



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 12/11/2025 0920
FEE: \$0.00
PAGES: 7
FEE NUMBER: 2025-099670

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

ORDINANCE NO. 2025-PZ-PD-014-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT FOR CERTAIN PROPERTY LOCATED IN THE VICINITY OF BIANCO AND CORNMAN ROADS IN PINAL COUNTY, ARIZONA (TAX PARCEL NOS. 511-01-002B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B) PROVIDING FOR A PAD OVERLAY ON 643.31± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-014-24; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, in order to conserve and promote the public health, safety, convenience and general welfare, and consistent with its authority to rezone property pursuant to Arizona Revised Statutes § 11-814, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to Pinal County Development Services Code ("**PCDSC**") Chapter 2.176 to approve a Planned Area Development Overlay Zoning District ("**PAD**") to allow flexibility in the development standards of underlying zoning districts consistent with the goals, objectives and policies of the adopted comprehensive plan and the County Zoning Ordinance (see PCDSC § 2.176.020); and,

WHEREAS, on October 31, 2024 the Pinal County Community Development Department (the "**Department**") received an application from Cecilia Chu, as agent/applicant (the "**Applicant**") for landowners Traviano Partners LLC, Altura Properties LLC, Michael Hu & Lei Zhao, and Quantum Resource Group LTD PSHIP, with respect to property located in the vicinity of Bianco and Cornman Roads (Tax Parcel Nos. 511-01-002B, 511-01-003E, 511-01-003F, 511-01-003D, 511-01-003B), legally described and depicted in the attached **Exhibit "A"** (the "**Property**") for a PAD, which the Department designated as Case No. PZ-PD-014-24 (the "**PAD Application**"); and,

WHEREAS, on May 15, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the PAD Application, giving no less than 15-days' notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed PAD (the "**Public Hearing**"); and,

WHEREAS, at the Public Hearing, the Department staff presented the PAD Application to the Commission with ten (10) Stipulations of Approval (the "**Original Stipulations of Approval**"); and,

ORDINANCE NO. 2025-PZ-PD-014-24

WHEREAS, at the Public Hearing, the Commission voted 9 to 0 in favor of forwarding a recommendation of approval of the PAD Application to the Board, subject to the Original Stipulations of Approval; and,

WHEREAS, after the Public Hearing, the Applicant requested the inclusion of an additional stipulation relating to landscaping within an existing easement, resulting in a total of eleven (11) stipulations of approval that were presented to the Board as set forth in the attached **Exhibit "B"** (the "**Revised Stipulations of Approval**"); and,

WHEREAS, the Board believes that approving the PAD Application, subject to the Revised Stipulations of Approval, is in the best interest of Pinal County, will comply with the requirements, purpose and intent of the PCDSC and is consistent with the goals, objectives and policies of the comprehensive plan and the County Zoning Ordinance.

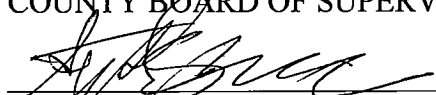
NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The PAD Application is hereby approved and the corresponding PAD shall be applied to the Property legally described and depicted in the attached **Exhibit "A"**, subject to the eleven (11) Revised Stipulations of Approval set forth in the attached **Exhibit "B"**.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED THIS 10th DAY OF DECEMBER, 2025, BY THE PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:


Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:

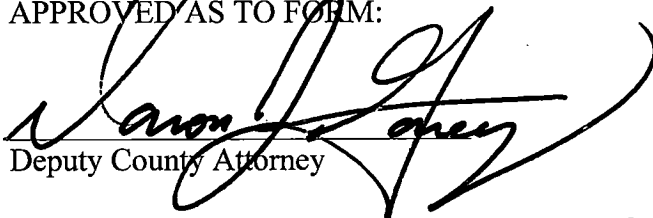

Deputy County Attorney

EXHIBIT "A"

TO

ORDINANCE NO. 2025-PZ-PD-014-24

[LEGAL DESCRIPTION]

Unofficial

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, AND THE SOUTH HALF OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; EXCEPT THE EAST 33 FEET OF LOT 1 AND THE EAST 33 FEET OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 4, AS CONVEYED TO PINAL COUNTY IN FEE NO. 2000-052535 OF OFFICIAL RECORDS; AND EXCEPT 6% OF ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 78 OF DEEDS, PAGE 260.

CONSISTING OF 20,983,538 SQUARE FEET OR 481.72 ACRES.

