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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 09/18/2025 1020
FEE: \$0.00
PAGES: 9
FEE NUMBER: 2025-075456

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

RESOLUTION NO. 2025-PZ-PA-016-24

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 (AND WITHIN THE SAN TAN VALLEY SPECIAL AREA PLAN, READOPTED AND INCORPORATED BY REFERENCE INTO THE INTO THE PINAL COUNTY COMPREHENSIVE PLAN) BY CHANGING THE LAND USE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO SPECIAL DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-016-24

WHEREAS, the Pinal County Board of Supervisors (the "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, on December 19, 2024, the Pinal County Community Development Department (the "Department") received an application for a Non-Major Comprehensive Plan Amendment from Alex Stedman with RVi Planning + Landscape Architecture as the agent/applicant for the Arizona State Land Department, the owner of certain property comprising approximately 389± acres located southeast of E Hunt Highway and N Gantzel Road (tax parcel no. 210-27-7000), legally described in the attached Exhibit "A" (the "Property") to redesignate the Property, which is located within the San Tan Valley Special Area Plan, from Suburban Neighborhood to Special District land use designation (Case No. PZ-PA-016-24) (the "Non-Major Comprehensive Plan Amendment Application"); and,

WHEREAS, on July 7, 2025, the Pinal County Planning and Zoning Commission (the "Commission") held a public hearing on the Non-Major Comprehensive Plan Amendment Application under Case No. PZ-PA-016-24 (the "Commission Hearing"); and,

WHEREAS, at the conclusion of the Commission Hearing, the Commission voted 7-0 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 and welfare 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.


RESOLUTION NO. 2025-PZ-PA-016-24

NOW, THEREFORE, BE IT RESOLVED by the Board that the Non-Major Comprehensive Plan Amendment Application (Department case no. PZ-PA-016-24) 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 to Special District.

PASSED AND ADOPTED this 17th day of September, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

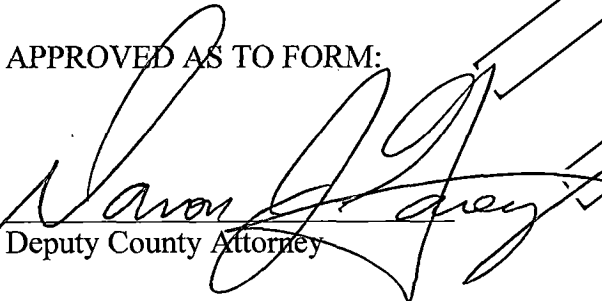

Chairman of the Board

ATTEST:


Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:


Deputy County Attorney

**EXHIBIT A
TO
RESOLUTION NO. 2025-PZ-PA-016-24**

Johnson & Johnson

LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

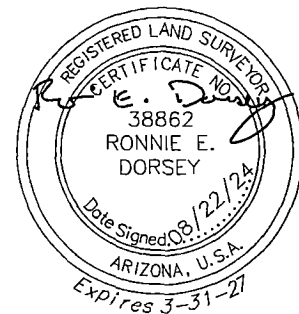
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID-NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.



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CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

EXHIBIT "A"



NOT TO SCALE

UNSUBDIVIDED
APN 210207000

UNSUBDIVIDED
APN 210277000
BOOK 23, PAGE 160

SEE DETAIL "D"
ON SHEET 3

NORTHWEST CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

KOEPNICK MAX
APN 210218170
BOOK 23, PAGE 160

NORTH 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

UNSUBDIVIDED
APN 210218010
BOOK 23, PAGE 160

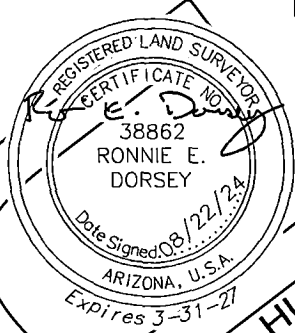
NORTHEAST CORNER
SEC 28 T3S R8E G&SRM
FOUND AND ACCEPTED
PINAL COUNTY
BRASS CAP
IN HANDHOLE

