discuss any recent changes in the area that would support your application.  
Continued development growth from the west has made this area attractive for more intense types of development. Infrastructure improvements in the area support the growth pattern into this area.

8. Explain why the proposed amendment is needed and necessary at this time.  
The existing MLDR is no longer the highest and best use potential for this property and in order for the site to develop as intended, a CPA is needed.

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

# PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Narrative in PDF format.
- I. Neighborhood meeting report

***Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>***

***Please call or email the Planning Division for more information.***

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Judd Ventures LLC	10 Prag Blvd. #203 Monroe, NY 10950	
Name of Landowner (Applicant)	Address	Phone Number

		
Signature of Landowner (Applicant)		E-Mail Address

Iplan Consulting Corp.	3317 S. Higley Rd. Gilbert, AZ 85297	480=227-9850
Name of Agent	Address	Phone Number

	greg@iplanconsulting.com
Signature of Agent	E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

**AGENCY AUTHORIZATION**

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Judd Ventures LLC (NY)

***[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]***

hereinafter referred to as "Owner," is/are the owner(s) of 96 acres located at  
the southeast corner of Felix and Judd, and further identified

***[Insert Address of Property]***

as assessor parcel number 210-44-002 & 210-44-004 and legally described as follows:

***[Insert Parcel Number]***

***[Legal Description is attached hereto as Exhibit A]***

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Iplan Consulting Corporation

***[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]***

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.



Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

Judd venture LLC - Moses Werzberger  
[Insert Company or Trustee's Name] ✓

By: [Signature]  
[Signature of Authorized Officer or Trustee]

Its: manager / owner  
[Insert Title]

Dated: 5/30/24

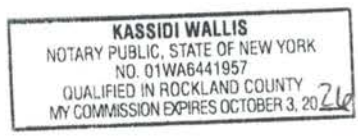
STATE OF New York )  
COUNTY OF Rockland ) ss.

The foregoing instrument was acknowledged before me, this 30th day of May,  
2024, by Moses Werzberger, Manager of  
[Insert Signor's Name] [Insert Title]  
Judd Ventures LLC, an Arizona LLC  
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



Printed Name of Notary

Signature of Notary

# Sunhill

**Case: TBD**

## **Major Comprehensive Plan Amendment Project Narrative**

Submitted to:

**Pinal County**

**Planning Department**

31 N. Pinal Street – Building F

Florence, AZ 85132

Submitted on Behalf of:

**Judd Ventures, LLC**

10 Prag Blvd., Suite 203

Monroe, NY 10950

Prepared by:

**IPLAN CONSULTING**

3317 S. Higley Road, Suite 114-622

Gilbert, AZ 85297

**JUNE 2024**

PURPOSE OF REQUEST:

Judd Ventures, LLC is requesting to amend the Comprehensive Plan land use classification for an approximate 96.8 acre property which is located on the southeast corner of Judd Road and Felix Road in the San Tan Valley area of the County. The property APNs are 210-44-002 and 210-44-004.

The subject property is currently vacant and has a Comprehensive Plan land use classification of Medium Low Density Residential (MLDR) with underlying GR zoning. Our request is to change the Comprehensive Plan land use classification to Employment (80 acres) and Mixed Use (16 acres) which will support the future rezoning request for the property.

SITE AERIAL MAP



LOCATION AND ACCESSIBILITY:

The subject site is located along Judd Road which would provide the primary access point for the property. Judd is listed as a Primary Arterial Roadway by the County and is planned for a 140-foot total right-of-way with two lanes of travel on each side and a center turn lane. The site also has frontage along Felix Road which is unimproved currently but would provide additional access to the southern portions of the project. Felix Road is also an arterial level road with a future 110-foot right-of-way.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The property is in agricultural use currently which will not change until the property is ready for development. As mentioned, the site fronts onto Judd Road to the north with the existing Magma Ranch subdivision beyond. Existing agricultural lands bound the site to the east and south. Felix Road comprises the western boundary with additional agricultural land beyond.

