



DATE/TIME: 02/19/2025 1633
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2025-012133

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

RESOLUTION NO. 2025 PZ-PA-014-24

A 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 CERTAIN PROPERTIES LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM SUBURBAN NEIGHBORHOOD, URBAN TRANSITIONAL, URBAN-CENTER AND SUBURBAN OFFICE TO A 'SPECIAL DISTRICT' DESIGNATION AS PROVIDED IN THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR CASE NO. PZ-PA-014-24.

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 Non-Major Comprehensive Plan Amendments; and,

WHEREAS, the current Pinal County Comprehensive Plan readopted and incorporated by reference the San Tan Valley Special Area Plan ("**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, by way of Board Resolution No. 2022-PZ-PA-009-22, approving a major comprehensive plan amendment (recorded at fee no. 2022-113199, official records of the Pinal County Recorder), the Pinal County Comprehensive Plan was amended to include the "Special District" land use classification for Arizona State Trust Lands and to apply accompanying updates to the Plan's minor (i.e., non-major) comprehensive plan amendment regulations; and,

WHEREAS, on November 6, 2024, the Pinal County Community Development Department ("**Department**") submitted an application for a Non-Major Comprehensive Plan Amendment of the STV SAP on behalf of the landowner, the Arizona State Land Department, with respect to certain properties located in unincorporated Pinal County, situated in Sections 4 and 8, and in portions of Section 5, 7, 9, 16, 17 and 18, Township 03, South Range 08 East of the Gila and Salt River Base and Meridian, legally described on the attached **Exhibit "A"** ("**Property**") to change the land use designation for the Property from Suburban Neighborhood, Urban Transitional, Urban Center and Suburban Office to 'Special District' (Department Case No. PZ-PA-014-24) ("**Non-Major Comprehensive Plan Amendment Application**"); and,

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RESOLUTION NO. 2025 PZ-PA-014-24 (Continued)

WHEREAS, on January 16, 2025, the Pinal County Planning and Zoning Commission held a public hearing on the Non-Major Comprehensive Plan Amendment Application, after providing notice pursuant to statutory requirements, and following the public hearing voted 10 to 0 in favor of forwarding a recommendation of approval of the Non-Major Comprehensive Plan Amendment Application to the Board; and,


WHEREAS, on February 19, 2025, after providing notice pursuant to statutory requirements, the Board convened for a regular meeting and considered the Non-Major Comprehensive Plan Amendment Application and held a public hearing thereon; 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 Board that the Non-Major Comprehensive Plan Amendment Application (Department Case No. PZ-PA-014-24 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 Suburban Neighborhood, Urban Transitional, Urban Center and Suburban Office to 'Special District'.

PASSED AND ADOPTED this 19th day of February 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board



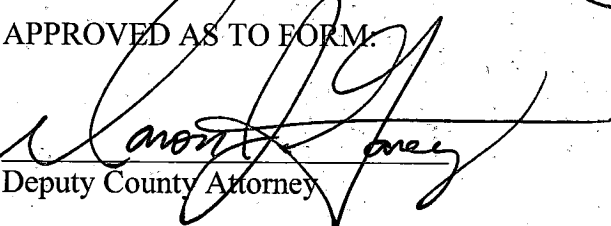
APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT "A"

TO

RESOLUTION NO. 2025 PZ-PA-014-24

LEGAL DESCRIPTION (SAN TAN VALLEY URBAN CORE)

Being Section 4, except that certain parcel of land recorded in Docket 1497, page 449, Pinal County Recorders (PCR), the south half and the northeast quarter of Section 5, the east half of Section 7, Section 8, the northwest quarter and the northwest quarter of the northeast quarter and the northwest quarter of the southwest quarter of Section 9, that portion of Sections 9 and 16 lying southwesterly of the Union Pacific Railroad right-of-way, the north half of Section 17, the north half of the north half of Section 18, except that certain parcel of land recorded in Fee No. 2022-003034, PCR, all lying within Township 3 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, secondarily described as follows:

