



PINAL COUNTY

WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 15, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-017-25, PZ-020-25 & PZ-PD-014-25 (Project Ranger)**

CASE COORDINATOR: SANGEETA DEOKAR, PLANNING SUPERVISOR

SUPERVISOR DISTRICT #5, JEFF SERDY

Executive Summary:

This is a request from Rose Law Group PC, applicant, on behalf of Arizona State Land, owner, requesting approval of Non-Major Comprehensive Plan Amendment to re-designate 1,095± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation, a Rezone from General Rural (GR) to Industrial Zoning (I-3) Zoning District, and a new PAD Overlay District to provide amended development standards to allow for the development of a manufacturing facility, which is generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

If This Request is approved by the Board:

The applicant may pursue Site Plan Review Approval for industrial development for uses permitted under I-3/PAD zoning under the 'Special District' land-use classification.

Items for Board consideration:

- Project Ranger includes three applications for 1095± acres
- The Non-Major Comprehensive Plan amendment application request land use change from Employment and Moderate Low Density Residential to 'Special District' land-use designation.
- Land-use change request is accompanied by a rezone request from General Rural (GR) to Industrial Zoning (I-3) with a PAD overlay.
- Arizona State Land Department will auction the property after entitlements are secured.
- The property will be required to provide legal access via development of Skyline Drive and its connection to State Highway 79 as part of the development of a high tech manufacturing facility.
- No comments received from any outside agencies or surrounding property owner.

Planning and Zoning Commission Recommendation:

September 18th 2025– Planning and Zoning Commission voted the recommendations to each case as shared below:

- PZ-PA-017-25: Recommended **Approval 10-0**
- PZ-020-25: Recommended **Approval 10-0**
- PZ-PD-014-25: Recommended **Approval 10-0**

Development Services Department

Planning Division

85 N. Florence Street, PO Box 749 Florence, AZ 85132

T 520-509-3555 Hours: M-F 8:00 am – 5:00 pm F 520-866-6511

www.pinal.gov

PZ-PA-017-25- PUBLIC HEARING/ACTION: Should the Board find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Change in land-use is needed and necessary at this location and time, that it 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 Board** may approve the non-major comprehensive plan amendment for ±1,095 acres from Moderate Low Density Residential and Employment to **‘Special District’**. **(No Stipulations)**

PZ-020-25 – PUBLIC HEARING/ACTION: Should the Board find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Rezone 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 Board** may approve the rezone of ±1,095 acres from General Rural (GR) to Industrial Zoning (I-3) with **two (2) stipulations as follows:**

1. That the stipulations enumerated herein pertain to the area described in cases PZ-PA-017-25, PZ-020-25 & PZ-PD-014-25 are applicable to the property in question; and,
2. Approval of this Rezone (PZ-020-25) will 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;

PZ-PD-014-25 – PUBLIC HEARING/ACTION: Should the Board find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Planned Area Development 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 Board** may approve the planned area development overlay for ±1,095 acres for development of a Manufacturing facility **with fifteen (15) stipulations as follows:**

1. That the stipulations enumerated herein pertain to the area described in cases PZ-PA-017-25, PZ-020-25 and PZ-PD-014-25 are applicable to the property in question;
2. Approval of this PAD (PZ-PD-002-25) will 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;
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-002-25;
4. Landscape buffers will be required at site plan submittal and shall be in compliance with the PCDSC for Industrial zoning, Chapter 2.340, 2.340.040;
5. Applicant to protect Riparian habitats by providing a buffer to ensure wildlife connectivity as determined by Arizona Game and Fish and Pinal County Open Space division;

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6. Applicant to incorporate the invasive species/noxious weed management plan per recommendations laid out by the Open Space and Trails Division;
7. Stabilization of Commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 5;
8. Air Quality dust registration is required if the earth moving activity causes 0.1 acres or more of land disturbance. (Refer Pinal County Code of Regulations Chapter 4, Article 3.);
9. All Construction activity must conform to the earthmoving activity requirements in accordance with Section § 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulation;
10. According to the "Regionally Significant Routes for Safety and Mobility, Final Report," which was adopted by the Board of Supervisors on October 22, 2008, Skyline Drive identified as a Regionally Significant Route. As such, dedication of seventy-five feet (75') of half-street right-of-way will be required for Skyline Drive along the project'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 Skyline Drive Road shall be the responsibility of the applicant;
11. A 28ft wide paved public access road along Skyline Drive shall be provided to the project from State Route 79. This paved access road shall be placed in a minimum 50ft wide public right-of-way per Pinal County standards;
12. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement or Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
13. All right-of-way dedication(s) shall be free and unencumbered;
14. 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; and
15. 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.

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EXHIBIT "A"
TO
RESOLUTION NO. 2025 PZ-PA-017-24

LEGAL DESCRIPTION (PROJECT RANGER)

PARCEL A SECTION 9

BEING A **37.157 ACRE** (1,618,567 SQUARE FEET) TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SURVEYED BY KEYSTONE CONSULTANTS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3" ALUMINUM CAP STAMPED "PCHD 309149" FOR THE SOUTHWEST CORNER OF SAID SECTION 9;
THENCE NORTH 89°39'33" EAST A DISTANCE OF 3,446.17 FEET TO A SET MONUMENT FOR THE SOUTHEAST CORNER OF THE EXISTING MAGMA FLOOD CONTROL DISTRICT DESCRIBED IN DOCUMENT NUMBER 16-114817;

POINT BEING THE POINT OF BEGINNING THENCE ALONG THE EAST LINES OF SAID MAGMA FLOOD CONTROL DISTRICT THE FOLLOWING 3 CALLS;

- 1.) THENCE, NORTH 22° 26' 52" EAST FOR A DISTANCE OF 412.38 FEET;
- 2.) THENCE, NORTH 52° 30' 19" EAST FOR A DISTANCE OF 187.66 FEET;
- 3.) THENCE NORTH 37° 31' 02" WEST A DISTANCE OF 43.93 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF THE MAGMA ARIZONA RAILROAD CO. RIGHT OF WAY DESCRIBED IN DOCUMENT NUMBER 14-028681;

THENCE, NORTH 52° 37' 43" EAST ALONG THE SAID SOUTHEAST RIGHT OF WAY LINE OF THE MAGMA ARIZONA RAILROAD CO. FOR A DISTANCE OF 1775.11 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 9;

THENCE, SOUTH 01° 41' 11" EAST ALONG SAID SECTION LINE FOR A DISTANCE OF 1598.02 FEET TO A SET MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE SOUTH 89° 39' 33" WEST ALONG THE SOUTH LINE OF SAID SECTION 9 FOR A DISTANCE OF 1737.37 FEET TO THE POINT OF BEGINNING.

PARCEL B SECTION 10

BEING A **422.493 ACRE** (18,403,786 SQUARE FEET) TRACT OF LAND LOCATED IN PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SURVEYED BY KEYSTONE CONSULTANTS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 3" ALUMINUM CAP STAMPED "PLS 71745" MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 89° 54' 54" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 A DISTANCE OF 5,164.06 FEET TO A SET MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE NORTH 01° 41' 11" WEST ALONG THE WEST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1,598.02 FEET A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF THE MAGMA ARIZONA RAILROAD CO. RIGHT OF WAY DESCRIBED IN MAGMA ARIZONA RAILROAD CO. RIGHT OF WAY PATENT 1755;

THENCE NORTH 52° 37' 43" EAST ALONG THE SAID RAILROAD RIGHT OF WAY A DISTANCE OF 6,062.81 FEET;

THENCE, NORTH 89° 41' 37" EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 FOR A DISTANCE OF 326.74 FEET TO THE EAST LINE NORTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 00° 43' 05" EAST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 2,623.44 FEET TO EAST QUARTER CORNER OF SAID SECTION 10 BEING A FOUND 3-INCH ALUMINUM CAP STAMPED "PLS 71745";

THENCE SOUTH 00° 43' 10" EAST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 2,648.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10, BEING A FOUND 3-INCH ALUMINUM CAP STAMPED "PLS 71745" TO THE POINT OF BEGINNING.

PARCEL C SECTION 11

BEING A **635.231 ACRE** (27,670,668 SQUARE FEET) TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SURVEYED BY KEYSTONE CONSULTANTS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3 INCH ALUMINUM CAP STAMPED "PLS 71745" FOR THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE NORTH 00° 43' 10" WEST ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 2,648.40 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 11 A FOUND 3 INCH ALUMINUM CAP STAMPED "PLS 71745";

THENCE NORTH 00° 43' 05" WEST ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 2,623.44 FEET;

THENCE SOUTH 89° 08' 32" EAST AND PARALLEL TO THE NORTHLINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 2,613.69 FEET;

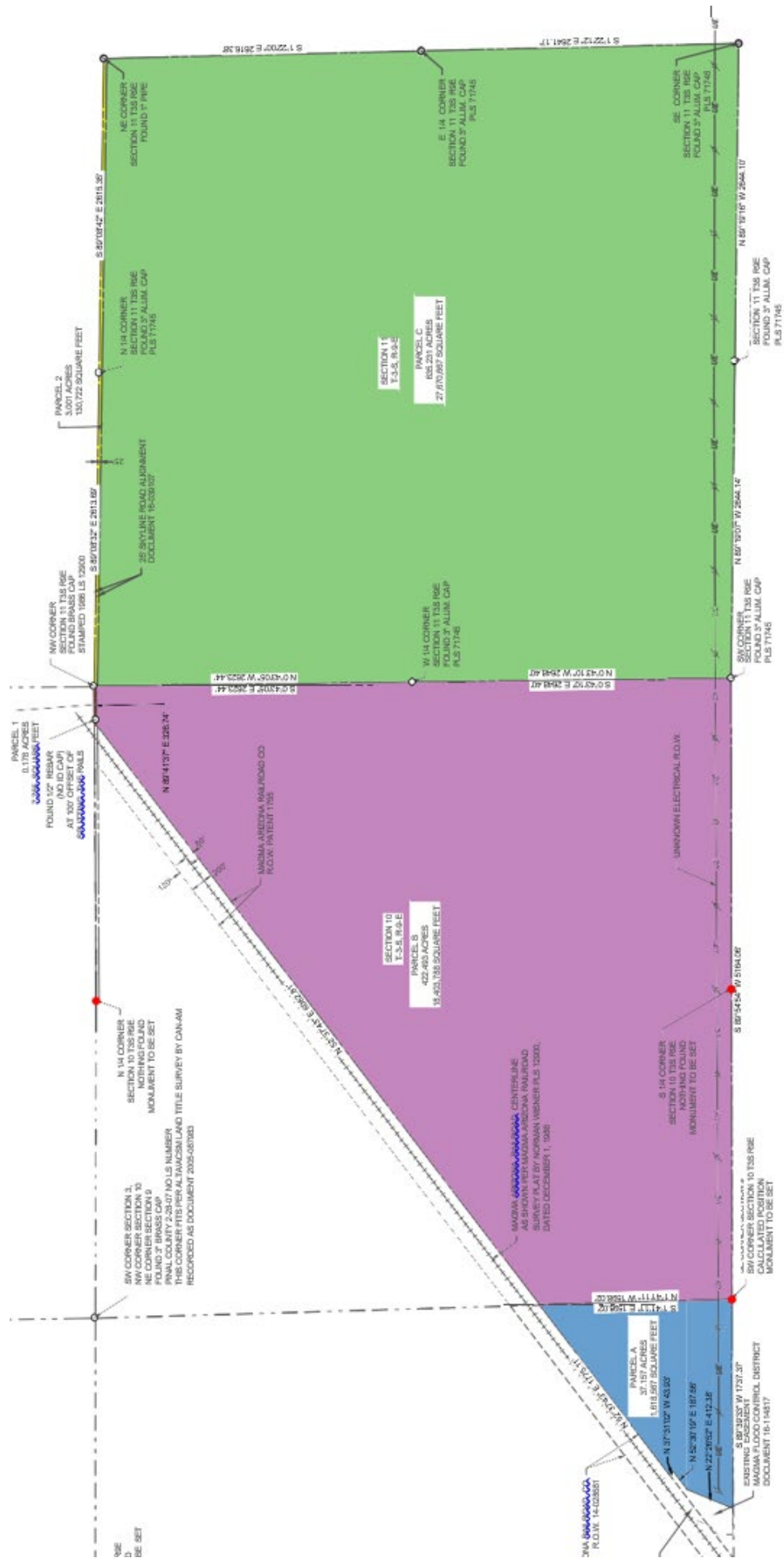
THENCE SOUTH 89° 08' 42" EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 2,615.35 FEET TO THE EAST LINE OF SAID NORTHEAST CORNER SECTION 11;

THENCE, SOUTH 01° 22' 00" EAST ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 2,616.38 FEET TO EAST QUARTER CORNER OF SAID SECTION 11 BEING A FOUND 3 INCH ALUMINUM CAP STAMPED "PLS71745";

THENCE SOUTH 01° 22' 12" EAST CONTINUING ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 2,641.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING A FOUND 3 INCH ALUMINUM CAP STAMPED "PLS 71745";

THENCE NORTH 89° 19' 16" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 2,644.10 FEET TO SOUTH QUARTER CORNER OF SAID SECTION 11 BEING A FOUND 3 INCH ALUMINUM CAP STAMPED "PLS 71745" ;

THENCE NORTH 89° 19' 07" WEST CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 2,644.14 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 11, BEING THE POINT OF BEGINNING.



