

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

RESOLUTION NO. 2021-PZ-PA-020-21

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 IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM SUBURBAN NEIGHBORHOOD AND COMMUNITY CENTER TO COMMUNITY CENTER LAND USE DESIGNATION IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-020-21

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 24, 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: 210-06-001K) and legally described in the attached Exhibit A (the “Property”) to change the Comprehensive Plan Land Designation for such Property from Suburban Neighborhood and Community Center land use designations to Community Center land use designation (Case No. PZ-PA-020-21); and

WHEREAS, on October 21, 2021, the Pinal County Planning and Zoning Commission held a public hearing on Case No. PZ-PA-020-21, after providing notice pursuant to statutory requirements, and following the public hearing voted 6 to 2 against forwarding a recommendation of denial to the Board; and

WHEREAS, on November 17, 2021, the Board held a public hearing on Case No. PZ-PA-020-21, 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-020-21 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 and Community Center to Community Center Land Use Designation.

PASSED AND ADOPTED this 17th day of NOVEMBER, 2021, 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
LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 5, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the calculated position of the Northwest Quarter of said Section 5 according to Fee No. 2015-047177, Records of Pinal County, Arizona, from which the calculated position of the West Quarter Corner of said Section 5 per said Fee No. 2015-047177 bears South 02°57'04" East, a distance of 340.61 feet, and from which a Pinal County Highway Department Brass Cap flush bears South 89°50'28" West, a distance of 124.30 feet, and from which a Pinal County Highway Department Brass Cap flush bears North 89°50'28" East, a distance of 302.58 feet;

Thence South 02°57'04" East, along the West line of the Northwest Quarter of said Section 5, a distance of 340.61 feet to the True Point of Beginning;

Thence North 89°39'41" East, departing said West line, a distance of 300.31 feet;

Thence North 02°57'04" West, a distance of 293.61 feet to the Southwest Corner of that certain parcel of land conveyed to Pinal County in Warranty Deed recorded in Fee No. 2015-048551, Records of Pinal County, Arizona;

Thence along the Southerly line of said certain parcel of land the following courses:

Thence North 89°50'28" East, a distance of 39.43 feet to the beginning of a tangent curve of 346.00 foot radius, concave Northerly;

Thence Easterly, along said curve, through a central angle of 17°24'24", a distance of 105.12 feet;

Thence North 72°26'04" East, a distance of 100.81 feet to the calculated position of the Southwest Corner of Section 32, Township 2 South, Range 8 East per said Fee No. 2015-047177;

Thence North 89°33'46" East, departing said Southerly line along the North line of the Northwest Quarter of said Section 5, a distance of 11.50 feet to the Westerly line of that certain Electric Easement recorded in Docket 28, Page 128, Records of Pinal County, Arizona;

Thence South 00°38'44" East, departing said North line along said Westerly line, a distance of 89.39 feet;

Thence South 11°55'49" East, along said Westerly line, a distance of 2,635.96 feet to a point on the South line of the Northwest Quarter of said Section 5;

Thence South 89°28'14" West, departing said Westerly line along said South line, a distance of 275.23 feet to a point on the Northeasterly right-of-way line of the Union Pacific Railroad;

Thence North 38°54'00" West, departing said South line along said Northeasterly right-of-way line, a distance of 1,041.00 feet to a point on a line which is parallel with and 75.00 feet Easterly, as measured at right angles, from the centerline of Gantzel Road as dedicated in Cabinet D, Slide 084, Records of Pinal County, Arizona;

Thence along said parallel line the following courses:

Thence North 02°56'49" West, departing said Northeasterly right-of-way line, a distance of 820.45 feet to the beginning of a tangent curve of 1,787.00 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of 11°32'09", a distance of 359.79 feet;

Thence North 14°28'58" West, a distance of 191.35 feet to a point on the West line of the Northwest Quarter of said Section 5;

Thence North 02°57'04" West, departing said parallel line, a distance of 159.59 feet to the True Point of Beginning.

Containing 1,495,462 Square Feet or 34.331 Acres, more or less.