SEE DETAIL "B"
ON SHEET 3

SEE DETAIL "C"
ON SHEET 3

SEE DETAIL "A"
ON SHEET 3

(BASIS OF BEARING)
S2°18'21"E 2651.94'



HUNT HIGHWAY
L3 N36°23'35"W 2106.13'

GANTZEL ROAD
L5 L6 L7 L8 C1 C2

JUDD ROAD
N89°25'38"E 2674.40'

N2°32'15"W 2648.34'

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

WEST 1/4 CORNER
SEC 28
T3S R8E G&SRM
FOUND AND
ACCEPTED REBAR
AFFIXED PLASTIC CAP
"38862"

46

S89°30'05"W 5325.56'

47

N89°25'00"E 2673.42'

CENTER 1/4 CORNER
SEC 28

T3S R8E G&SRM
CALCULATED POSITION

EAST 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND 5/8" REBAR
AFFIXED WITH PLASTIC CAP "38862"

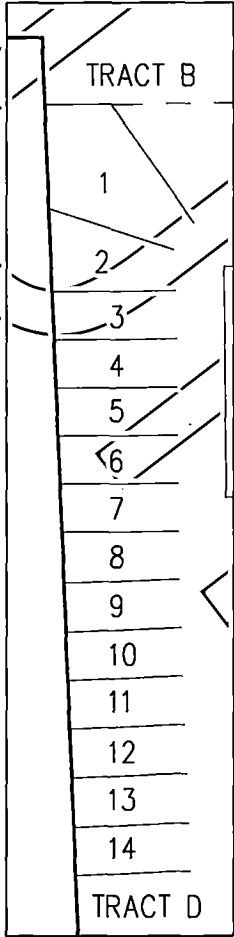
POC



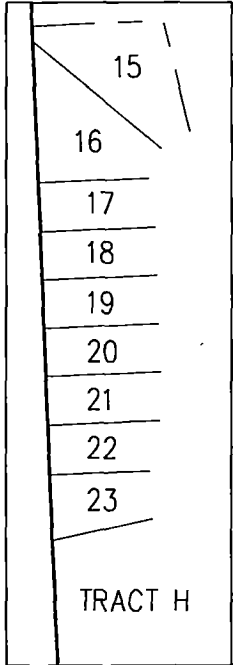
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EXHIBIT "A"

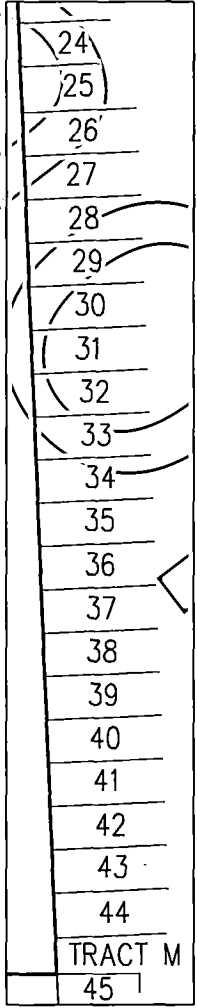


DETAIL "A"
NOT TO SCALE



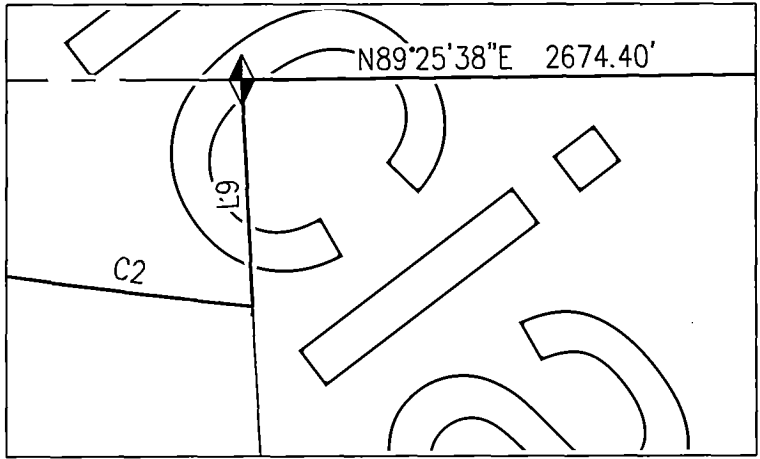
DETAIL "B"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