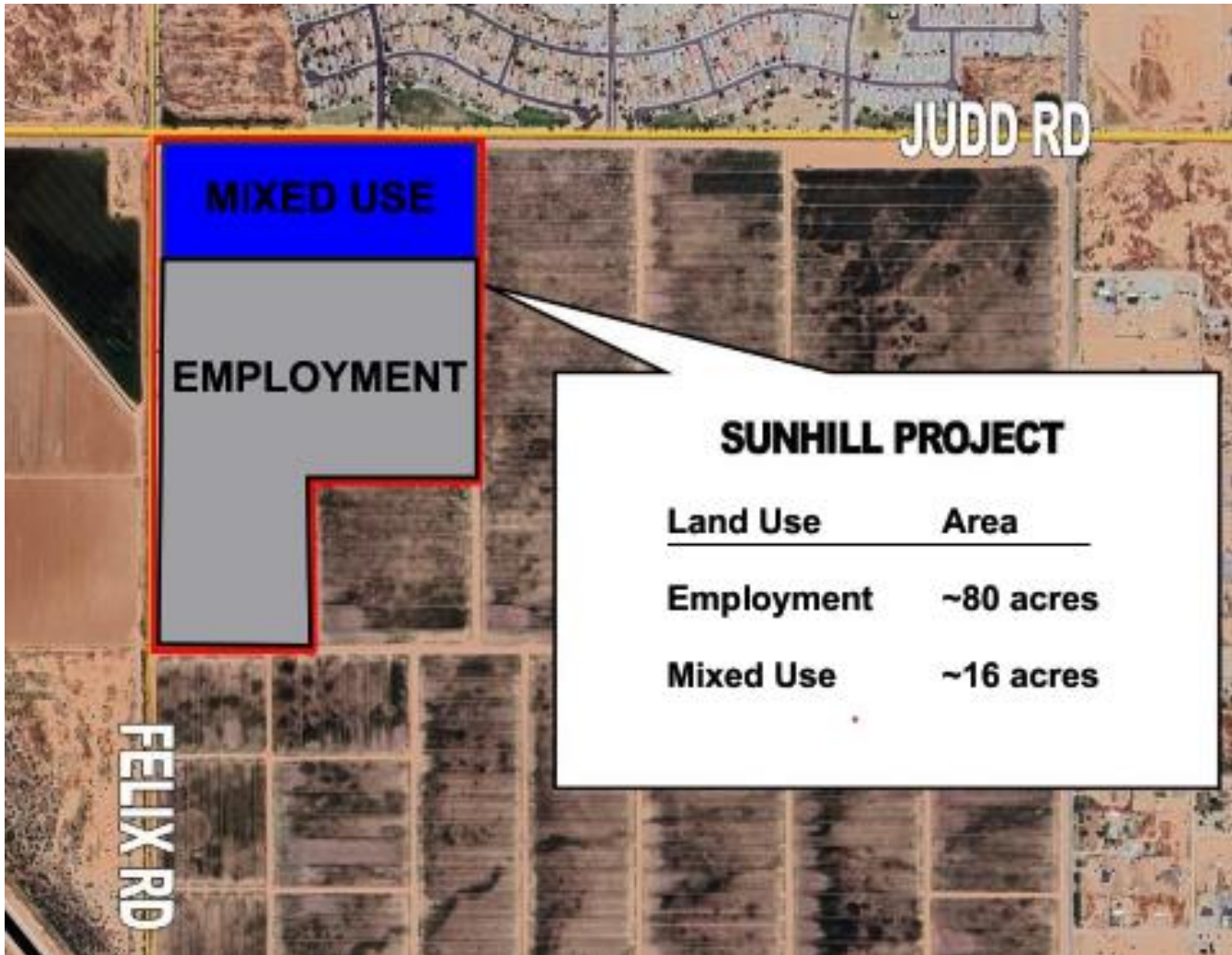
ADJACENT LAND USE TABLE

Direction	Comprehensive Plan Land Use Classification	Existing Zoning	Existing Use
<i>On-Site</i>	Employment & Mixed Use (proposed)	GR	Vacant/Agriculture
<i>North</i>	MLDR	CR-2 & CR-3	Residential
<i>South</i>	MLDR	GR	Vacant/Agriculture
<i>East</i>	MLDR	GR	Vacant/Agriculture
<i>West</i>	MLDR	GR	Vacant/Agriculture

PROJECT DESCRIPTION:

The development intent of the proposal is to allow for the majority of the property (~80 acres) to be developed under employment uses. These could include offices, data centers, warehousing, etc. but could also include more intense uses such as manufacturing, light industrial uses. One specific use that may be viable here is power storage due to the proximity to the recently constructed SRP power station. It is likely that multiple uses will occupy the southern portion of the project.