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Sep. 4, 2025

NOTICE ID: ow7h05YMKZMvUGoOEzzQ

NOTICE NAME: PZPA-017-25

Ankit Sachdeva

(Signed) _____

VERIFICATION

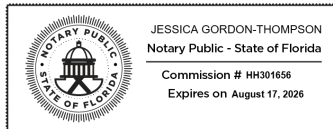
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 09/04/2025



Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARING
BY THE PINAL COUNTY BOARD
OF SUPERVISORS AT 9:30
A.M. ON THE 15TH DAY OF
OCTOBER, 2025, AT THE PINAL
COUNTY ADMINISTRATIVE
COMPLEX, IN THE BOARD
OF SUPERVISORS HEARING
ROOM, 135 N. PINAL STREET,
FLORENCE, ARIZONA TO
CONSIDER THE APPLICATION
FOR A NON-MAJOR
COMPREHENSIVE PLAN
AMENDMENT AND REZONING
TO PINAL COUNTY LAND USE
AND ZONING AND/OR MAPS
FOR THE UNINCORPORATED
AREA OF PINAL COUNTY,
ARIZONA.
PZ-PA-017-25 - PUBLIC
HEARING/ACTION: Arizona State
land Department, landowner,
Rose Law Group pc, Jordan Rose
applicant/agent, is requesting,
a Non-Major Comprehensive
Plan amendment to the Pinal
County Comprehensive Plan to
re-designate 1,105± acres from
Moderate Low Density Residential
and Employment to "Special
District" land-use designation
situated in portions of Sections
9,10 and 11, Township 03, South,
Range 09 East, G&SRB&M,
(legal on file), and generally
located south of Magma Railroad
and Skyline Drive Road, west of
Highway 79, in the unincorporated
Pinal County.
PZ-020-25 - PUBLIC HEARING/
ACTION: Arizona State land
Department, landowner, Rose
Law Group pc, Jordan Rose
applicant/agent, is requesting a
rezone from General Rural (GR)
to Industrial Zoning (I-3) Zoning
District on 1,105± acres situated
in portions of Sections 9,10 and
11, Township 03, South, Range 09
East, G&SRB&M, (legal on file),
and generally located south of
Magma Railroad and Skyline Drive
Road, west of Highway 79, in the
unincorporated Pinal County.
PZ-PD-014-25 - PUBLIC
HEARING/ACTION: The
Arizona State Land Department,
landowner, Rose Law Group pc,
Jordan Rose, applicant/agent,
is requesting an approval for a
planned area development (PAD)
overlay to modify the development
standards of the 1-3 Industrial
zoning district on 1,105± acres
to develop a manufacturing
facility, situated in Section 11,
and portions of Sections 9,10,
Township 03, South, Range 09
East, G&SRB&M, (legal on file),
and generally located south of
Magma Railroad and Skyline Drive
Road, west of Highway 79, in the
unincorporated Pinal County.
ALL PERSONS INTERESTED
IN THIS MATTER MAY APPEAR
AND SPEAK AT THE PUBLIC
HEARING AT THE DATE, TIME
AND PLACE DESIGNATED
ABOVE. DOCUMENTS
PERTAINING TO THIS CASE CAN
BE FOUND ON THE NOTICE OF
HEARING PAGE FOR THE P&Z
COMMISSION AT:
[http://pinalcountyaz.gov/236/](http://pinalcountyaz.gov/236/Notice-of-Hearings)
Notice-of-Hearings

DATED this 18th day of August
2025, Development Services
Department.

TO QUALIFY FOR FURTHER
NOTIFICATION IN THIS
LAND USE MATTER YOU
MUST FILE WITH THE
DEVELOPMENT SERVICES
DEPARTMENT A WRITTEN
STATEMENT OF SUPPORT OR
OPPOSITION/PROTEST TO
THE SUBJECT APPLICATION.
YOUR STATEMENT MUST
CONTAIN THE FOLLOWING
INFORMATION:

1) Planning Case Number (see
above)

2) Your name, address, telephone
number and property tax parcel
number (Print or type)

3)A brief statement of reasons for
supporting or opposing the request

4) Whether or not you wish to
appear and be heard at the hearing
PROTESTS TO THE REZONING
AND/OR PAD OVERLAY ZONE
BY 20% OF THE PROPERTY
OWNERS BY AREA AND
NUMBER WITHIN 300 FEET OF
THE PROPERTY PROPOSED
FOR REZONING WILL REQUIRE
AN AFFIRMATIVE VOTE OF
THREE-FOURTHS OF ALL
MEMBERS OF THE BOARD OF
SUPERVISORS FOR APPROVAL.
WRITTEN STATEMENTS MUST
BE FILED WITH:

PINAL COUNTY DEVELOPMENT
SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE
ST.)
FLORENCE, AZ 85132

Contact for this matter: Sangeeta
Deokar, Planning Supervisor

E-mail Address:sangeeta.
deokar@pinalcountyaz.gov

Phone #: (520) 866-6641 Fax:
(520) 866-6435

No. of publications: 1: date of
publication: Sep 04, 2025

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **15TH DAY OF OCTOBER, 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA TO CONSIDER THE APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND REZONING** TO PINAL COUNTY LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-017-25 - PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-020-25 – PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from **General Rural (GR)** to **Industrial Zoning (I-3) Zoning District** on 1,105± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-PD-014-25 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a **planned area development (PAD) overlay** to modify the development standards of the I-3 Industrial zoning district on 1,105± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/236/Notice-of-Hearings>

DATED this **18th** day of **August 2025**, Development Services Department.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION/PROTEST TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE ST.)
FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Planning Supervisor
E-mail Address: sangeeta.deokar@pinalcountyz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6435

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch



PINAL COUNTY

WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 18, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-017-25, PZ-020-25 & PZ-PD-014-25 (Project Ranger)**

CASE COORDINATOR: SANGEETA DEOKAR, PLANNING SUPERVISOR

SUPERVISOR DISTRICT #5, JEFF SERDY

Executive Summary:

This is a request from Rose Law Group PC, applicant, on behalf of Arizona State Land, owner, requesting approval of Non-Major Comprehensive Plan Amendment to re-designate 1,095± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation, a Rezone from General Rural (GR) to Industrial Zoning (I-3) Zoning District, and a new PAD Overlay District to provide amended development standards to allow for the development of a manufacturing facility, which is generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-PA-017-25: Project Ranger Minor Comprehensive Plan Amendment

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of approval of Case PZ-PA-017-25 to the Board of Supervisors.*

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PA-017-25 to the Board of Supervisors.*

PZ-020-25: Project Ranger Rezone

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-020-25 to the Board of Supervisors subject to the following two stipulations:*

- 1. That the stipulations enumerated herein pertain to the area described in cases PZ-PA-017-25, PZ-020-25 & PZ-PD-014-25 are applicable to the property in question; and,*
- 2. Approval of this Rezone (PZ-020-25) will 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;*

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-020-25 to the Board of Supervisors.*

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PZ-PD-014-25: Project Ranger PAD Overlay District

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PD-014-25 to the Board of Supervisors subject to the following sixteen (16) stipulations:*

1. That the stipulations enumerated herein pertain to the area described in cases PZ-PA-017-25, PZ-020-25 and PZ-PD-014-25 are applicable to the property in question;
2. Approval of this PAD (PZ-PD-002-25) will 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;
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-002-25;
4. Landscape buffers will be required at site plan submittal and shall be in compliance with the PCDSC for Industrial zoning, Chapter 2.340, 2.340.040;
5. Applicant to protect Riparian habitats by providing a buffer to ensure wildlife connectivity as determined by Arizona Game and Fish and Pinal County Open Space division;
6. Applicant to incorporate the invasive species/noxious weed management plan per recommendations laid out by the Open Space and Trails Division;
7. Applicant to develop a planned regional multi-use trail corridor along Magma railroad as per Pinal County OSTD Standards and dedicate the area encompassing the trail to the County in the form acceptable to the County;
8. Stabilization of Commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 5;
9. Air Quality dust registration is required if the earth moving activity causes 0.1 acres or more of land disturbance. (Refer Pinal County Code of Regulations Chapter 4, Article 3.);
10. All Construction activity must conform to the earthmoving activity requirements in accordance with Section § 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulation;
11. According to the "Regionally Significant Routes for Safety and Mobility, Final Report," which was adopted by the Board of Supervisors on October 22, 2008, Skyline Drive identified as a Regionally Significant Route. As such, dedication of seventy-five feet (75') of half-street right-of-way will be required for Skyline Drive along the project'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 Skyline Drive Road shall be the responsibility of the applicant;
12. A 28ft wide paved public access road along Skyline Drive shall be provided to the project from State Route 79. This paved access road shall be placed in a minimum 50ft wide public right-of-way per Pinal County standards;
13. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement or Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
14. All right-of-way dedication(s) shall be free and unencumbered;
15. 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; and

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Planning Division

85 N. Florence Street, PO Box 749 Florence, AZ 85132

T 520-509-3555 Hours: M-Th 8:00 am – 5:00 pm 520-866-6511

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16. 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.

LEGAL DESCRIPTION: Legal on file.

TAX PARCELS: 210-33-7020

LANDOWNER/APPLICANT: Arizona State Land Department (ASLD) /Jordan Rose – Rose Law Group PC

REQUESTED ACTION & PURPOSE:

PZ-PA-017-25- PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,095± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, Parcel G&SRB&M, tax parcel 210-33-7020 (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-020-25 – PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from General Rural (GR) to Industrial Zoning (I-3) Zoning District on 1,095± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, tax parcel 210-33-7020 (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-PD-014-25 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a planned area development (PAD) overlay to modify the development standards of the I-3 Industrial zoning district on 1,095± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, tax parcel 210-33-7020 (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

SIZE: 1,095± acres

COMPREHENSIVE PLAN: Employment and Moderate Low Density Residential

EXISTING ZONING: General Rural (GR)

SURROUNDING ZONING AND LAND USE:

North: Single Residence Zone (CR-3)

South: General Rural (GR)

East: General Rural (GR)

West: General Rural (GR)

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PUBLIC PARTICIPATION:

Newspaper Advertising:	August 27, 2025
Site Posting: Applicant:	August 28, 2025
Neighborhood Meeting:	August 28, 2025
Web posting:	September 2, 2025

FLOOD ZONE:

Flood zone: "X" is an area of minimal flood hazard.

PLAN AMENDMENT DISCUSSION:

The request is to change land-use classification from Employment and Moderate Low Density Residential to 'Special District' land-use classification.

Project Proposal: The Non-Major Comprehensive Plan Amendment designation of "Special District", in conjunction with the I-3 zoning, will allow ASLD to develop the parcels for a large manufacturing facility.

Location and Accessibility: Generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

Environmental Studies: Cultural and environmental studies will be completed prior to the release of property by the ASLD for private development.

STAFF ANALYSIS:**COMPREHENSIVE PLAN ANALYSIS:**

The property comprises three parcels owned by the Arizona State Land Department. All three are currently vacant and characterized by a natural desert landscape. The site has remained undeveloped and unused throughout its history. Following is the analysis for the request to change to 'Special District' land-use.

- 1. Location:** The subject parcels are surrounded by undeveloped desert land, primarily owned by the Arizona State Land Department, and are located approximately 2 to 3 miles from the nearest developed area. To the northwest, across the Magma Railroad and north of Skyline Drive, lies a 600-acre property zoned for industrial use. Additionally, a solar generation facility is situated to the southwest on State land, also zoned for industrial use. The proximity to these similarly zoned industrial sites supports the suitability of the parcels for a proposed manufacturing facility. State land parcels proximity to the existing rail line infrastructure makes the location well suited for the transport of materials and employees for a manufacturing facility. This industrial context also limits the potential for alternative development, making commercial or industrial use the most viable options.
- 2. Comprehensive Plan:** The subject site has currently two designations: Employment and Moderate Low Density Residential. Proposal for 'Special District' land use designation can only be used for Trust lands. Land-use change to 'Special District' would assist the following:

Development Services Department

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- a. Meets goals and objectives of the Pinal County Comprehensive Plan with respect to the following:
 - Mobility and Connectivity: The project location is along a railroad that utilizes the existing infrastructure for movement of goods. Additionally it will trigger the improvement and connection of Skyline Road to major SR Highway 79.
 - Economic Sustainability: A manufacturing facility anticipates construction jobs along with long term jobs for Pinal county residents.
 - Environmental Stewardship: Location of manufacturing in close proximity to existing infrastructure minimizes disturbance to land if located away from infrastructure.
- b. Unlock the economic potential for land located in close proximity to similar land use (industrial) and increase the land value.
- c. Rezone the property to Industrial zoning (I-3) and facilitate development projects and infrastructure improvements that go along with them to integrate with the surroundings.

REZONE ANALYSIS:

The subject acreage is zoned GR (General Rural). The rezone request seeks the I-3 Industrial Zoning District. Permitted uses in the I-3 zone include light manufacturing opportunities, heavy truck storage, warehouse and restaurant type uses. The PAD Book provided by the applicant specifically discusses small scale manufacturing and contributory manufacturing of components for utilization in larger more intensive industrial manufacturers in the area.

Access

Project is located in a secluded site surrounded by vacant desert land, mostly owned by Arizona State Land. There are no immediate neighbors. Approval of this project will trigger the construction of Skyline drive connecting east to Highway 79. This will be the access to the manufacturing facility connecting east to Highway 79. Employees and delivery trucks/traffic will access Skyline from Highway 79. Magma Railroad to the west of the parcels serves as a buffer to north of the railroad and at the same time has the potential to be used for transporting goods to the facility if required.

Public Utilities and Services.

Site being in a remote area, new infrastructure will be required to serve the manufacturing facility. If the project approved, the applicant would initiate processes required for water, sewer and electricity. EPCOR and SRP have been contacted for the same reasons. This facility will require septic moving forward due to unavailability of sewer service.

PAD Overlay

The PAD overlay provides an amendment to uses and development standards for the Manufacturing facility. Uses supporting manufacturing facility have been maintained and other industrial zoned used have been eliminated. These include Adult Oriented Businesses and Private schools, Prisons, Detention facilities, Restaurants, Landfill and transfer stations, Junk and Salvage yards, and impounded or towed vehicle storage yard. There are no proposed modifications from the existing I-3 standards.

Open Space

The project area falls in the Flood Zone X. There are washes that transect the property. Pinal County Open Space and Trail division shared the report generated for the project area. The Arizona Game and Fish

environmental review tool is used for large areas to assess the implications of development such as the manufacturing facility. Comments from the Open Space division are:

1. There is a riparian habitat that transects the project area. Protection for the riparian area with buffers will be required per comprehensive plan policies 3.1.4.1, 3.9.1.4 and 7.1.2.4 and development services code 2.176.100 C, D and E.
2. There is a planned regional multi-use trail along Magma Railroad. Development of the trail will be required ensuring connectivity of the trail at regional level.

Public Comment

At the time of writing this staff report, staff has received no letters of support or opposition to this proposal from members of the public.