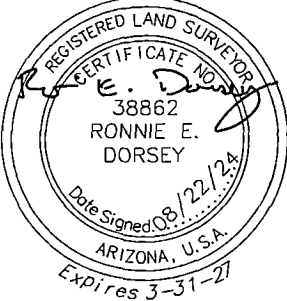


DETAIL "C"
NOT TO SCALE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



DETAIL "D"
NOT TO SCALE



NOT TO SCALE



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EXHIBIT "A"

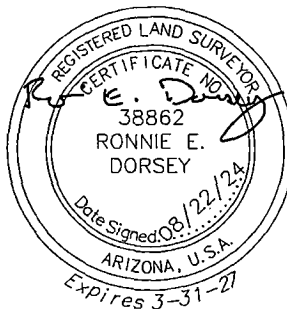
TRACT TABLE			
TRACT	APN	OWNER	BOOK-PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140

ABBREVIATIONS

APN ASSESSOR PARCEL NUMBER
 BCHH BRASS CAP IN HAND HOLE
 COR CORNER
 DOC NO. DOCUMENT NUMBER
 E EAST
 G&SRM GILA & SALT RIVER MERIDIAN
 MCR MARICOPA COUNTY RECORDS
 N NORTH
 PCHD PINAL COUNTY HIGHWAY DEPARTMENT
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RANGE
 S SOUTH
 SEC SECTION
 SQ FT SQUARE FEET
 SRP SALT RIVER PROJECT
 T TOWNSHIP
 W WEST

LEGEND

————— SUBJECT BOUNDARY
 - - - - - PLSS SECTION LINE
 - - - - - PLSS SUB-SECTION LINE
 _____ OTHER PROPERTY LINE



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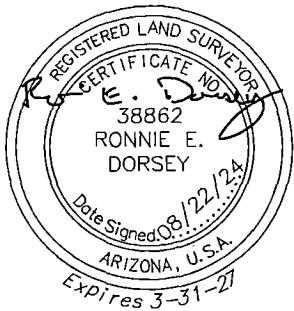
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EXHIBIT "A"

LOT TABLE

LOT NO.	APN	OWNER	CABINET-SLIDE
1	210840100	COURY DANIEL L SR TR	G-140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G-140
3	210840120	LUU LYDIA G AND HOANG D	G-140
4	210840130	ESTRADA DAVID B	G-140
5	210840140	LAMARRE PIERRE P & CHANTALE	G-140
6	210840150	STOKES JOHNNY C AND GLYNN D	G-140
7	210840160	RUELAS HUMBERTO	G-140
8	210840170	VALENZUELA YOLANDA M	G-140
9	210840180	DETERS JOSEPH & KAYLA	G-140
10	210840190	SWEET WILLIAM E & TERESA M	G-140
11	210840200	FKH-SFR-PROPCO J LP	G-140
12	210840210	DICKEY ROBERT RYAN-SR	G-140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G-140
14	210840230	HAYDEN JAMES W	G-140
15	210840670	HEATH DENNIS RALPH II	G-140
16	210840680	TSUKRUK VLADIMIR	G-140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO-TRS	G-140
18	210840700	WATSON DOROTHY	G-140
19	210840710	COPELAND JACKIE	G-140
20	210840720	BLAKE THOMAS W & RACHEL E	G-140
21	210840730	MENA MICHAEL & LAUREN	G-140

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22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW-M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD-D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	L'AGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029

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