BEGINNING at the southwest corner of said Section 16, a 3-inch Pinal County Highway Department brass cap in hand hole, from which the south quarter corner of said section, a 2 3/4 inch Pinal County Highway Department brass cap, bears North 89°26'02" East (basis of bearing), a distance of 2701.28 feet;

THENCE along the west line of said Section 16, North 02°31'19" West, a distance of 2640.62 feet, to the east quarter corner of said Section 17;

THENCE leaving said west line, along the south line of the north half of said Section 17, South 89°37'45" West, a distance of 5395.74 feet, to the west quarter corner of said Section 17;

THENCE leaving said south line, along the west line of said Section 17, North 02°54'19" West, a distance of 1323.80 feet, to the south line of the north half of the north half of said Section 18;

THENCE leaving said west line, along said south line, South 89°45'39" West, a distance of 3717.87 feet, to the southeasterly corner of that certain parcel of land recorded in Fee No. 2022002034, PCR;

THENCE leaving said south line, along the northeasterly line of said certain parcel of land, North 49°24'09" West, a distance of 2022.31 feet, to the south line of said Section 7;

THENCE leaving said northeasterly line, along said south line, North 89°45'40" East, a distance of 2470.77 feet, to the south quarter corner of said Section 7;

THENCE leaving said south line, along the west line of the east half of said Section 7, North 03°20'07" West, a distance of 5294.83 feet, to the north quarter corner of said Section 7;

THENCE leaving said west line, along the north line of said Section 7, North 89°44'09" East, a distance of 2727.54 feet, to the southwest corner of said Section 5;

THENCE leaving said north line, along the west line of said Section 5, North 03°03'51" West, a distance of 2646.47 feet, to the west quarter corner of said Section 5;

THENCE leaving said west line, along the north line of the south half of said Section 5, North $89^{\circ}21'54''$ East, a distance of 2738.84 feet, to the center of said Section 5;

THENCE leaving said north line, along the west line of the east half of said Section 5, North $02^{\circ}40'32''$ West, a distance of 2671.61 feet, to the north quarter corner of said Section 5;

THENCE leaving said west line, along the north line of said Township 3 South, North $89^{\circ}26'49''$ East, a distance of 430.66 feet, to the south quarter corner of Section 32, Township 2 South, Range 8 East;

THENCE North $89^{\circ}32'47''$ East, a distance of 2332.10 feet, to the northwest corner of said Section 4;

THENCE continuing North $89^{\circ}32'47''$ East, a distance of 313.46 feet to the southwest corner of Section 33, Township 2 South, Range 8 East;

THENCE North $89^{\circ}33'12''$ East, a distance of 2434.35 feet, to the north quarter corner of said Section 4;

THENCE continuing North $89^{\circ}33'12''$ East, a distance of 204.76, to the south quarter corner of said Section 33;

THENCE continuing North $89^{\circ}33'12''$ East, a distance of 2543.06 feet, to the northeast corner of said Section 4;

THENCE leaving said north line, along the east line of said Section 4, South $01^{\circ}54'40''$ East, a distance of 2642.39 feet, to the east quarter corner of said Section 4;

THENCE South $01^{\circ}56'29''$ East, a distance of 1325.60 feet, to the easterly prolongation of the north line of that certain parcel of land recorded in Docket 1497, page 449, PCR;

THENCE leaving said east line, along said prolongation and north line thereafter, South $89^{\circ}23'18''$ West, a distance of 1242.97 feet, to the northwest corner of said certain parcel of land;

THENCE leaving said north line, along the west line of said certain parcel of land, South $01^{\circ}55'00''$ East, a distance of 300.08 feet, to the southwest corner of said certain parcel of land;

THENCE leaving west line, along the south line of said certain parcel of land and prolongation thereof, North $89^{\circ}23'18''$ East, a distance of 1243.10 feet, to said east line;