STAFF SUMMARY: Rose Law Group pc, Jordan Rose, applicant/agent, on behalf of the Arizona State Land Department (ASLD), Karen Dada, landowner/representative, have submitted the proper application and required documents for a non-major comprehensive plan amendment, rezone and a PAD overlay. Staff provides the following findings together with the information provided in this staff report:

1. Project Ranger includes three applications for 1095± acres.
2. The Non-Major Comprehensive Plan amendment application request land use change from Employment and Moderate Low Density Residential to 'Special District' land-use designation.
3. Rezone application request is for change in zoning from General Rural (GR) to Industrial Zoning (I-3) along with a Planned Area Development overlay
4. To date, no letters in opposition or support have been received.
5. The property will be required to provide legal access via development of Skyline Drive and its connection to State Highway 79 as part of the development of the manufacturing facility.
6. Granting of the land-use change along with zone change will require, after the time of zoning approval, 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.

Development Services Department

Planning Division

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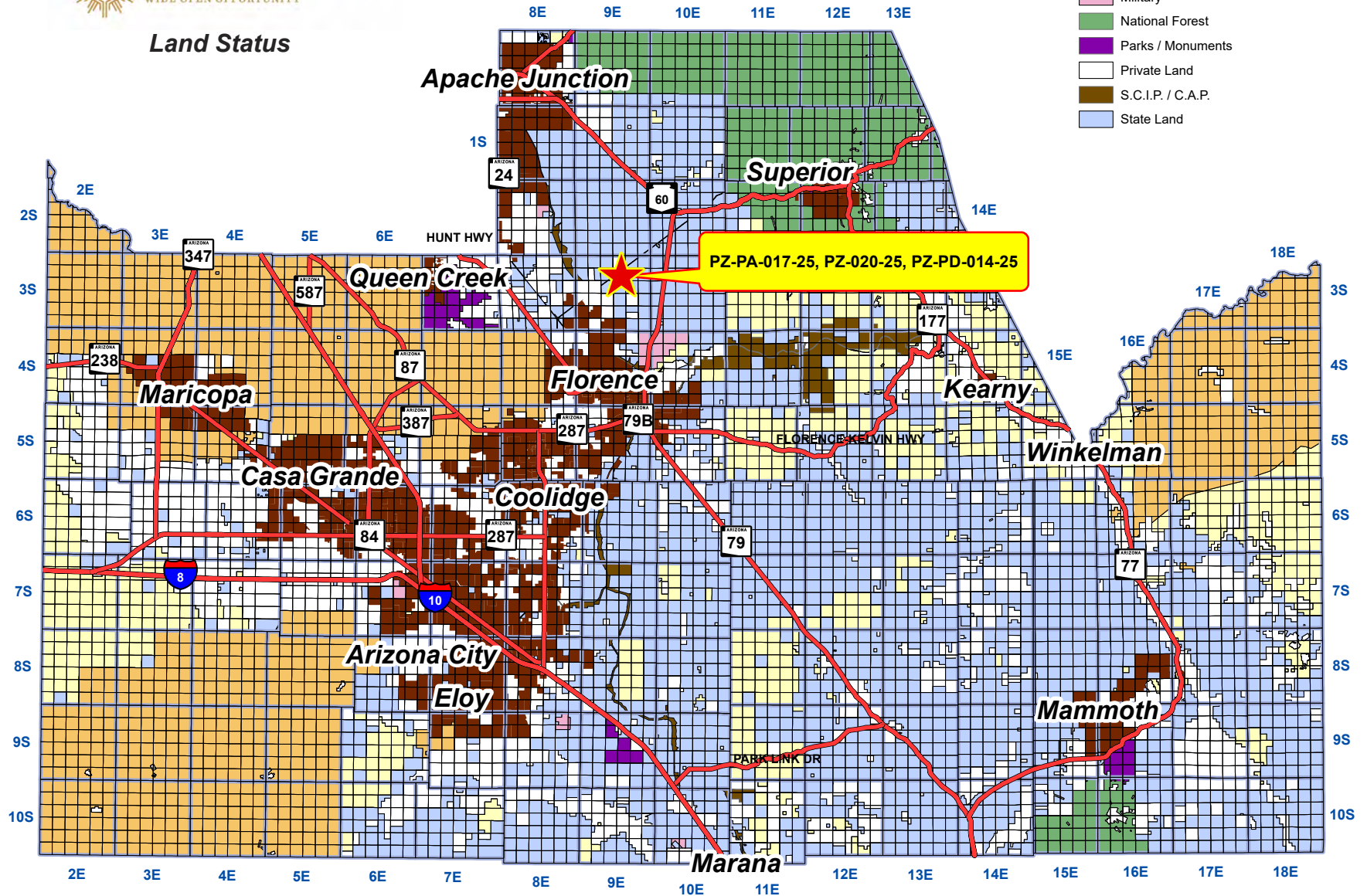


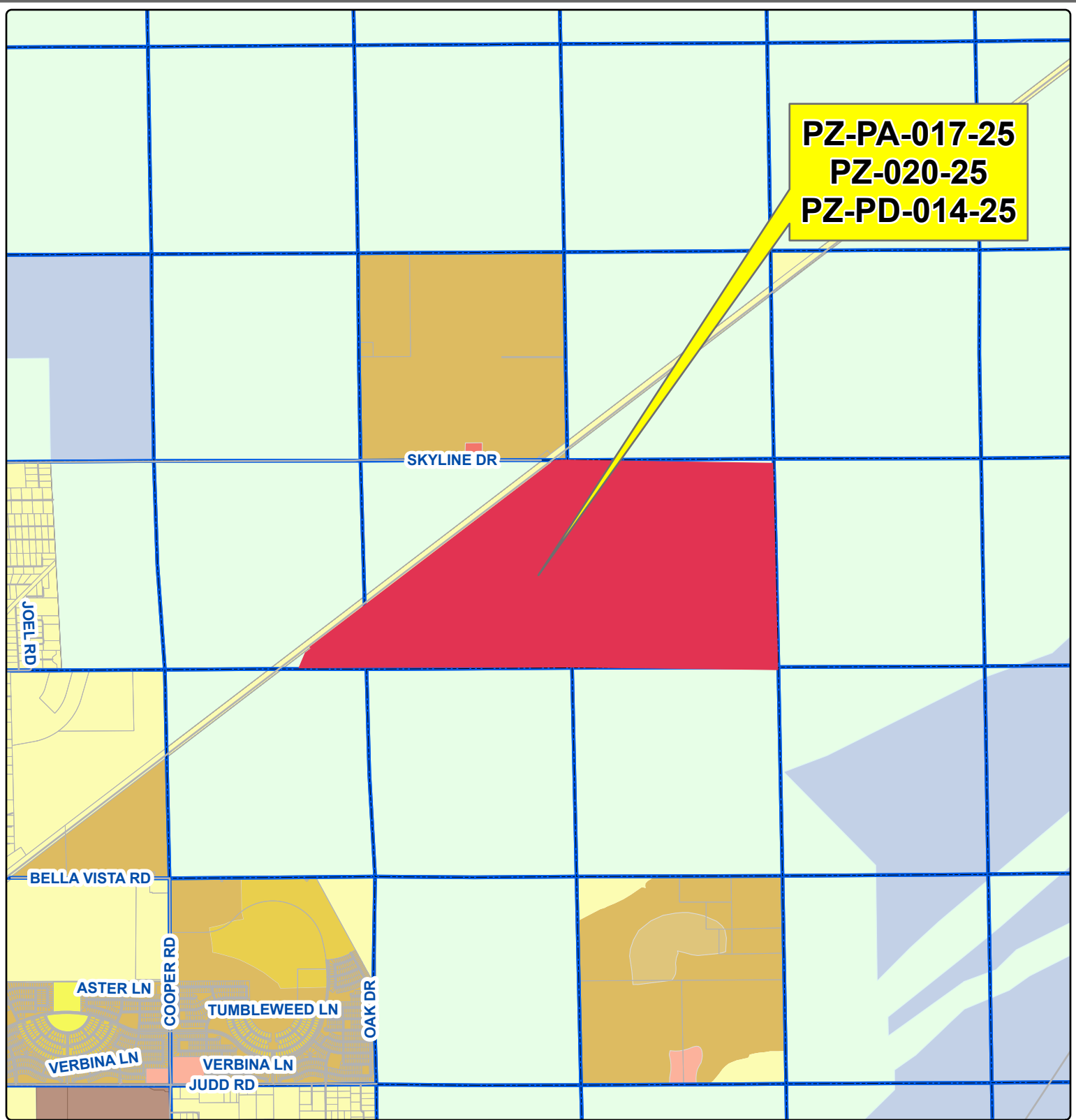
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





Community Development



Legal Description:
Situating in Section 11, and portions of Sections 9, 10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

SEC 9, 10, 11, TWN 03S, RNG 09E



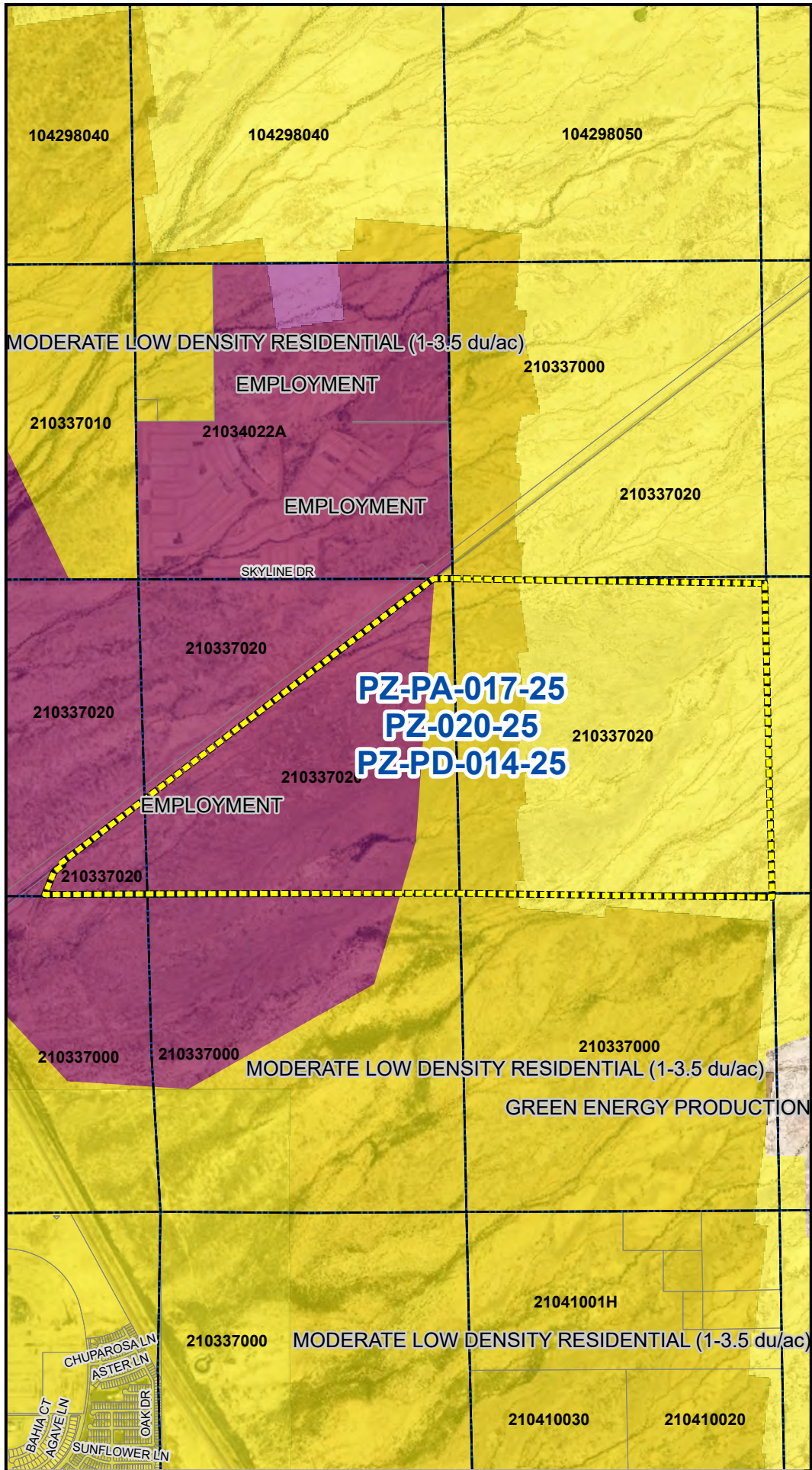
Owner/Applicant:
ARIZONA STATE LAND DEPARTMENT