The northern ~16 acres of the property is intended to be a mix of uses including commercial, retail, professional offices, and potentially multi-family residential, all of which are supported under the Mixed-Use Comprehensive Plan category. The Mixed-Use designation was proposed for the northern area of the property to both help buffer the existing residential neighborhood to the north from the potentially more intensive Employment uses of the proposal, but also to provide a much more convenient location for many of the businesses that serve the residential community. At ~16 acres, we expect multiple uses to occupy the frontage and will be designed to be complimentary and compatible with the area.



APPLICATION FINDINGS:

The County application for a Comprehensive Plan Amendment includes three key questions/statements that need to be answered to justify the rationale for the proposal. These questions/statements and applicant provided responses should provide the County Staff, PZ Commissioners, and Supervisors with the justification for supporting or denying the requests. Below are our responses to those questions.

*1. Why is the Comprehensive Plan Amendment being requested?*

Response: The property is located in an opportunistic area for more intense development which needs both employment and commercial services which this amendment proposes.

*2. Discuss any recent changes in the area that would support your application.*

Response: The continued growth of development in the area warrants a re-examination of appropriate land uses in the area and more specifically the recent construction of a large power sub-station close to this site has opened up the opportunity to consider larger, more intense employment and commercial uses that would better serve the community than another residential subdivision.



*3. Explain why the proposed amendment is needed and necessary at this time.*

Response: The recent development of the power sub-station has produced a window of opportunity for employment and commercial development at this location which may diminish over time as other similar uses develop in the region. By locating these types of uses here now makes the most sense from a land planning perspective.

COMPREHENSIVE PLAN CONFORMANCE:

The **property's** current Comprehensive Plan land use classification of MLDR is consistent with the properties in the area which is expected given the overall rural/residential nature of the region which has not seen much urban or suburban growth to date. That is about to change however as there are multiple master plan communities underway in the area along with the recently developed power sub-station which affords the re-consideration of the area land uses.

Due to the nature of the request, the proposed amendment will be in conformance with both the goals and policies of the County Comprehensive Plan as well as the RSRSM – Access Management Manual. In fact, the project resulting from this amendment will further several of the goals and policies of the Comprehensive Plan as identified below:

- Growth Area: Although just outside of the San Tan Valley Area Plan, this region has been a targeted growth corridor for a long time in the County and projects like this for **a more orderly and quality level of growth avoiding the pitfalls associated with "leap-frog" development.**
- Land Use: The County Comprehensive Plan identifies the need for a more balanced inventory of land uses and this proposal will add more employment and commercial inventory to the this part of the County which is currently lacking it.

Furthermore, as is required by the County, we propose that the project meets the required Findings of Fact as described below:

Findings of Fact:

*1. The current Comprehensive Plan inadequately provides appropriate optional sites for the use proposed in the amendment.*

There are few, if any existing Employment designated properties in the proximate area to serve the residents in the area.

*2. That the amendment constitutes an overall improvement to the Comprehensive Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.*

The County Comprehensive Plan identifies the long-term need for a balance of land uses and the opportunity to add a significant area of Employment and Commercial land use to this area will certainly be an improvement to the Comprehensive Plan as well as the to the current and future residents in the area.

*3. The amendment is consistent with the Comprehensive Plan.*

The proposed amendment embodies the goals and intent of the Comprehensive Plan by incorporating important land uses that offer employment and retail opportunities for the region which benefit all of the local and regional County residents which is consistent with the goals and policies set forth in the County's Comprehensive Plan.

*4. The amendment will promote the growth of the County in an orderly manner and protect the public health, safety, and welfare of the community.*

In addition to providing new employment and commercial use to County residents, the proposed location of the project is appropriate as it is along existing roadways networks, and specifically utilities. This amendment will also shorten vehicular trips for area residents in need of retail shopping opportunities.