THENCE leaving said prolongation, along said east line, South $01^{\circ}56'29''$ East, a distance of 1025.52 feet, to the northeast corner of said Section 9;

THENCE leaving said east line, along the north line of said Section 9, South $89^{\circ}21'28''$ West, a distance of 1365.99 feet, to the east sixteenth corner of said Section 9;

THENCE leaving said north line, along the east line of the northwest quarter of the northeast quarter of said Section 9, South 02°05'27" East, a distance of 1336.65 feet, to the north-east sixteenth corner of said Section 9;

THENCE leaving said east line, along the south line of the northwest quarter of the northeast quarter of said Section 9, South 89°28'01" West, a distance of 1353.51 feet, to the center-north sixteenth corner of said Section 9;

THENCE leaving said south line, along the east line of the west half of said Section 9, South 02°38'14" East, a distance of 1334.72 feet, to the center of said Section 9;

THENCE leaving said east line, along the south line of the north half of said Section 9, South 89°34'39" West, a distance of 1360.93 feet, to the center-west sixteenth corner of said Section 9;

THENCE leaving said south line, along the east line of the northwest quarter of the southwest quarter of said Section 9, South 02°44'38" East, a distance of 1325.94 feet, to the south-west sixteenth corner of said Section 9;

THENCE leaving said east line, along the south line of the northwest quarter of the southwest quarter of said Section 9, South 89°23'13" West, a distance of 1358.35 feet, to the south sixteenth corner of said Section 9;

THENCE leaving said south line, along the west line of said Section 9, South 02°50'55" East, a distance of 33.97 feet, to the southwesterly right-of-way line of the Union Pacific Railroad;

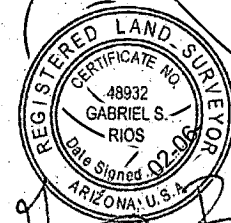
THENCE leaving said west line, along said southwesterly right-of-way line, South 39°00'53" East, a distance of 8394.11 feet, to the south line of said Section 16;

THENCE leaving said southwesterly right-of-way line, along said south line, South 89°26'19" West, a distance of 2286.52 feet, to the south quarter corner of said Section 16;

THENCE South 89°26'02" West, a distance of 2701.28 feet, to the **POINT OF BEGINNING**.

Containing 141,075,992 square feet or **3,238.6591 acres**, more or less.

Subject to existing right-of-ways and easements. This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of September 2024. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



HASH KNIFE DRAW ROAD

SCHNEPF ROAD

UNION PACIFIC RAILROAD

SKYLINE DRIVE

CANTZEL ROAD

HUNT HIGHWAY

FEE NO. 2022-003034, PCR NOT A PART

SECTION 4
T3S, R8E

SECTION 5
T3S, R8E

SECTION 7
T3S, R8E

SECTION 8
T3S, R8E

SECTION 9
T3S, R8E

SECTION 18
T3S, R8E

SECTION 17
T3S, R8E

SECTION 16
T3S, R8E

UNION PACIFIC RAILROAD

BELLA VISTA ROAD
SOUTHWEST CORNER
SECTION 16, T3S, R8E
3" PINAL COUNTY HWY BCH
POB

SOUTH QUARTER CORNER
SECTION 16, T3S, R8E
2 3/4" PINAL COUNTY HWY BC

N89°26'02"E 2701.28'
(BASIS OF BEARING)

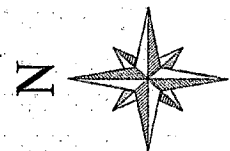
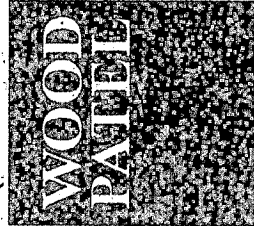


EXHIBIT "A"
SAN TAN VALLEY CITY CENTER
BOUNDARY
02/06/2025
WP# 235485
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NOT TO SCALE

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EXPIRES 12-31-2026