Drawn By: GIS / IT / RWH Date: 08/28/2025

Sheet No.
1 of 1

Section	Township	Range
09, 10, 11	03S	09E

Case Number:
PZ-PA-017-25, PZ-020-25, PZ-PD-014-25



PZ-PA-017-25
PZ-020-25
PZ-PD-014-25

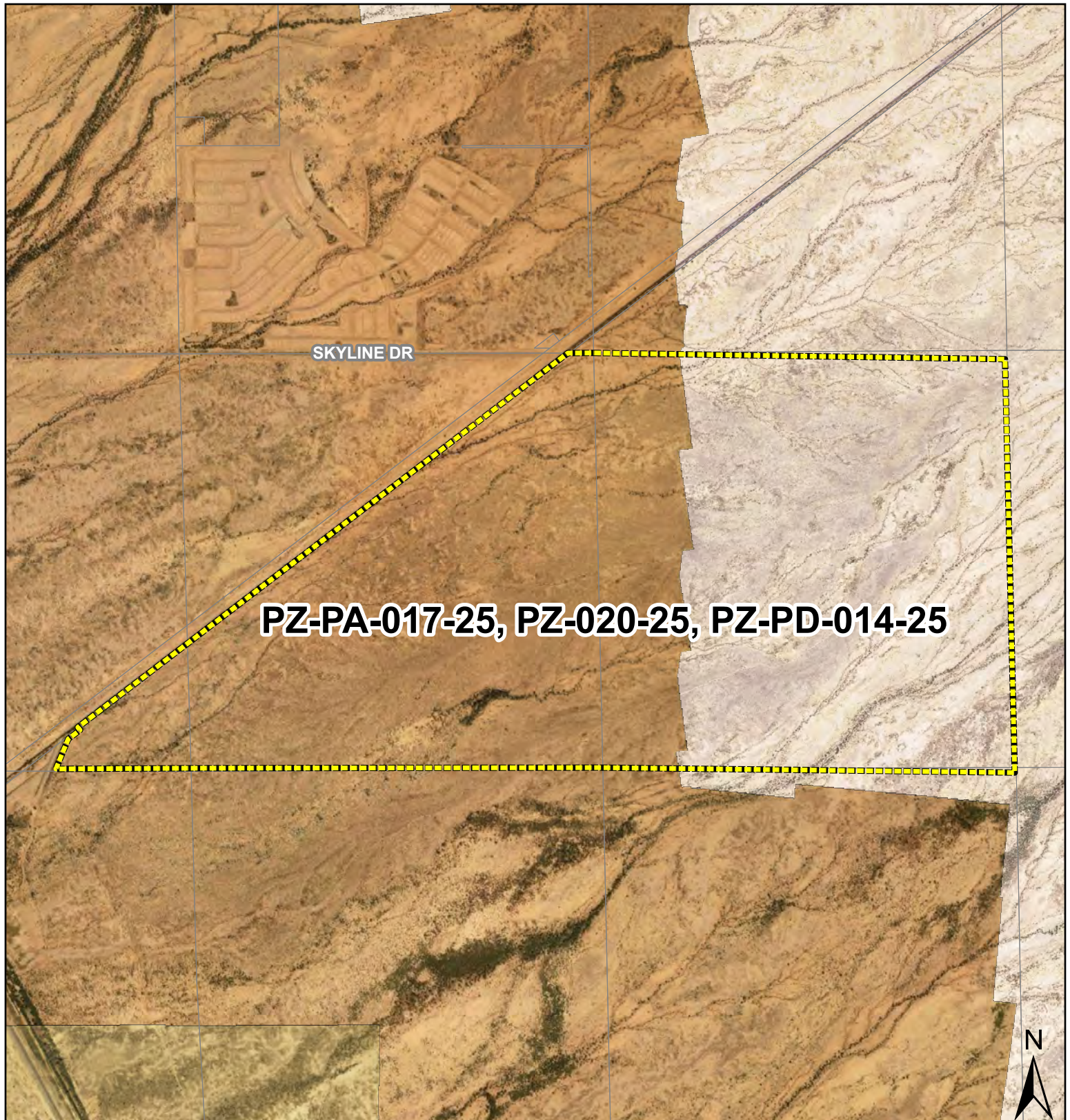
FROM:

GENERAL RURAL,
EMPLOYMENT

TO:

INDUSTRIAL
ZONING



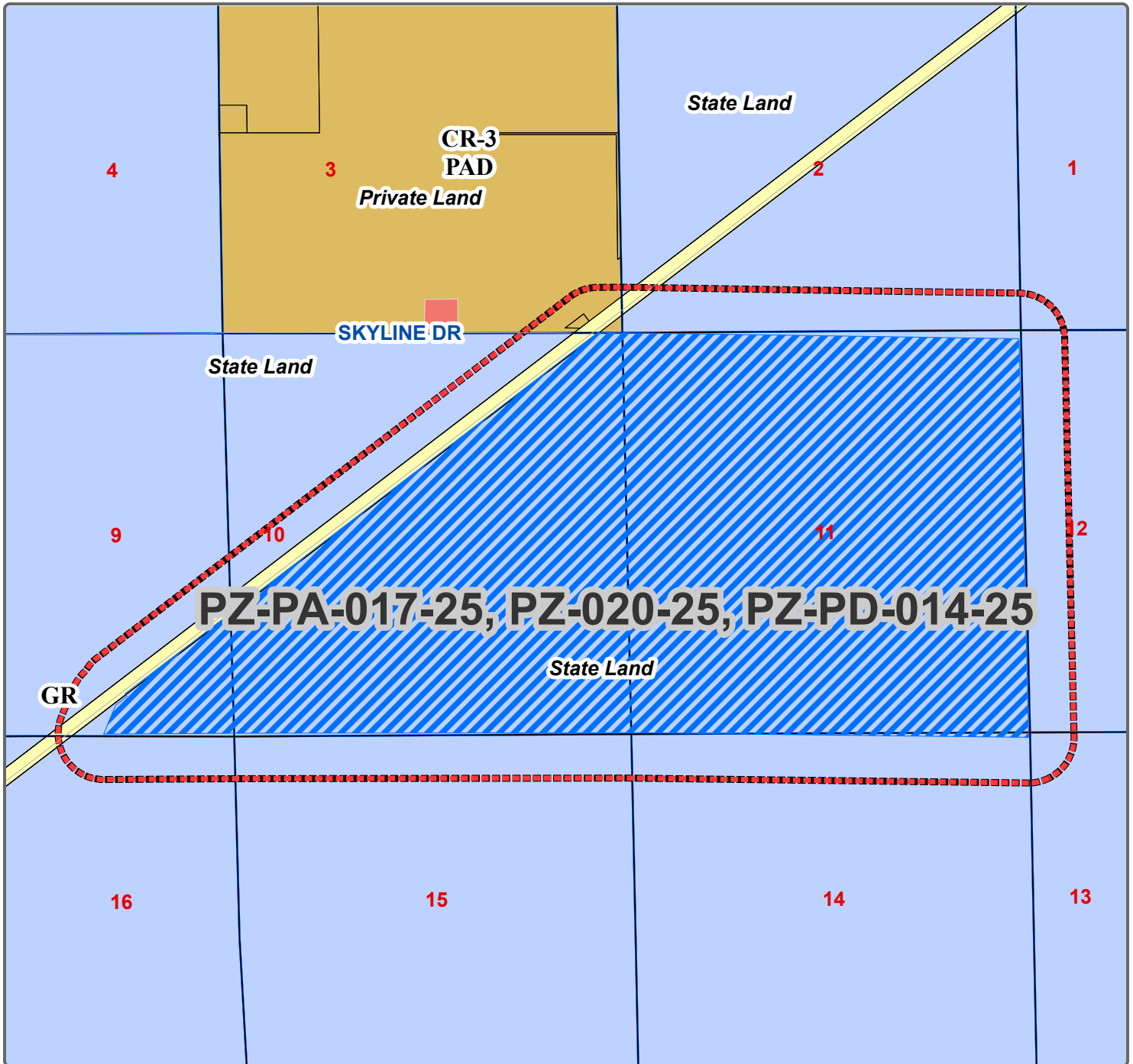


Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-017-25, PZ-020-25, PZ-PD-014-25



Community Development

PZ-PA-017-25 - PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

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Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MULTI



Legal Description:

Situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

SEC 9, 10, 11, TWN 03S, RNG 09E



Sheet No.
1 of 1

Owner/Applicant:
ARIZONA STATE LAND DEPARTMENT

Drawn By: GIS / IT / RWH Date: 08/28/2025

Section 09, 10, 11 Township 03S Range 09E

Case Number: PZ-PA-017-25, PZ-020-25, PZ-PD-014-25

21034002A

4

210337010

3

21034022A

2

1

SKYLINE DR

9

10

03S 09E

11

210337020

12

PZ-PA-017-25, PZ-020-25, PZ-PD-014-25

21033001B

21033001A

16

15

14

210337000

13





PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
 - a. 0-499 mailouts: \$4,478.00
 - b. 500 or more mailouts: \$4,824.00
 - c. With accompanying zone change: \$3,354.00

COMMUNITY DEVELOPMENT
Planning Division



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: portion of Sections 9 and 10 Township 3S and Ranch 9E and section 11

2. Parcel Number(s): _____ Total Acreage: _____
3. Current Land Use Designation: _____
4. Requested Land Use Designation: _____
5. Date of Concept Review: _____ Concept Review Number: _____
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): _____

7. Discuss any recent changes in the area that would support your application. _____

8. Explain why the proposed amendment is needed and necessary at this time. _____

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal County environs.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Narrative in PDF format.
- ☐ I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>

Please call or email the Planning Division for more information.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Name of Agent	Address	Phone Number
---------------	---------	--------------



Signature of Agent	E-Mail Address
--------------------	----------------

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at
_____, and further identified
[Insert Address of Property]
as assessor parcel number _____ and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]
Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

See Attached

[Signature] _____

[Signature] _____

[Address] _____

[Address] _____

Dated: _____

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of __, ____ by _____.
[Insert Name of Signor(s)]

My commission expires _____

Printed Name of Notary

Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____,
_____, by _____, _____ of
[Insert Signor's Name] *[Insert Title]*
_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My commission expires: _____

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e., member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

Printed Name of Notary

Signature of Notary

Katie Hobbs
Governor



1110 West Washington Street | Phoenix, AZ 85007
(602) 542-4631

Robyn Sahid
Commissioner

August 6, 2025

Jordan Rose
Rose Law Group
7144 East Stetson Drive, Suite 300
Scottsdale, AZ 85251

RE: State Trust land located in Pinal County in portions or all of T3S R9E, Sec. 9-11
ASLD KE# 53-126021 Minor Comprehensive Plan Amendment to Special District
Land Use Designation and Rezoning from GR to I-3 with PAD Overlay

Dear Jordan:

The Arizona State Land Department ("ASLD") has received your request for permission to act as authorized agent for ASLD to apply to Pinal County (the "Jurisdiction") for a Minor Comprehensive Plan Amendment Land Use Designation change to Special District and rezoning to I-3 with PAD Overlay (the "Entitlements") on State Trust land described above.

Rose Law Group its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlements as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by ASLD or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by ASLD.
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.
5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. Applicant shall submit to ASLD all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the Applicant, and at least ten (10) business days before each public meeting or hearing, if possible.
7. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.
8. The Jurisdiction is authorized to enter and inspect the subject property.
9. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.
10. The terms of the solar lease allow the lessee to grant easements through the leased parcel only if those easements support the purpose of the lease.

All information will be provided to Bryan Sparks, ASLD Sales and Commercial Leasing with a copy to Karen Dada, ASLD Planning and Engineering Section. ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at 602-542-2651 or bsparks@azland.gov or Karen Dada at 602-542-3118 or kdadas@azland.gov if you have any questions.

Sincerely,



Karen Dada, AICP
Assistant Director, Real Estate Division

cc: Bryan Sparks, ASLD Sales and Commercial Leasing

SPECIAL DISTRICT MINOR COMPREHENSIVE PLAN AMENDMENT



Project Narrative

Submitted to:
Pinal County Community Development
85 N Florence Blvd
Florence, AZ 85132

Prepared by:
Rose Law Group pc
Jordan Rose
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
480-505-3938
jrose@roselawgroup.com
jhall@roselawgroup.com

August 1, 2025

1.0 Introduction

Arizona State Land Department (“ASLD”) is the owner of approximately 1,105 acres of vacant, previously undisturbed land in Pinal County that is the subject property for this application. The Applicant, Rose Law Group pc (“RLG”), is proposing a Comprehensive Plan Amendment in conjunction with a Zoning Amendment to establish a Planned Area Development (“PAD”) that will allow for one of Pinal County’s largest manufacturing sites near the Magma Arizona Railroad (“MARRCO”) just west of Highway 79.

Before any development begins, the subject property will be scheduled for an auction of the land in fee title from ASLD. The auction will be held after the approval of the proposed entitlements presented in this request.

If this project is approved, it is expected to provide at least 300 local jobs within the first Phase of the project. Additionally, the project will provide the significant impact fees needed to fully develop Skyline Drive.

2.0 Request

The request contained in this Application (the “Application”) will amend the existing Comprehensive Plan designation on the subject property from a combination of “Employment” and “Moderate Low Density Residential” to “Special District” to allow for the development of a large manufacturing facility near Highway 79. A Zoning Amendment application is being submitted concurrent with this request.

The entire Property is well suited for industrial manufacturing use as it is land that has always been vacant with the exception of prior ASLD grazing leases, located directly adjacent to the existing MARRCO rail line, surrounded by vacant land, mostly owned by ASLD in Pinal County. The proximity and access to the rail line and Highway 79 makes this site well suited for this Manufacturing Facility to allow for the employees and raw manufacturing materials to be easily transported to and from the site. This Application is being made as one of the numerous permits and approvals required to bring the Manufacturing Facility to fruition.

3.0 Existing Conditions

The project site consists of three parcels totaling approximately 1,105 acres in Pinal County (the “Property”).