CONCLUSION:

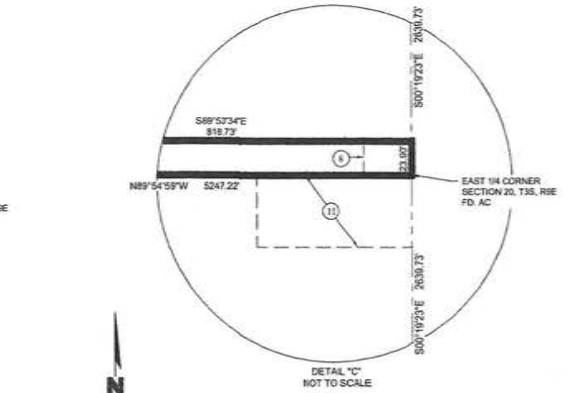
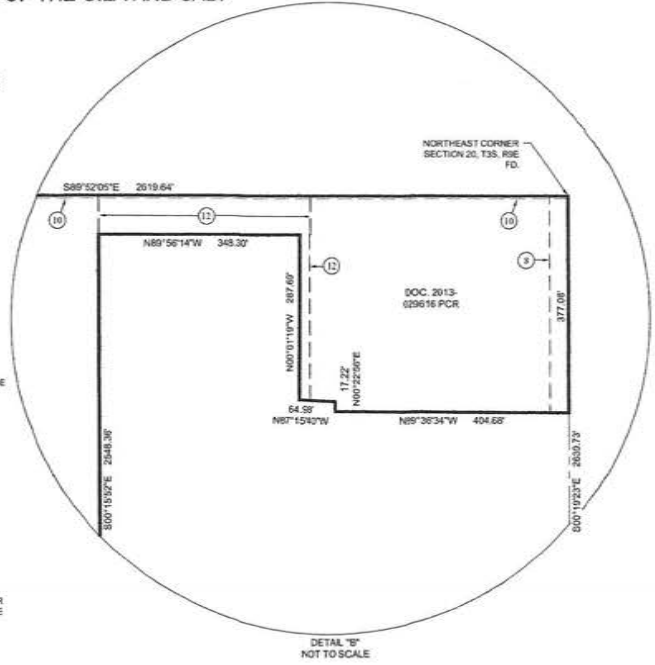
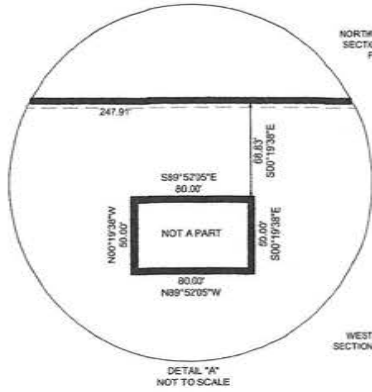
A Major Amendment to the Comprehensive Plan is always a request that should be heavily considered. On the surface, the requested land uses might seem out of place in a sea of MLDR, but that is the point of this amendment, to introduce employment and commercial land uses that can actually provide opportunities and services for that sea of residential development. The property is large enough to be able to provide significant buffering to adequate transition the more intense uses envisioned for the project from both the existing Magma Ranch development to the north, but also the future possible residential developments to the east, south, and west. The Comprehensive Plan needs to be flexible to allow opportunities for change where it makes sense and the area growth patterns along the nearby power sub-station provide the opportunity for this property to be considered for the proposed land use change.



