

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

RESOLUTION NO. 2025-SUP-017-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR A CERTAIN PROPERTY LOCATED NORTHEAST OF EAST HUNT HIGHWAY AND SOUTH OF EAST HERITAGE ROAD (TAX PARCEL 200-25-002L) TO ALLOW FOR THE OPERATION OF A WIRELESS COMMUNICATION FACILITY, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. 2025-SUP-017-24

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code § 2.151.010 and § 2.205.080(D) to approve Special Use Permits in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on October 28, 2024, the Pinal County Community Development Department (the “**Department**”) received an application from Graham Chapman and Scott Hopper, Pinnacle Consulting LLV, applicant, and Dollar Self Storage #23 LLC, landowner of a 645± acre parcel in the CB-2 General Business Zone located northeast of East Hunt Highway and South of East Heritage Road (Tax Parcel No. 200-25-002L) and legally described in the attached **Exhibit “A”** (the “**Property**”), requesting a Special Use Permit to operate a wireless communication facility on a portion of the Property (Department Case No. SUP-017-24) (the “**SUP Application**”); and,

WHEREAS, on November 21, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the SUP Application and considered the same (the “**Public Hearing**”) along with thirteen (13) stipulations as set forth in the staff report presented to the Commission (the “**Stipulations**”); and,

WHEREAS, after the Public Hearing the Commission voted 9-0 in favor of forwarding a recommendation of approval of the SUP Application to the Board subject to the Stipulations, as presented by the Department and as set forth in the attached **Exhibit “B”** (the “**Stipulations**”).

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the SUP Application requesting approval to operate a wireless communication facility on the Property is hereby approved, subject to the Stipulations set forth in **Exhibit “B”**.

[Signatures appear on the following page.]

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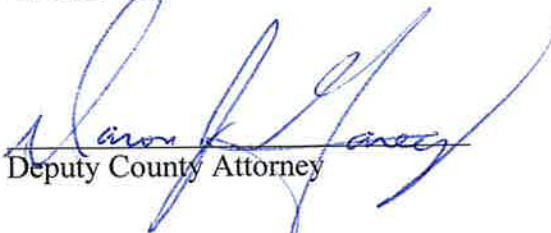
PASSED AND ADOPTED this 8th day of January, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT "A"

RESOLUTION NO. 2025-SUP-017-24

[Legal Description of the Property for SUP-017-24]

EXHIBIT "A"

PARCEL 1 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006-007264 AND PARCEL 2 OF THAT PROPERTY AS DESCRIBED IN A DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS FEE NO. 2006-007265 ALL RECORDS OF PINAL COUNTY, ARIZONA BEING A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" ALUMINUM CAP ON A 5/8" X 18" REBAR, DOWN 0.50' STAMPED "T4S R8E 3 2 10 11 19344" DATED 2020 ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH A 2.5" GLO BRASS CAP, UP 1.5', STAMPED "U.S. GENERAL LAND OFFICE GRIR 1/4 S3 1/4 S10" DATED 1928 ACCEPTED AS THE NORTH QUARTER OF SAID SECTION 10 BEARS NORTH 89°51'31" WEST, 2648.07 FEET;

THENCE SOUTH 00°00'10" EAST, 658.42 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°10'00" EAST, 855.84 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE AS SHOWN IN SPECIAL WARRANTY DEED FILED AS DOCUMENT NO. 2008-065676 RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 37°37'07" WEST, 1080.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTH LINE OF PARCEL 2;

THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 89°59'29" EAST, 656.96 FEET TO THE AFORESAID NORTHEAST CORNER OF SAID PARCEL 2 BEING THE POINT OF BEGINNING.

Prepared by: Colliers Engineering and Design
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1824
Date: December 13, 2024



EXHIBIT “B”

RESOLUTION NO. 2025-SUP-017-24

[Stipulations of Approval]

1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
5. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
6. An Air Quality industrial permit may be required if there is a generator installed;
7. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
8. Any change or expansion of use shall require approval by the Board of Supervisors;
9. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
10. The applicant shall keep the property free of trash, litter and debris;
11. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
12. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
13. Approval of this Special Use Permit is tied to the lease area portion of parcel number 200-22-002L in which the WCF is situated;