Since all three parcels are owned by Arizona State Land Department there are no Assessor Parcel Numbers (“APN”) associated with them. Additionally, legal descriptions of all three parcels are currently being prepared; thus, for the purpose of this Application the three parcels can be identified as follows:

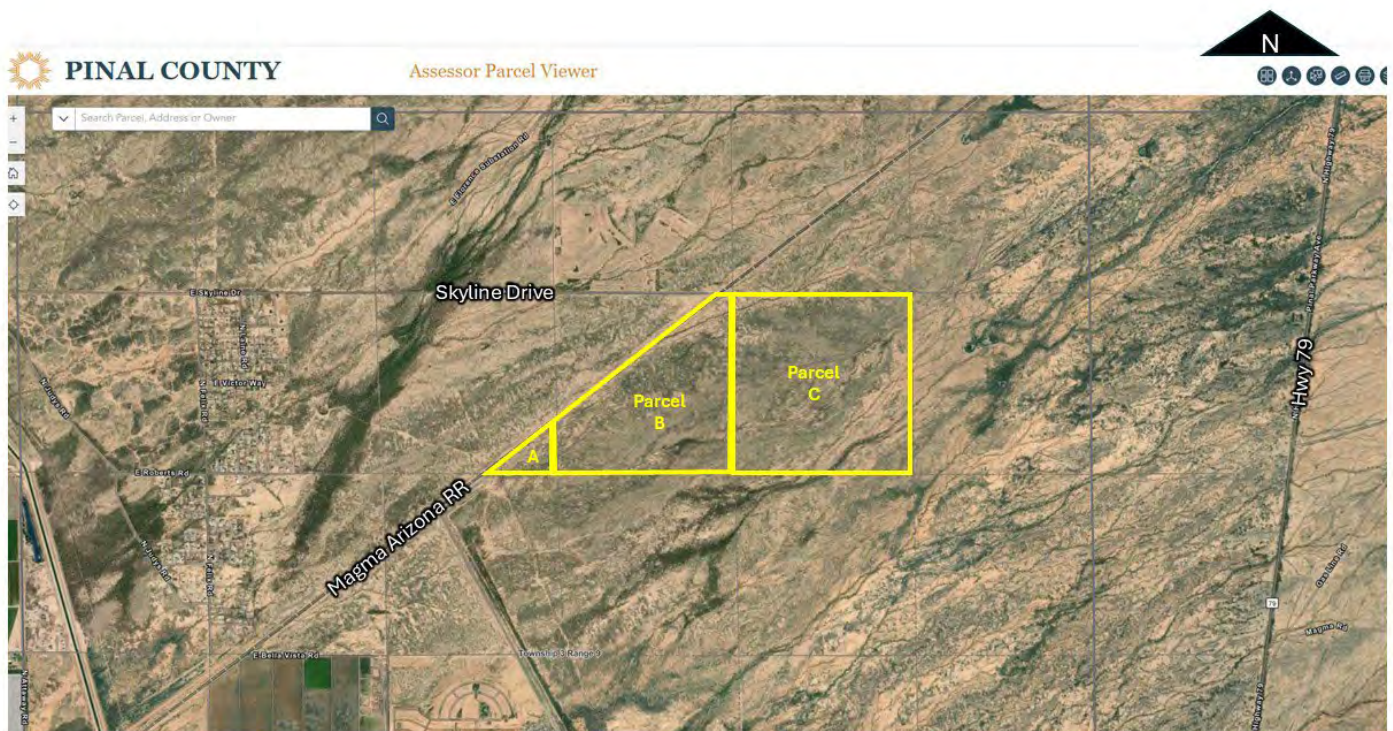
The first parcel ("Parcel A") is approximately 40 acres located entirely south of the Magma Railroad in Section 9, Township 3 South and Range 9 East.

The second parcel ("Parcel B") is approximately 430 acres located entirely south of the Magma Railroad in Section 10, Township 3 South and Range 9 East.

The third parcel ("Parcel C") is approximately 640 acres which constitutes the entirety of Section 11, Township 3 South and Range 9 East on the south side of Magma Railroad and Skyline Drive alignment.

The Property is surrounded by vacant desert land mostly owned by Arizona State Land Department and is approximately 2-3 miles from the nearest development of any kind. There is approximately 600 acres of privately owned land on the northwest corner of the project site across the Magma Railroad on the north side of Skyline Drive. This property is owned by another large industrial user but it is not planned for any immediate development.

Figure 1: Parcel Location Map

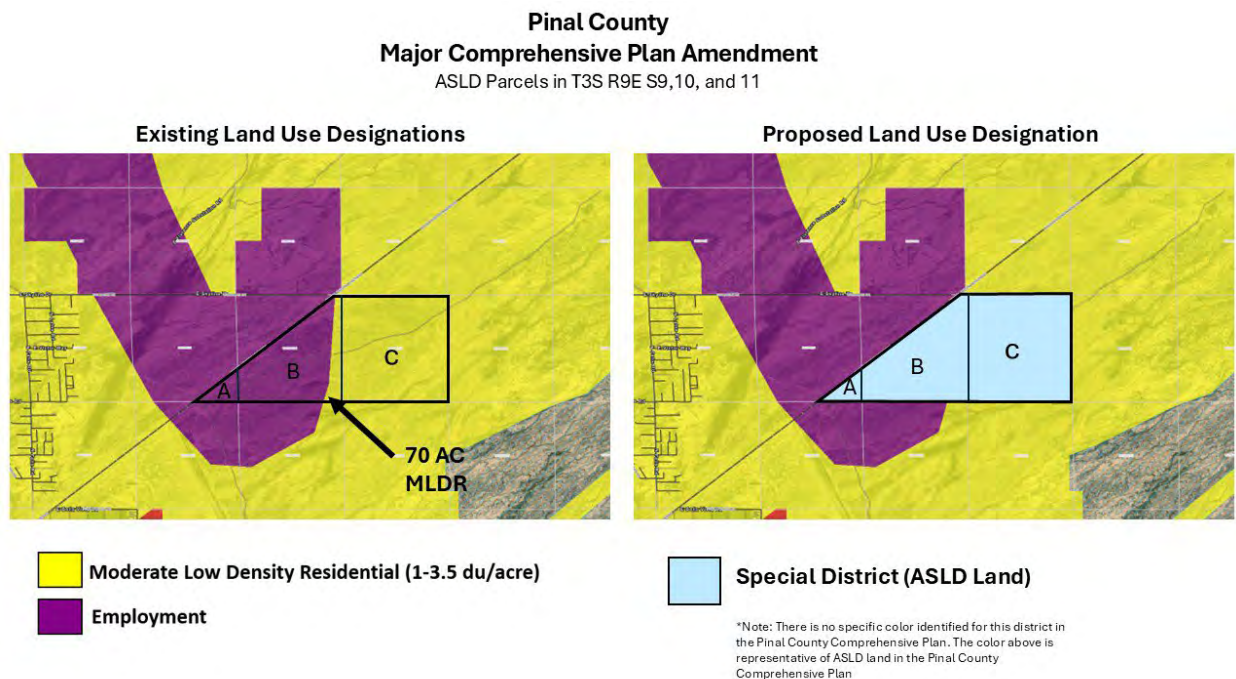


4.0 Conformance with Pinal County's Comprehensive Plan

The Property is currently designated as a mix of "Employment" and "Moderate Low Density Residential" by Pinal County's Comprehensive Plan. As you can see on Figure 2 below, Parcel A is entirely designated as "Employment"; Parcel C is entirely designated as "Moderate Low Density Residential" and Parcel B is a combination of the two land use categories. This Application will amend the land use designations on all three parcels to "Special District" to allow for the proposed Manufacturing operation.

Approval of this request will ensure that the proposed industrial use will be in compliance with the County's Comprehensive Plan.

Figure 2: Comprehensive Plan Amendment



On November 4, 2022 the Pinal County Board of Supervisors approved Resolution No. 2022-PZ-PA-009-22 which added a new land use designation specific to Arizona State Trust Land. This new section states, ***"This Comprehensive Plan maintains a variety of specific land use classifications as well as a "Special District" classification to assist in facilitating detailed land use planning and coordination with ASLD."*** It goes on to say, ***"A Special District may be designated on Trust Lands only, and shall be implemented through the zoning process in association with the following zoning districts: Multi-Purpose Community Master Plan (MP-CMP), Large Master Plan Community (L-MPC) or Planned Area Development (PAD)."*** As mentioned, a Zoning Amendment application is being processed concurrently to establish a PAD on this site. The Comprehensive Plan classifies any change of Trust Land from any land use classification to the "Special District" land use category as a Non-major Amendment which can be processed at any time throughout the calendar year.

5.0 Recent Changes in the Area that Would Support Request

Pinal County in recent years approved a large 2,000+ acre solar generation facility also located on Arizona State Land just southwest of the subject site. Allowing additional industrial and manufacturing uses in close proximity to the solar site (which is currently under construction) is smart planning as it will be a compatible use. Furthermore, the proposed site will trigger the extension of Skyline Drive to Highway 79 which will provide easy access to and from the proposed facility.

Furthermore, the North/South Freeway Alignment Option is located approximately three miles to the west of the proposed Manufacturing Facility location. The proposed use will have no negative impact on the future Freeway Alignment. In fact, the future Freeway Alignment could provide additional access opportunities to the Manufacturing Facility for future employees.

6.0 Proposed Rezoning is Necessary and Needed

The proposed Amendment is necessary and needed to allow additional manufacturing uses to take advantage of Pinal County's wide open spaces located near significant transportation corridors. This proposed Manufacturing facility will bring hundreds of local jobs to this area of Pinal County. The site is surrounded by vacant land mostly owned by State Land so it will not have any negative impacts on surrounding neighbors. Also, the closed private property owner is another industrial user.

7.0 Compliance with Pinal County's Vision Components

This Application seeks a modification to the Comprehensive Plan land use map that is consistent with the **Sense of Community** vision component as set forth in the Pinal County Comprehensive Plan (the "Plan"). The Property is ideally situated between Highway 79 and the future North South Freeway which makes it ideal to host industrial uses. The site is also adjacent to the Magma Arizona Railroad line which could also play a part in any industrial operation if desired. Industrial uses are important job providers and help create and maintain a diverse economy allowing people to live close to where they work. Much of the Property is already designated as Employment indicating that the County has already envisioned this location as an Employment opportunity.

This Application is consistent with the **Plan's Mobility and Connectivity** vision component. Utilizing existing and future transportation corridors is key to satisfying this vision element. This proposal is only made possible as a result of this important mobility element. Additionally, the Project will improve local resident mobility by spurring the improvement of Skyline Drive, providing an alternative route to the east with connection to Highway 79.

This Application is consistent with the **Economic Sustainability** vision component. This proposal will drive jobs to the County and take advantage of existing and planned highway as well as option rail line infrastructure to better the future of the County.

This Application is consistent with the **Open Spaces and Places** vision component. The Property will be developed in accordance with the County's open space requirements. Appropriate buffers will be designed into this project; however, it is already buffered by adjacent Trust Land.

This Application is consistent with the **Environmental Stewardship** vision component. The proposal is environmentally responsible by locating employment uses in areas that are close to existing and future infrastructure thereby minimizing disturbances that could be caused by locating away from infrastructure.

This Application is consistent with the **Healthy, Happy Residents** vision component. Locating employment opportunities in the County cuts down on the need for residents to drive great distances to work. Keeping jobs in Pinal County keeps residents happy.

This Application is consistent with the **Quality Educational Opportunities** vision component. Providing diverse job opportunities for graduates of Pinal County schools helps further this vision component. The proposed manufacturing facility will provide hundreds of jobs from construction jobs to high level paying jobs.

8.0 Conformance with Comprehensive Plan's Key Concepts

A portion of the Property is already designated for Employment uses and this minor amendment will permit the Property's proximity to the rail and highway transport (existing and future) to be maximized and allow the best use of the land. This is consistent with the maps.

The proposed Amendment to the Plan is consistent with the Employment area Planning Guidelines. The Property is along a major existing transportation line (the rail) and development of this project will maintain and add to the amount of land used for employment purposes in the County.

This Application is clearly consistent with Economic Development element of the Plan. This project will bring jobs and a more diverse economy to the County.

The Application does not negatively impact agricultural, equestrian or rural lifestyles.

This Application will activate this land with a good and productive use benefitting Pinal County and its residents and does not take any agricultural land out of production.

This Application will follow any and all requirements of the County's Open Space Master Plan.

This Application will address any environmentally sensitive areas it may impact.

This Application will comply with all required water availability and quality standards.

9.0 Conformance with Comprehensive Plan Amendment and Designation Criteria

The project site is appropriate for the proposed use as it is owned by Arizona State Land Department.

The Property is perfectly located for this Special District use. It is currently vacant, undisturbed desert land which is isolated by mostly State Land, adjacent to the Magma Railroad and a mile from any existing development.

The Amendment must constitute an overall improvement to the County.

The proposed Amendment is most definitely an overall improvement to the County as it will unify the land use designation on the entire Property in order to allow this Property to develop for its highest and best use creating jobs. The Amendment will designate the entire Property as Special District which, along with the Rezoning Application, will allow the operation of this essential Manufacturing Facility for what will be a local, high-paying employer. The construction phase alone will bring hundreds of jobs to the County.

*The Amendment will not adversely impact a portion of, or the entire County, by:
Significantly altering existing land use patterns, especially in established neighborhoods;*

This request will not alter any existing land use patterns and created a Special District that is reflective of the predominant existing Employment designation to cover an entire parcel to facilitate this employment use. The Property is surrounded mostly by vacant State Land and is, in fact, vacant land itself.

Significantly reducing the jobs per capita balance in Pinal County;

The Amendment will significantly increase jobs in the County by re-designating this Property as a Special District for an employment-heavy industrial use. This Amendment will allow for the operation of the proposed Manufacturing Facility at the Property. The construction phase alone for the Manufacturing Facility will bring hundreds of high-paying of jobs to Pinal County.

Replacing employment with residential uses;

This proposal adds employment and does not reduce it.

Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to

infrastructure and services through construction and dedication of improvements, payments of development fees, and other mitigation measures;

The current existing infrastructure is adequate to serve the Property and this proposal will not overtax any infrastructure. Instead, it makes perfect use of the existing, and underutilized, Magma Rail right-of-way to create jobs in the perfect location.

Negatively impacting the existing character (ie visual, physical, environmental and functional) of the immediate area;

The facility will not negatively impact existing character. The facility is located several miles from any development and is designed to have its essential operations conducted within an enclosed space. Additionally, access to this site will trigger the extension of Skyline Drive to connect east to Highway 79.

Increasing the exposure of residents to aviation-generated noise, and/or flight operations;

There are no residents within a mile of the site.

Diminishing the environmental quality of the air, water, land or cultural resources;

The end user of this Manufacturing facility will ensure that all necessary reports are prepared and environmental permits are obtained prior to any operation.

Significantly decreasing the quantity or quality of recreational amenities such as open space, parks and trails;

The proposed Manufacturing Facility will have no negative impact on the surrounding recreational amenities and will do everything possible to accommodate and incorporate existing trail corridors.

10.0 Conclusion

Approval of this Application will allow the future operation of a new Manufacturing industrial operation in Pinal County. As mentioned, this site is surrounded by other vacant land owned by State Land with the recently constructed large solar generation plant located to the southwest. The only privately owned land in closed proximity is owned by another large industrial user so there will be no issues with compatibility. Finally, approval of this Application will trigger the expansion of Skyline Drive connecting east to Highway 79 and bring hundreds of jobs of all levels to Pinal County residents.