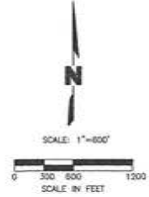


# ALTA/NSPS LAND TITLE SURVEY

TWO PARCELS OF LAND, BEING SITUATED WITHIN THE NORTH HALF OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



- LEGEND**
- BRASS CAP FLUSH (BCF)
  - ⊕ BRASS CAP IN HAND HOLE (BCIH)
  - ⊙ SET NAIL WITH TAG L.S. 70955
  - ⊙ SET 1/2" REBAR WITH CAP L.S. 70955
  - FOUND NAIL - 90 TAG/L.S.
  - FOUND 1/2" REBAR WITH CAP L.S. 48853
  - ⊕ CATCH BASIN INLET
  - ⊕ CATCH BASIN SQUARE
  - ⊕ DRYWELL
  - ⊕ ELECTRIC BOX
  - ⊕ ELECTRIC CABINET
  - ⊕ ELECTRIC MANHOLE
  - ⊕ ELECTRIC METER
  - ⊕ FIRE HYDRANT
  - ⊕ IRRIGATION WELL
  - ⊕ LIGHT POLE
  - ⊕ SIGN
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ SANITARY SEWER CLEANOUT
  - ⊕ TELEPHONE MANHOLE
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER METER
  - UNDERGROUND GAS
  - EASEMENTS
  - SUBJECT PROPERTY BOUNDARY
  - ROAD CENTERLINE
  - SECTION LINE
  - INTERNAL PROPERTY LOTS
  - PUE = PUBLIC UTILITY EASEMENT
  - MVAE = NON-VEHICLE ACCESS EASEMENT
  - FSL = FRONT SETBACK LINE
  - R/W = RIGHT-OF-WAY
  - EMNT = EASEMENT
  - MCR = MARICOPA COUNTY RECORDER
  - SCHEDULE B EXCEPTION (SEE SHEET 3)



