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FEE: \$0.00  
PAGES: 5  
FEE NUMBER: 2025-006755

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

**RESOLUTION NO. 2025-PZ-PA-016-23**

AN 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 (READOPTED) AND INCORPORATED BY REFERENCE INTO THE PINAL COUNTY COMPREHENSIVE PLAN) FOR A CERTAIN PROPERTY LOCATED AT THE SOUTHEAST CORNER OF KENWORTHY ROAD AND CHANDLER HEIGHTS ROAD IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BY CHANGING THE LAND USE DESIGNATION FROM RURAL LIVING AND SUBURBAN NEIGHBORHOOD TO EMPLOYMENT CENTER, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-016-23.

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to the Pinal County Development Services Code § 2.170.110 to approve amendments to the Pinal County Comprehensive Plan, in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, the current Pinal County Comprehensive Plan readopted and incorporated by reference the San Tan Valley Special Area Plan (the "**STV SAP**"), which has as its purpose to expand the specific elements of the Pinal County Comprehensive Plan to be more closely associated with community goals and actions that are specific to a defined area and, in this case, explicitly examines the unique issues, concerns, and needs of the San Tan Valley area in order to establish public policy and guidance for future growth in the San Tan Valley area; and,

WHEREAS, on December 1, 2023, the Pinal County Community Development Department (the "**Department**") received an application from Goe and Van Loo Consultants, Inc. on behalf of the applicant, Tanis W. Shill Irrevocable Trust, the landowner of a certain property located within the STV SAP at the southeast corner of Kenworthy Road and Chandler Heights Road, identified as Pinal County Assessor parcel no. 104-22-023A and legally described in the attached **Exhibit "A"** (the "**Property**"), requesting approval for a non-major comprehensive plan amendment of the STV SAP to redesignate the Property (constituting an area of ± 31.17 acres) from Rural Living and Suburban Neighborhood to Employment Center land use designation (the "**Non-Major Comprehensive Plan Amendment Application**"); and,

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**RESOLUTION NO. 2024-PZ-PA-016-23**

WHEREAS, the Department designated the Non Major Comprehensive Plan Amendment Application as case no. PZ-PA-016-23; and,

WHEREAS, on December 19, 2024 the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the Non-Major Comprehensive Plan Amendment Application (the "**Public Hearing**") whereat the Department staff presented the matter to the Commission and recommended that should the Commission find, after the presentation of the applicant and together with testimony and evidence presented at the public hearing, that approving the Non-Major Comprehensive Plan Amendment Application is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission should forward the Non-Major Comprehensive Plan Amendment Application to the Board of Supervisors with a favorable recommendation; and,

WHEREAS, at the Public Hearing the Commission voted 8-0 in favor of forwarding a recommendation of approval of the Non-Major Comprehensive Plan Amendment Application to the Board; and,

WHEREAS, the Board believes that approving the Non-Major Comprehensive Plan Amendment Application is in the best interests of Pinal County, and specifically the San Tan Valley area, and is consistent with applicable statutes and the long-term vision for the County to conserve natural resources, ensure efficient expenditure of public funds, promote effective economic vitality while ensuring environmental stewardship, and to promote the health, safety convenience and general welfare of the public.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Non-Major Comprehensive Plan Amendment Application (Department case no. PZ-PA-016-23) is hereby approved and the STV SAP land use map for the Property legally described in the attached **Exhibit "A"** is hereby amended by changing the land use designation from Rural Living and Suburban Neighborhood to Employment Center land use designation.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

**RESOLUTION NO. 2024-PZ-PA-016-23**

PASSED AND ADOPTED this 29<sup>th</sup> day of January, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

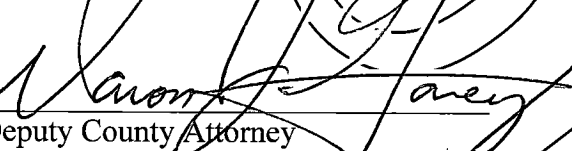
  
Chairman of the Board

ATTEST:

  
Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:

  
Deputy County Attorney

**EXHIBIT "A"**

**TO**

**RESOLUTION NO. 2024-PZ-PA-016-23**

**[LEGAL DESCRIPTION]**

APN: 104-22-023A

That part of the Northwest Quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the 1/2" Rebar marking the Northwest Corner of said Section 28, from which the Metal Shaft marking the North Quarter Corner of said Section 28 bears North 89°52'32" East, a distance of 2,639.76 feet;

Thence South 00°02'10" West, along the West line of the Northwest Quarter of said Section 28, a distance of 548.80 feet to the True Point of Beginning;

Thence North 87°34'14" East, departing said West line, a distance of 897.67 feet to an existing barbed wire fence;

Thence along said barbed wire fence the following courses:

Thence North 64°54'04" East, a distance of 42.30 feet;  
Thence North 47°10'12" East, a distance of 77.18 feet;  
Thence North 34°17'12" East, a distance of 43.40 feet;  
Thence North 62°39'40" East, a distance of 47.92 feet;  
Thence North 86°21'45" East, a distance of 60.29 feet;  
Thence South 73°51'53" East, a distance of 68.39 feet;  
Thence South 55°14'39" East, a distance of 86.65 feet;  
Thence South 54°19'50" East, a distance of 96.30 feet;  
Thence North 48°24'52" East, a distance of 26.24 feet;  
Thence North 67°20'27" East, a distance of 91.27 feet;  
Thence North 77°40'04" East, a distance of 76.41 feet;  
Thence North 76°22'19" East, a distance of 87.32 feet;  
Thence South 79°13'01" East, a distance of 373.23 feet;  
Thence South 86°06'56" East, a distance of 108.64 feet;  
Thence North 89°05'30" East, a distance of 95.89 feet;

Thence South 76°27'08" East, departing said barbed wire fence, a distance of 41.24 feet;

Thence South 00°30'06" West, a distance of 570.26 feet;

Thence South 89°33'24" West, a distance of 629.10 feet;

Thence South 87°30'21" West, a distance of 1,576.22 feet to the West line of the Northwest Quarter of said Section 28;

Thence North 00°02'10" East, along said West line, a distance of 594.11 feet to the True Point of Beginning.

Containing 1,357,675 Square Feet or 31.1679 Acres, more or less.