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☒ Is consistent with the **Sense of Community** vision component

Please explain:

SEE ATTACHED NARRATIVE

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

The proposal:

☒ Is consistent with the **Mobility and Connectivity** vision component

Please explain:

SEE ATTACHED NARRATIVE

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Economic Sustainability** vision component

Please explain:

SEE ATTACHED NARRATIVE

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region’s immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☒ Is consistent with the **Open Spaces and Places** vision component

Please explain:

SEE ATTACHED NARRATIVE

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County’s natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☒ Is consistent with the **Environmental Stewardship** vision component

Please explain:

SEE ATTACHED NARRATIVE

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County’s clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☒ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

SEE ATTACHED NARRATIVE

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

SEE ATTACHED NARRATIVE

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- ☐ Are shown as indicated on the Land Use and Economic Development graphic
- ☒ Are not shown as indicated on the Land Use and Economic Development graphic

SEE ATTACHED NARRATIVE

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- ☐ Meet the Mixed Use Activity Center requirements
- ☒ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

NA

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

NA

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- ☒ Are consistent with the applicable Planning Guidelines described in the Land Use element

SEE ATTACHED NARRATIVE

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- ☒ Is consistent with the Economic Development element
- ☐ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

SEE ATTACHED NARRATIVE

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- ☐ Clusters development to protect open space and agriculture
- ☒ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

SEE ATTACHED NARRATIVE

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- ☒ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
- ☐ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- ☐ Address environmentally sensitive areas it may impact.
- ☒ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

SEE ATTACHED

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- ☒ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

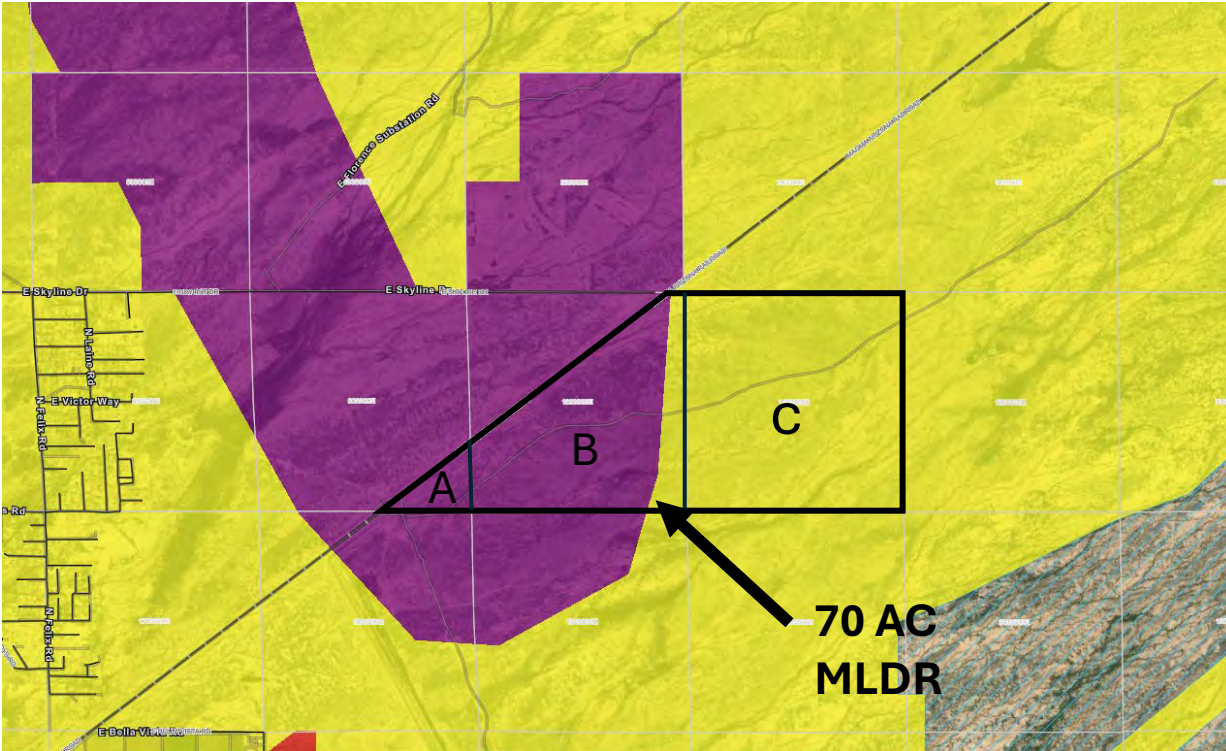
Please explain:

Pinal County

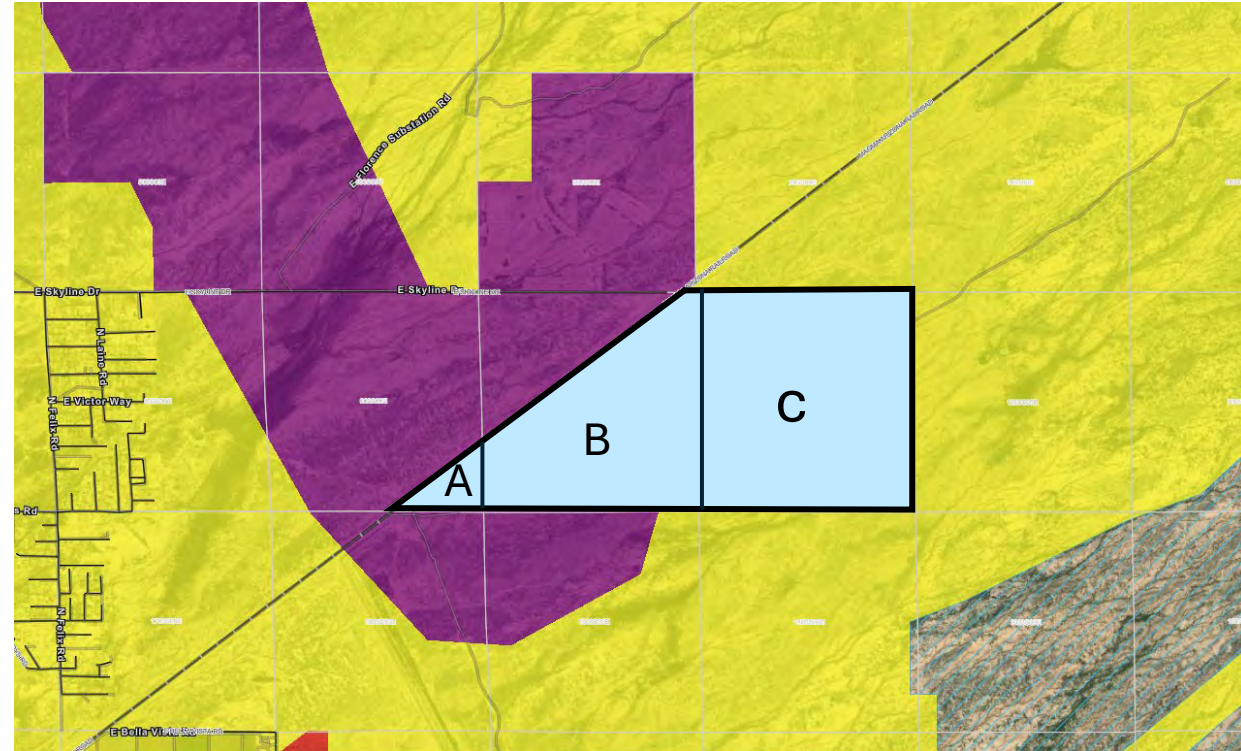
Major Comprehensive Plan Amendment

ASLD Parcels in T3S R9E S9,10, and 11

Existing Land Use Designations



Proposed Land Use Designation



*Note: There is no specific color identified for this district in the Pinal County Comprehensive Plan. The color above is representative of ASLD land in the Pinal County Comprehensive Plan



APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Himanshu Patel/ Sangeet Deokar
2. Date of Pre-application Review: 7 / 14 / 2025 Pre-Application Review No.: Z-PA-_____ - _____
3. Current Zoning (Please provide Acreage Breakdown): GR (1,110 acres)
4. Requested Zoning (Please provide Acreage Breakdown): I-3 with PAD overlay (1,110 ac)
5. Parcel Number(s): ASLD - no parcel numbers
6. Parcel Size(s): approx 1,110 ac
7. The existing use of the property is as follows: vacant
8. The exact use proposed under this request: Industrial Manufacturing
9. What is the Comprehensive Plan Designation for the subject property: EMP and MLDR (pending CPA)
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☒ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☒ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO
If yes, zoning violation # _____

13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. SEE ATTACHED NARRATIVE

14. Explain why the proposed development is needed and necessary at this time. SEE ATTACHED NARRATIVE

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: SEE ATTACHED NARRATIVE

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: SEE ATTACHED NARRATIVE

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: THERE WILL BE AMPLE PARKING SPACES

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
SEE ATTACHED

5. What type of landscaping are you proposing to screen this use from your neighbors?
THERE ARE NO SURROUNDING NEIGHBORS; HOWEVER, BUFFERS WILL BE MAINTAINED

6. What type of signage are you proposing for the activity? Where will the signs be located?
DIRECTIONAL AT THE FRONT ENTRANCE

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: SEE ATTACHED

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: SEE ATTACHED

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
☐ YES ☒ NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☒ YES ☐ NO

PROPERTY OWNERSHIP LIST

SEE ATTACHED LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of _____, 20____, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____
(Name of signor)

Signature _____ Date _____

State of _____)ss.

(SEAL)

County of _____

My Commission Expires _____

Signature of Notary Public _____

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

SEE ATTACHED LETTER FROM ASLD

Name of Applicant	Address
-------------------	---------

Signature of Applicant	E-Mail Address	Phone Number
------------------------	----------------	--------------

Jordan Rose, Rose Law Group	7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251
-----------------------------	---

Name of Agent/Representative	Address
------------------------------	---------



jrose@roselawgroup.com
jhall@roselawgroup.com

480-505-3938

Signature of Agent/Representative	E-Mail Address	Phone Number
-----------------------------------	----------------	--------------

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

SEE ATTACHED LETTER FROM ASLD

Name of Landowner	Address
-------------------	---------

Signature of Landowner	E-Mail Address	Phone Number
------------------------	----------------	--------------

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____ and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints _____

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____
by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

[Insert Company's or Trust's Name]
By: _____
[Signature of Authorized Officer, or Trustee]
Its: _____
[Insert Title]
Dated: _____
STATE OF _____)
) ss.
COUNTY OF _____)
The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____,
[Insert Signor's Name] *[Insert Title]*
_____,
[Name of Company or Trust] *[Insert State of Incorporation, if applicable]* an,
And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.
My Commission Expires: _____

Printed Name of Notary Signature of Notary
ALTERNATE: Use the following acknowledgment only when a second company is signing
On behalf of the owner:
STATE OF _____)
) ss. (Seal)
COUNTY OF _____)
The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e. member, manager, etc.] *[Owner's Name]*
Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated
therein.
My Commission Expires _____

Printed Name of Notary Signature of Notary

Application Checklist:

A. Check the appropriate item:

- ☐ This Zone Change is being submitted without a PAD request
- ☒ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

- ☒ Notify all property owners within 1200' (feet)
- ☒ Hold the meeting within five (5) miles of the subject property
- ☒ Hold the meeting between 5:00 pm – 9:00 pm
- ☒ Include with the application the following:
 - o Copy of Notice of Neighborhood/Community Meeting
 - o List of property owners notified - *(Use page 5 of this application)*
 - o Minutes of the meeting
 - o Attendance sign-in sheet with names & addresses

C. Submit a completed “Agency Authorization” form *(if applicable)*.

D. Submit a written **Narrative** concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include:

- ☒ 1. Title Page
- ☒ 2. Purpose of Request
- ☒ 3. Description of Proposal
 - a. Nature of the Project including Proposed Land Use
 - b. Conformance to adopted Comprehensive Plan
 - c. Answers to the questions from the **Supporting Information** sheet
 - d. Location & Accessibility
 - e. Utilities & Services
 - f. Neighborhood Meeting Information
 - g. Existing Zoning Stipulation
 - h. Appendix, as applicable

E. **Submit a Site Plan** (*if not submitting in conjunction with a PAD Application*). The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ☒ 1. Legal Description of total site.
- ☒ 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☒ 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☒ 4. Location of all Existing & Proposed Structures & Buildings
- ☒ 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☒ 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☒ 7. All Points of Ingress & Egress.
- ☒ 8. Location & Types of Existing & Proposed Landscaping.
- ☒ 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☐ 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

- ☒ 1. Identify the water service provider
- ☒ 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☒ 3. Provide information about water supply and source, including renewable and non-groundwater supplies
- ☐ 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - o Depth to bedrock & Depth to groundwater
 - o Known fissures or land subsidence in the area
 - o Known wells in the area, available information on status and water levels
 - o Summary of data-gathering efforts and sources of information

G. Provide a copy of the **Title Report**

H. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. **Development Agreements (DA):**

☐ Provide a copy of the approved DA, if applicable.