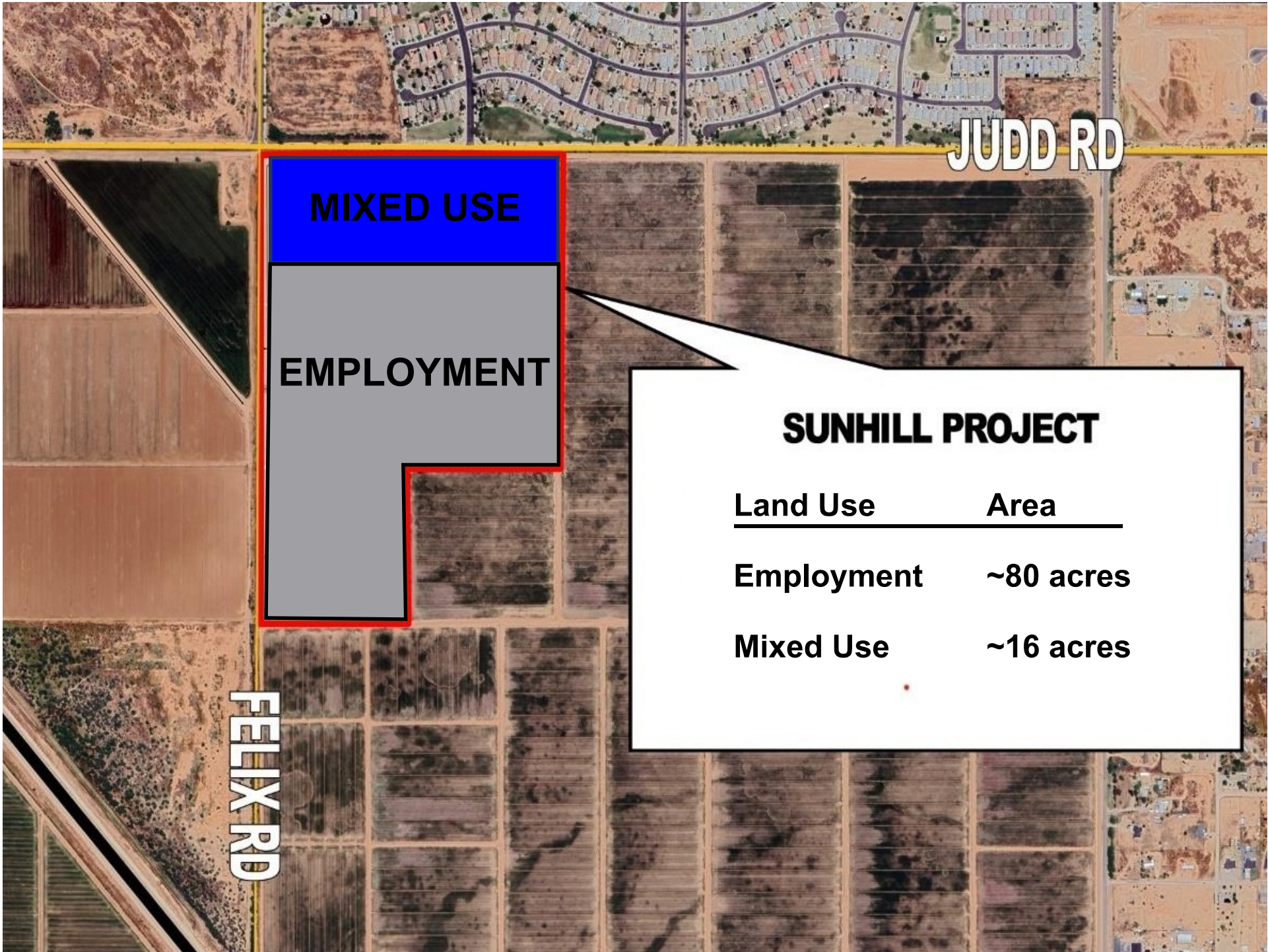
**PRELIMINARY**

ALTA ARIZONA  
 SURVEY - ENGINEERING - GEOTECHNICAL  
 1800 TEMPE AVENUE, SUITE 5  
 TEMPE, ARIZONA 85282  
 (480) 858-1517

ALTA/NSPS LAND TITLE SURVEY  
 TWO PARCELS OF LAND, BEING SITUATED WITHIN THE NORTH HALF OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA  
 PINAL COUNTY, ARIZONA  
 2021

Drawn by: [ ]  
 Checked by: [ ]  
 Approved by: [ ]  
 Project no.: [ ]  
 Drawing no.: [ ]  
 Date: [ ]