THE ABOVE LEGAL DESCRIPTION DESCRIBES REAL PROPERTY THAT IS ONE AND THE SAME AS HELD UNDER PURCHASE OPTION BY AND BETWEEN CASA GRANDE CARMEL SOLAR PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A TABLE TOP SOLAR PARK AND TRAVIANO PARTNERS, LLC DATED OCTOBER 22, 2025 AS EVIDENCED BY THAT CERTAIN SHORT FORM RECORDED NOVEMBER 3, 2025 AS DOCUMENT NO. 2025-089131 IN THE REAL PROPERTY RECORDS OF PINAL COUNTY, ARIZONA.

TOGETHER WITH:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

CONSISTING OF 1,759,354 SQUARE FEET OR 40.39 ACRES.

TOGETHER WITH:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

CONSISTING OF 1,760,039 SQUARE FEET OR 40.40 ACRES.

TOGETHER WITH:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

CONSISTING OF 1,759,938 SQUARE FEET OR 40.40 ACRES.

TOGETHER WITH:

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

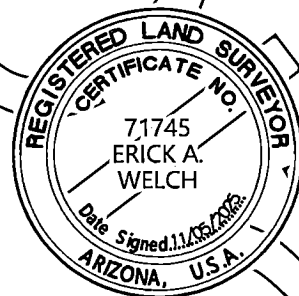
CONSISTING OF 1,759,942 SQUARE FEET OR 40.40 ACRES.

BEARINGS, DISTANCES AND AREA BASED ON ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL-ZONE INTERNATIONAL FOOT.



ERICK WELCH, RLS, CFEDS
AZ LICENSE NO. 71745
ERICK.WELCH@WESTWOODPS.COM

DATE 11/4/2025



Westwood

Phone (480) 747-6558 6909 East Greenway Parkway, Suite 250
Fax (480) 367-8025 Scottsdale, AZ 85254
westwoodps.com

Westwood Professional Services, Inc.