J. **Submit** a **Drainage report** and a **TIA report**. (*Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable*).

K. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

L. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A *Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:

<http://www.pinalcountyyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>

N. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at:

<https://citizenaccess.pinalcountyyaz.gov/CitizenAccess/>. *

- a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlf feet projection

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant**. (*in addition to application fees*)

Q. Signature at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Jordan Rose, Rose Law Group

7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251

Name of Applicant

Address



Signature

Date

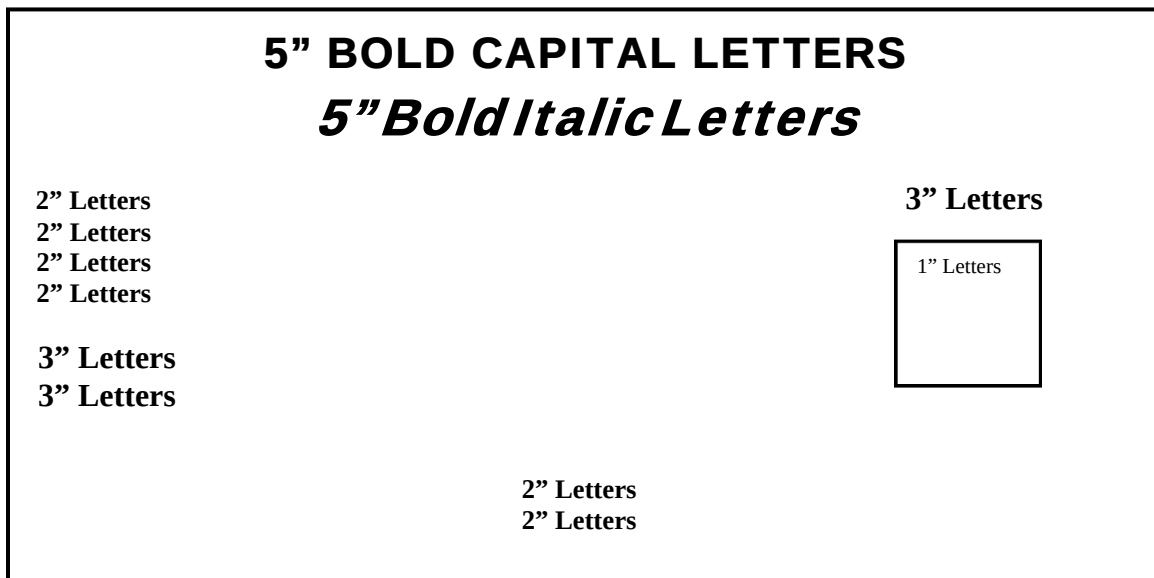
Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits

Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4” by 4” wooden poles
 - e. All surfaces, including edges shall be painted **Yellow**
 - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY <i>Public Hearings</i>		
Case Number: Existing Zoning: Proposed Zoning: Acreage: Applicant Name: Applicant Phone Number:	Public Hearing Information <table border="1"><tr><td>Hearing Info Posted by Pinal County</td></tr></table> Case Information Available at Pinal County Planning and Development Services (520) 866-6442	Hearing Info Posted by Pinal County
Hearing Info Posted by Pinal County		

Special Use Permit and Industrial Use Permit Cases
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY <i>Public Hearings</i>		
Case Number: Existing Zoning: Proposed SUP/IUP Use: Acreage: Applicant Name: Applicant Phone Number:	Public Hearing Information <table border="1"><tr><td>Hearing Info Posted by Pinal County</td></tr></table> Case Information Available at Pinal County Planning and Development Services (520) 866-6442	Hearing Info Posted by Pinal County
Hearing Info Posted by Pinal County		

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I, _____, Applicant for case _____ (Case number), personally caused _____ sign(s) to be posted in a visible place on or near the proposed project site on _____ (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by _____ this ____ day of _____, 20____.

Notary Public
My Commission Expires:

*** as directed by your staff Coordinator**

AFFIDAVIT OF Mailing of Notice of Hearing*

I, _____, Applicant for case _____ (Case number), personally caused _____ mailer(s) to be mailed by first class post regarding the public hearing associated with case _____ on _____ (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by _____ this _____ day of _____, 20____.

Notary Public
My Commission Expires:

- * as directed by your staff Coordinator
- * please attach the mailer and the list addresses



PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*
2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDCS.
3. Submit a PAD Application with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDCS:
 - a. without accompanying zone change 0-499 mail-outs: \$4,478.00
 - b. without accompanying zone change 500 or more mail-outs: \$4,880.00
 - c. with accompanying zone change: \$888.00
 - d. Public Works Fees: TIA Review : \$750.00; Drainage Review: \$750.00(*Fees are due at application submittal and at subsequent reviews)
5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here:

<https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF> **

** Your application must be submitted digitally via the online portal at: <https://citizenaccess.pinalcountyz.gov/CitizenAccess/>. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner**

01/2024

Development Service Department

Page 1 of 20

85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Office Use Only:

INV#: _____ AMT: _____ DATE: _____ Case: _____ Xref: _____

SEE ATTACHED LIST

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600' / 1,200' (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the 30 day of JULY, 2025 at the office of
PINAL COUNTY GIS _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

Jennifer Hall

Printed Name

Signature Jennifer Hall

Date 7/30/25

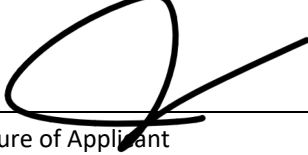
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Rose Law Group pc - Jordan Rose

7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251

Name of Applicant

Address



jrose@roselawgroup.com
jhall@roselawgroup.com

480-505-3938
602-369-0810

Signature of Applicant

E-Mail Address

Phone Number

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Arizona State Land Department

Name of Landowner

Address

see attached Authorization Letter

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Rose Law Group pc DATE: 7/30/25

MAILING ADDRESS 7144 E STETSON DRIVE, #300 SCOTTSDALE, AZ 85251

E-MAIL ADDRESS: jrose@roselawgroup.com
jhall@roselawgroup.com

DAY PHONE: _____ MESSAGE PHONE _____ PROPERTY

INFORMATION

Assessor Parcel Numbers: ASLD parcels: portions of Sec 9 and 10 T3S R9E and Section 11 Township: _____

Range: _____ Section: _____

Address/Location: _____ ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
_____ Initials
- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.
- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.
- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: _____

Printed Name of Property Owner(s): _____

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

Printed Name of Notary

Signature of Notary

My Commission Expires: _____

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Arizona State Land Department

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1,110 acres located at
ASLD parcels: portions of Sec 9 and 10 T3S R9E and Section 11, and further identified

[Insert Address of Property]

as assessor parcel number NA and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

see attached Authorization Letter

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me _____ this day _____ of by _____

Printed Name of Notary

Signature of Notary

My Commission Expires: _____

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

01/2024

Page 6 of 20

Development Service Department

85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by

[Insert Signor's Name]

[Insert Title]

_____, an, [Name of Company or
Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF _____)

) ss.

(Seal)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by

_____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____

[Title of Office Held]

[Second Company]

As _____ for _____, and who being

[i.e. member, manager, etc.]

[Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____ and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.]

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss. _____

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____ by _____.

My Commission Expires _____

Signature of Notary Public _____

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

01/2024

Page 8 of 20

Development Service Department

85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

APPLICATION CHECKLIST:

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

- ☐ This PAD is being submitted without a zone change request
- ☒ This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – (Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application)

B. Development Agreements (DA):

- ☐ Provide a copy of the approved DA, if applicable.

C. Hold a Neighborhood/Community Meeting:

- ☐ 1. Notify all property owners within 1200' (feet)
- ☐ 2. Hold the meeting within five (5) miles of the subject property
- ☐ 3. Hold the meeting between 5:00 pm – 9:00 pm
- ☐ 4. Include with the application the following:
 - ☐ Copy of Notice of Neighborhood/Community Meeting
 - ☐ List of property owners notified - (Use page 2 of this application)
 - ☐ Minutes of the meeting
 - ☐ Attendance sign-in sheet with names & addresses

D. Submit current zoning ordinance and stipulation from previous case.

E. Submit a completed “Agency Authorization” form (if applicable, Use page 4 of this application).

F. Submit a “PAD Book” (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):

- ☐ 1. Title Page

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
 - ☐ Nature of the Project
 - ☐ Proposed Land Uses
 - ☐ Building Types & Densities
 - ☐ Conformance to adopted Land Use Plans
 - ☐ Circulation and Recreation Systems
- ☐ 4. Relationship to surrounding properties within one mile
- ☐ 5. Schools
- ☐ 6. Public Services/Community Services and how will the need for these services be addressed
- ☐ 7. Location & Accessibility
- ☐ 8. Compliance with RSRS, Access Management Manual, October 2008
- ☐ 9. Utilities & Services
- ☐ 10. Ownership & Control – [See Section 2.176.240 (B)11]
- ☐ 11. Timing of Development (Phasing Schedule)
- ☐ 12. Conformance with the Comprehensive Plan
- ☐ 13. Recreational Amenities
- ☐ 14. Fences, Walls & Screening
- ☐ 15. Total number of dwelling units
- ☐ 16. Maximum Residential Density of each planning unit
- ☐ 17. Total number of parking spaces for recreational facilities
- ☐ 18. Type of landscaping
- ☐ 19. Preliminary hydrologic data and a statement on drainage

- ☐ 20. Additional Information for Commercial & Industrial Uses (if applicable):
- ☐ Total Area in acres proposed (Commercial & Industrial Separated)
- ☐ Approximate retail sales floor area (Commercial)
- ☐ The uses proposed uses based on permitted uses in the base zone.
- ☐ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- ☐ 22. Tables:
- o Land Use Table(s) to include the following:
- ☐ Total Acreage of the site
 - ☐ Total Area of arterial & collector streets
 - ☐ Total Area & Percent of Open Space
 - ☐ Total Number of each type of dwelling unit
 - ☐ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
 - ☐ The Overall proposed Density
- o Amended Development Standards Table comparing proposed and current zoning code standards for:
- ☐ Minimum Lot Area
 - ☐ Minimum Lot Width
 - ☐ Minimum Building Setbacks
 - ☐ Maximum Building Height
 - ☐ Minimum Distance between main & detached accessory buildings
 - ☐ Buildable Area
 - ☐ Amended Use Tables:
 - ☐ Permitted Uses
 - ☐ Non-Permitted Uses
- o Utilities & Services Table of type and source:
- ☐ Sewer
 - ☐ Water
 - ☐ Electric
 - ☐ Telephone
 - ☐ Police
 - ☐ Fire
 - ☐ Schools

- ☐ Solid Waste Disposal
 - ☐ 24. Existing Zoning / PAD Stipulation
 - ☐ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)
- E.** Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:
- ☐ Zoning Boundaries
 - ☐ Street Alignment
 - ☐ Open Space
 - ☐ Trails
- F.** Submit a current preliminary Title Report (dated within 60 days prior to application)
- G.** Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.
- H.** Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

1. Site Plan:

- ☐ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- ☐ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ☐ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ☐ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ☐ Existing Zone designation & requested zone change (as applicable)
- ☐ Legal Description of total site
- ☐ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ☐ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ☐ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ☐ Location of all existing structures and significant natural features.

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

- ☐ Nearest regional significant routes to proposed development as projected in RSRS Final Report, December 2008.
- ☐ All points of ingress and egress.
- ☐ Parking Areas.
- ☐ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ☐ Indicate and/or label (as applicable):
 - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
 - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - Phase Lines (as applicable)
- ☐ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - Each type of dwelling unit
 - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).
- ☐ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ☐ Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ☐ Location and types of existing and proposed landscaping.
- ☐ Designated Flood Zone
- ☐ 2. Quantitative Development Data Tables Land Use table to include:
 - Total Gross Acreage of site
 - Total Area of Streets (Public & Private)
 - Total Area of Public Open Space
 - Total Net Area of all intended uses
 - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - Total Dwelling Units permitted under base zoning district
 - Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - Grand Total of Dwelling Units
 - Overall Density proposed

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

- ☐ Zoning Comparison Table of Existing & Proposed to include:
 - Lot area per dwelling unit
 - Setbacks
 - Minimum Lot Widths
 - Maximum Building Heights
- ☐ Parking (number of spaces)
- ☐ Utility & Services Table indicating type and source:
 - Sewer
 - Electric
 - Telephone
 - Water
 - Police/Security
 - Fire
 - Schools
 - Solid Waste Disposal
- ☐ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.
- ☐ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176
 - ☐ Reviewed the Pinal County Open Space & Recreational Area Guideline
 - ☐ Site Analysis
 - Aerial Photo
 - Preferred scale of 1"=50' (maximum scale of 1"=100')
 - Site Analysis should be produced in an 8½" X 11" format for text
 - Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)
- ☐ Total acreage of proposed development
- ☐ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ☐ A concept drawing of the proposed development including:
 - Gross Site Area
 - Number of proposed lots
 - Proposed Arterial & Collector street circulation system
 - Proposed lot size(s),
 - Proposed Retention/detention areas
 - Proposed Development Phasing

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

- ☐ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ☐ A concept drawing of the proposed development including:
 - Gross Site Area
 - Number of proposed lots
 - Proposed Arterial & Collector street circulation system
 - Proposed lot size(s),
 - Proposed Retention/detention areas
 - Proposed Development Phasing
- ☐ A pedestrian circulation system
- ☐ A Slope Analysis identifying the following slope categories:
 - 1) 0% - 5%
 - 2) 5% - 10%
 - 3) 10% and greater
- ☐ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ☐ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ☐ Identification of potential view corridors
- ☐ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ☐ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- ☐ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- ☐ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.
- ☐ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:
- ☐ A Vegetation Salvage Plan
- ☐ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) Extent and location of all plant materials and other landscape features.
- ☐ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ☐ Location of Water Outlets.
- ☐ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

- ☐ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
- ☐ Minimum requirements for Open Space – (Section 130)
- ☐ Uses permitted within open space areas – (Section 140)
- ☐ Uses prohibited within open space areas – (Section 150)
- ☐ Minimum requirements for recreation areas – (Section 160)
- ☐ Minimum requirements for multi-use paths and trails – (Section 170)
- ☐ Minimum requirements for storm water retention & detention basins – (Section 180)
- ☐ Minimum requirements for streetscapes & entryways – (Section 190)
- ☐ Minimum requirements for conservation open space – (Section 200)
- ☐ Submit a Master Sign Plan detailing the location and type of all proposed signage for the project. (signage must be approved under separate permit, the PAD document cannot alter development standards for signs)
- ☒ Submit a Preliminary Drainage Report*
- ☒ Submit a Preliminary Traffic Impact Assessment (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)
- ☐ Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries
- ☐ Aware that earth fissure maps are available online from the Arizona State Geologic Survey.
- ☐ Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). Please list all property's owners name, mailing addresses, and tax parcel numbers in a spreadsheet. - (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).
- ☐ Submit separate preliminary reports or master plans for:
 - ☐ Storm water drainage
 - ☐ Wastewater & Domestic water service.
 - ☐ Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):
 - ☐ Commercial Uses:
 - ☐ Industrial Uses:
 - ☒ Standards of:
 - Height
 - Open Space
 - Buffering
 - Landscaping
 - Pedestrian & Vehicular circulation

- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls



Complete and Submit the “Comprehensive Plan Compliance Checklist”
<https://www.pinal.gov/documentcenter/view/604>



Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees



Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: <https://citizenaccess.pinalcountyz.gov/CitizenAccess/>. Please call or email the Planning Division for more information.



Submit



An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR



An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).



Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details).



Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees.



Aware that all public works fees are due at application submittal and for each subsequent submittal



Aware that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**



Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.