SHEET 2 OF 3



**JUDD RD**

**MIXED USE**

**EMPLOYMENT**

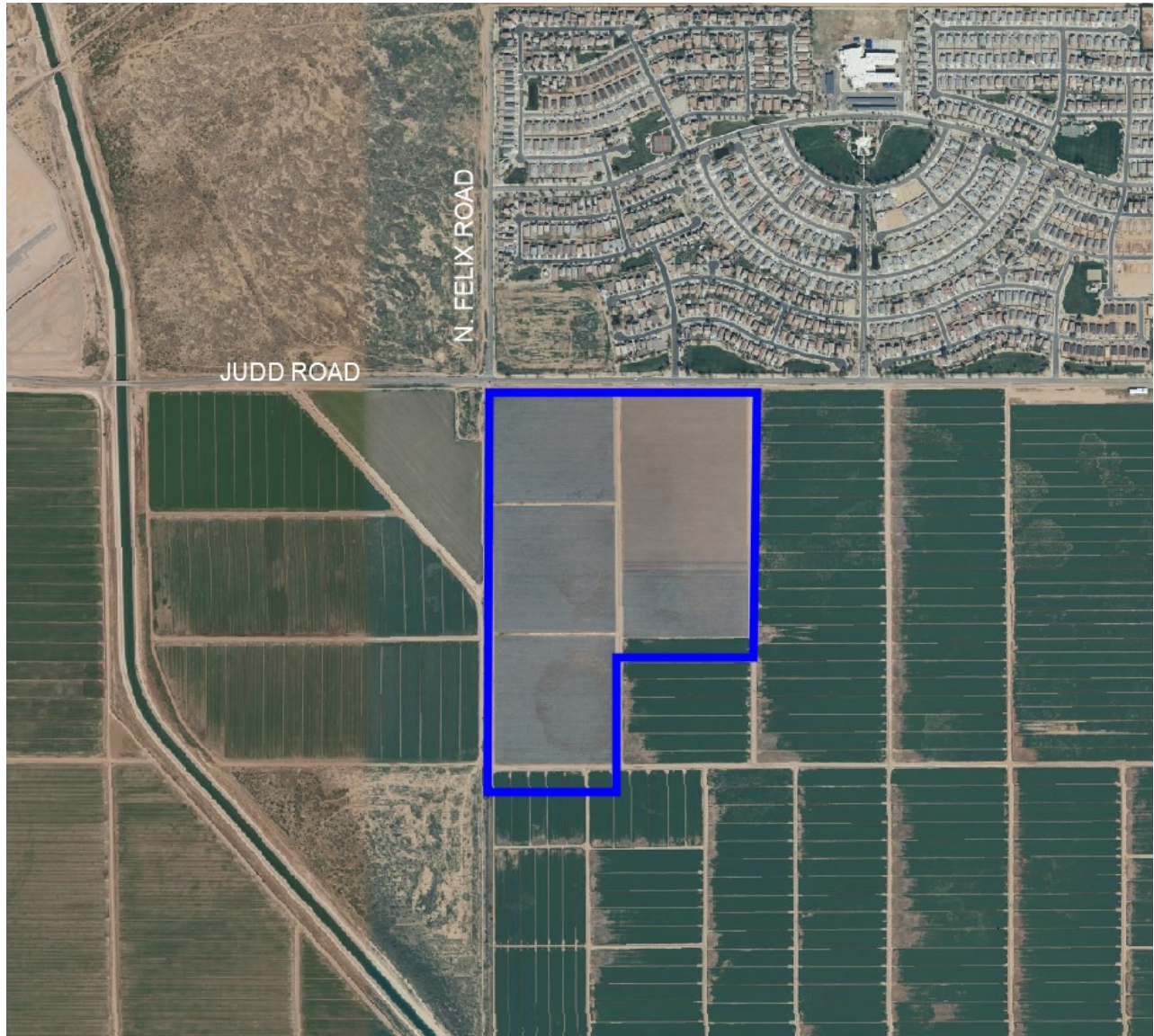
**FELIX RD**

**SUNHILL PROJECT**

<u>Land Use</u>	<u>Area</u>
Employment	~80 acres
Mixed Use	~16 acres



# Project Site Aerial



## LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

That portion of the Northwest quarter of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said Section 29;

Thence South  $89^{\circ} 38' 50''$  East along the Northerly line of said Section 29, a distance of 928.75 feet to a point from which the North quarter corner of said Section 29 bears South  $89^{\circ} 38' 50''$  East, 1,699.00 feet distant therefrom;

Thence South  $00^{\circ} 09' 06''$  East, 1,517.22 feet;

Thence North  $89^{\circ} 38' 35''$  West, being parallel with and 1,121.84 feet Northerly of the Southerly line of the Northwest quarter of said Section 29, a distance of 932.77 feet to a point on the Westerly line of the Northwest quarter of said Section 29;

Thence North (assumed bearing) along the Westerly line of said Section 29, a distance of 1,517.11 feet to the point of beginning;

EXCEPT all oil, gas and minerals as reserved in Deed recorded in [Book 81 of Deeds, Page 62](#).

PARCEL 2:

That portion of the Northwest quarter of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of said Section 29;

Thence North (assumed bearing), along the Westerly line of said Section 29, a distance of 1121.84 feet to a point from which the Northwest corner of said Section 29 bears North, 1517.11 feet distant therefrom;

Thence South  $89^{\circ} 38' 35''$  East, being parallel with the Southerly line of the Northwest quarter of said Section 29, a distance of 932.77 feet;

Thence North  $0^{\circ} 09' 06''$  West, 1517.22 feet to a point on the Northerly line of said Section 29 and from which point the Northwest corner of said Section bears North  $89^{\circ} 38' 50''$  West, 928.75 feet distant therefrom;

Thence South  $89^{\circ} 38' 50''$  East, along the said Northerly line of Section 29, a distance of 980.00 feet, to a point from which the North quarter corner of said Section 29 bears South  $89^{\circ} 38' 50''$  East, 719.00 feet distant therefrom;

Thence South 0° 56' 02" West, 1778.93 feet;

Thence North 89° 38' 35" West, being parallel with and 860.23 feet Northerly of the Southerly line of said Northwest quarter of Section 29, a distance of 946.30 feet;

Thence South 0° 09' 06" East, 860.23 feet to a point on the Southerly line of the said Northwest quarter of Section 29 and from which point the center quarter corner of said Section 29 bears South 89° 38' 35" East, 1692.00 feet distant therefrom;

Thence North 89° 38' 35" West, along the Southerly line of the said Northwest quarter of Section 29, a distance of 935.74 feet to the point of beginning.

EXCEPT all oil, gas and minerals as reserved in Deed recorded in [Book 81 of Deeds, Page 62](#).