Table Top Solar

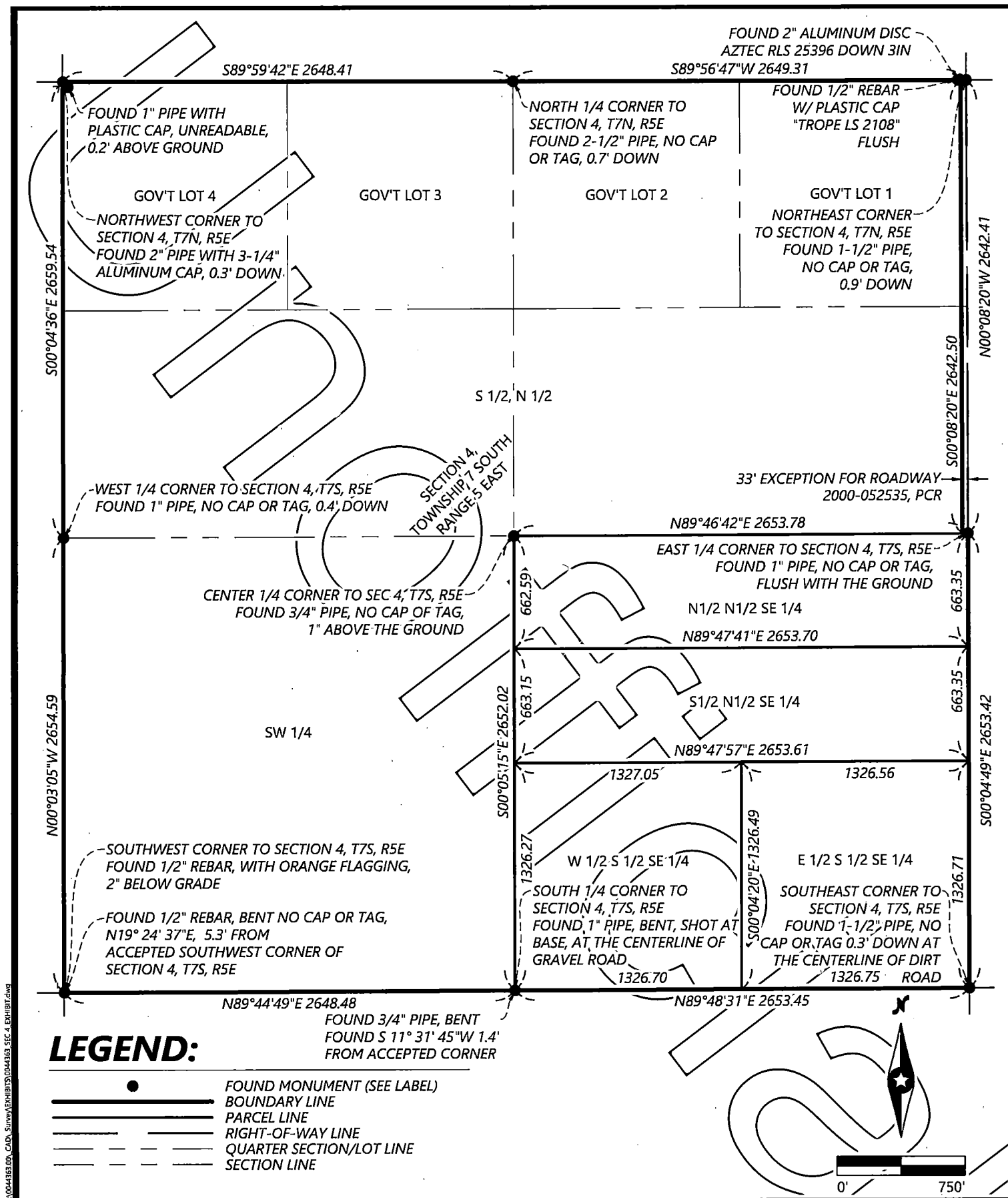
Pinal County, Arizona

Legal Description

Sec. 4, T7S, R5E

DATE: 11/4/2025

SHEET: 01 of 02



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Table Top Solar

Pinal County, Arizona

**Exhibit
Sec. 4, T7S, R5E**

DATE: 11/4/2025

SHEET: 02 of 02

**EXHIBIT B
TO
ORDINANCE/RESOLUTION NO. 2025-PZ-PD-014-24**

[Stipulations of Approval]

1. Approval of this zone change (PZ-PD-014-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan Review for review and approval. The drainage report shall: (1) include a drainage plan that complies with the Pinal County Drainage Ordinance and the Pinal County Floodplain Ordinance in effect at the time the reports are submitted; (2) be designed in accordance with the Pinal County Drainage Manual in effect at the time the reports are submitted; and (3) be approved by the County Engineer prior to approval of the Site Plan. The approved drainage report and drainage plan shall identify the drainage impacts of the development; include provisions to accommodate offsite runoff for the benefit of the development, and shall provide retention for site generated storm waters in an onsite retention/common retention area or as approved by the County Engineer. All drainage dedications and infrastructure attributable to the drainage impacts of the development shall be the responsibility of the developer/owner, at the developer's/owner's cost.
3. A Traffic Impact Statement ("TIS") will be required to be submitted to the County Engineer at the time of Site Plan Review for review and approval. All peripheral road and infrastructure improvements shall be per the approved TIS to mitigate impacts of the development on all surrounding roadways and to provide the necessary roadway infrastructure resulting from the impacts of the development, including impacts due to construction traffic, at the developer's/owner's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer.
4. Any right-of-way dedications needed for any required infrastructure improvements for any roadways (resulting from the development's impacts as identified in the approved TIS) shall be the responsibility of the developer/owner, at the developer's/owner's cost. All roadway and infrastructure improvements shall be in accordance with the Pinal County Subdivision Infrastructure and Design Manual in effect at the time of construction or as approved by the County Engineer.
5. Drainage/irrigation canals/ditches in project-dedicated right of way, will be required to be placed underground, abandoned, or relocated prior to dedication to the County at the

developer's/owner's cost.

6. All right-of-way dedication(s) shall be free and unencumbered;
7. Any roadway sections, alignments, access locations, and access movements shown in the rezoning and PAD application are conceptual only and have not been approved by the Pinal County Engineer;
8. According to the "Regionally Significant Routes for Safety and Mobility, Final Report," which was adopted by the Board of Supervisors on October 22, 2008, Bianco Road is identified as a Regionally Significant Route. As such, dedication of seventy-five feet (75') of half-street right-of-way will be required for Bianco Road along the development's frontage to comply with the report. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Statement) for Bianco Road shall be the responsibility of the applicant;
9. According to the "Regionally Significant Routes for Safety and Mobility, Final Report," which was adopted by the Board of Supervisors on October 22, 2008, Selma Highway is identified as a Regionally Significant Route. As such, dedication of one hundred feet (100') of half-street right-of-way will be required for Selma Highway along the development's frontage to comply with the report. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Statement) for Selma Highway shall be the responsibility of the applicant;
10. Portions of the proposed development are located within a Special Flood Hazard Area as shown on FEMA's Flood Insurance Rate Maps. If any improvements and/or structures are placed within the Special Flood Hazard Area, then said improvements shall comply with the Pinal County Floodplain Ordinance and a Floodplain Use Permit will be required. A Floodplain Use Permit may be obtained prior to or during Site Plan review but shall be approved prior to the issuance of any building permits for work within the Special Flood Hazard Area; and
11. Within the minimum 50-foot Industrial Buffer, trees and bushes will be provided to fill in areas of disturbed land consistent with Section Q: Landscape and Appendix I: Landscape Plan of the Planned Area Development Book for the Table Top Solar Park Project, and placement of such required trees and bushes may be clustered or dispersed as needed, including to avoid conflicts with the existing easements.