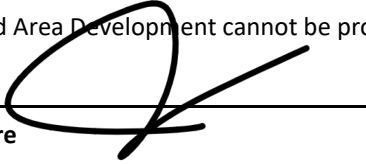


Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a

Planned Area Development cannot be processed until all required information is submitted

Signature



Date

7/30/25

PINAL COUNTY BROADCAST NOTIFICATION SIGNS:

Zoning, Planned Area Developments, Special Use Permits & Industrial Use Permits

Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document 9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4” by 4” wooden poles
 - e. All surfaces, including edges shall be painted Yellow
 - f. Black letters shall be used and shall be sized per the specifications shown below
9. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

LETTER SIZES: ALL LETTERS UPPER AND LOWER CASE UNLESS SPECIFIED

5” BOLD CAPITAL LETTERS 5” Bold Italic Letters	
2” Letters 2” Letters 2” Letters 2” Letters 3” Letters 3” Letters	3” Letters 1” Letters
2” Letters 2” Letters	

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

**ZONING AND PLANNED AREA DEVELOPMENT CASES:
(4 Feet Tall by 8 Feet Wide)**

**PINAL COUNTY
*Public Hearings***

**Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:**

**Applicant Name:
Applicant Phone Number:**

**Public Hearing
Information**

Hearing
Info
Posted by
Pinal
County

**Case Information Available at Pinal County Planning and Development Services
(520)866 -6442**

**SPECIAL USE PERMIT AND INDUSTRIAL USE PERMIT CASES
(4 Feet Tall by 8 Feet Wide)**

**PINAL COUNTY
*Public Hearings***

**Case Number:
Existing Zoning:
Proposed SUP/IUP Use:
Acreage:**

**Applicant Name:
Applicant Phone Number:**

**Public Hearing
Information**

Hearing
Info
Posted by
Pinal
County

**Case Information Available at Pinal County Planning and Development Services
(520)866 -6442**

ZONING MAP AMENDMENT FOR INDUSTRIAL PLANNED AREA DEVELOPMENT (PAD)



Project Narrative

Submitted to:
Pinal County Community Development
85 N Florence Blvd
Florence, AZ 85132

Prepared by:
Rose Law Group pc
Jordan Rose
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
480-505-3938
jrose@roselawgroup.com
jhall@roselawgroup.com

August 1, 2025

1.0 Introduction

Arizona State Land Department (“ASLD”) is the owner of approximately 1,105 acres of vacant, previously undisturbed land in Pinal County that is the subject property for this application. The Applicant, Rose Law Group pc (“RLG”), is proposing a Comprehensive Plan Amendment in conjunction with a Zoning Amendment to establish a Planned Area Development (“PAD”) that will allow for one of Pinal County’s largest manufacturing sites near the Magma Arizona Railroad (“MARRCO”) just west of Highway 79.

Before any development begins, the subject property will be scheduled for an auction of the land in fee title from ASLD. The auction will be held after the approval of the proposed entitlements presented in this request.

If this project is approved, it is expected to provide at least 300 local jobs within the first Phase of the project. Additionally, the project will provide the significant impact fees needed to fully develop Skyline Drive.

2.0 Requests

The requests contained in this Application (the “Application”) are to 1) amend the existing Comprehensive Plan designation and 2) modify the zoning on the project site to create a PAD for the 1,105 acres on the south side of Skyline Drive.

The entire Property is well suited for industrial manufacturing use as it is land that has always been vacant with the exception of prior ASLD grazing leases, located directly adjacent to the existing MARRCO rail line, surrounded by vacant land, mostly owned by ASLD in Pinal County. The proximity and access to the rail line and Highway 79 makes this site well suited for this Manufacturing Facility to allow for the employees and raw manufacturing materials to be easily transported to and from the site. This Application is being made as one of the numerous permits and approvals required to bring the Manufacturing Facility to fruition.

3.0 Existing Conditions

The project site consists of three parcels totaling approximately 1,105 acres in Pinal County (the “Property”).

Since all three parcels are owned by Arizona State Land Department there are no Assessor Parcel Numbers (“APN”) associated with them. Additionally, legal descriptions of all three parcels are currently being prepared; thus, for the purpose of this Application the three parcels can be identified as follows:

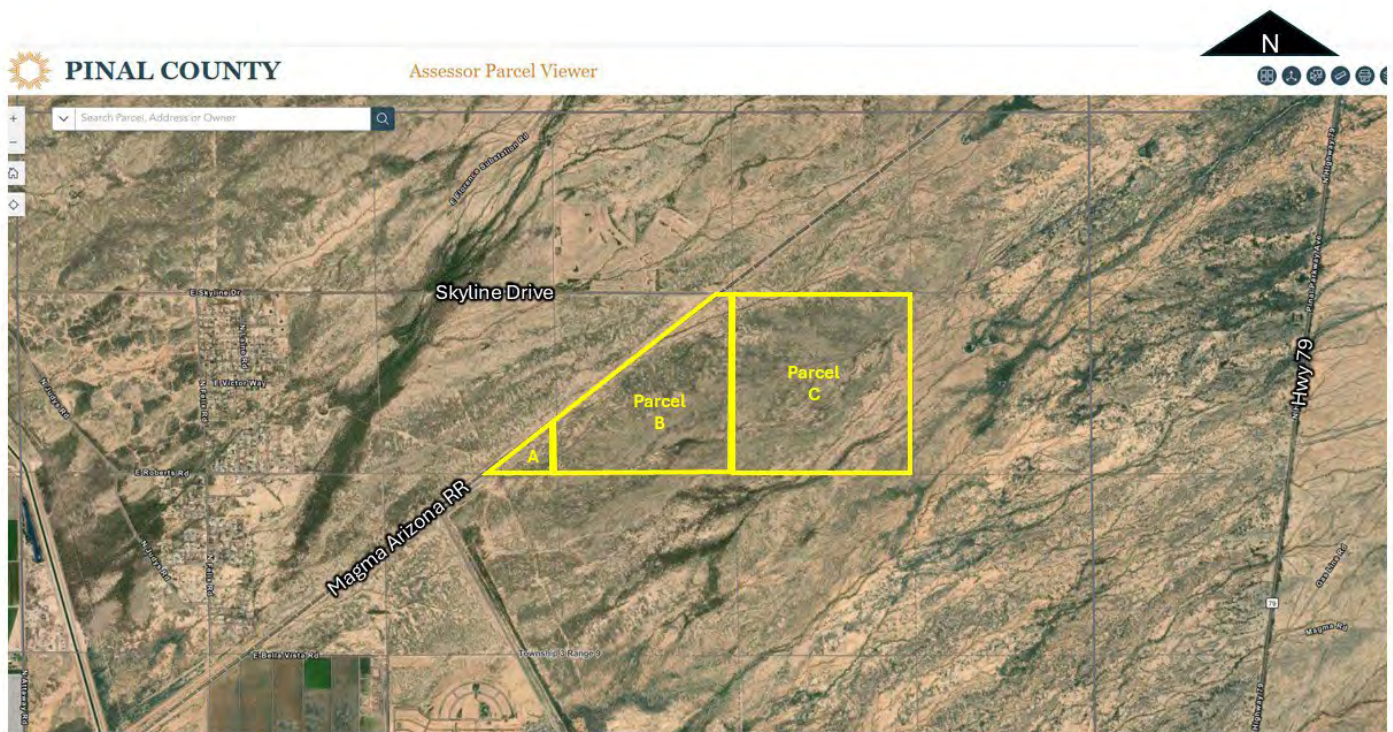
The first parcel (“Parcel A”) is approximately 40 acres located entirely south of the Magma Railroad in Section 9, Township 3 South and Range 9 East.

The second parcel ("Parcel B") is approximately 430 acres located entirely south of the Magma Railroad in Section 10, Township 3 South and Range 9 East.

The third parcel ("Parcel C") is approximately 640 acres which constitutes the entirety of Section 11, Township 3 South and Range 9 East on the south side of Magma Railroad and Skyline Drive alignment.

The Property is surrounded by vacant desert land mostly owned by Arizona State Land Department and is approximately 2-3 miles from the nearest development of any kind. There is approximately 600 acres of private land owned by on the northwest corner of the project site across the Magma Railroad and on the north side of Skyline Drive. This property is owned by another large industrial user but is not planned for any immediate development.

Figure 1: Parcel Location Map

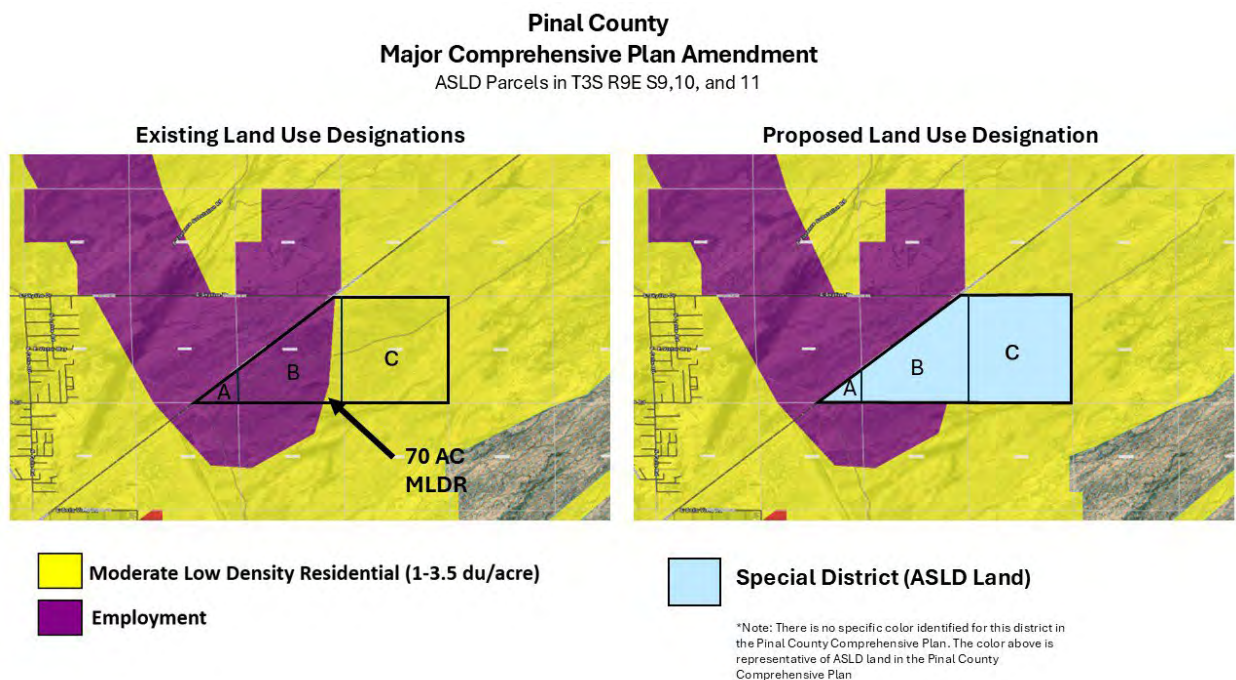


4.0 Conformance with Pinal County's Comprehensive Plan

The Property is currently designated as a mix of "Employment" and "Moderate Low Density Residential" by Pinal County's Comprehensive Plan. As you can see on Figure 2 below, Parcel A is entirely designated as "Employment"; Parcel C is entirely designated as "Moderate Low Density Residential" and Parcel B is a combination of the two land use categories. This Application will amend the land use designations on all three parcels to "Special District" to allow for the proposed Manufacturing operation. See attached Minor Comprehensive Plan Amendment Project Narrative for more details.

Approval of this request will ensure that the proposed industrial use will be in compliance with the County's Comprehensive Plan.

Figure 2: Comprehensive Plan Amendment



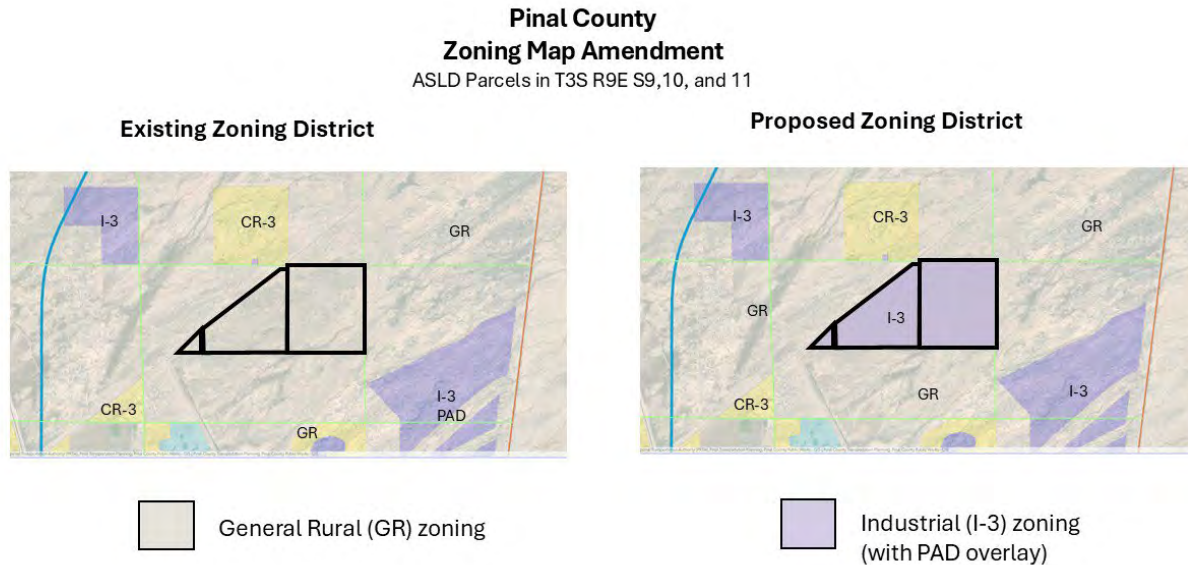
5.0 Proposed Zoning Amendment

All three parcels are currently zoned General Rural ("GR") which allows Large Lot Single Family Residential mixed with Agricultural and Public uses. This Application will modify the zoning on all three parcels to Industrial ("I-3") zoning with a Planned Area Development ("PAD") overlay to ensure flexibility in development standards and restrict the heavy industrial uses allowed in the I-3 zoning district.

Approval of this request will not have any negative impacts on the surrounding area as it is surrounded by mostly vacant land owned by Arizona State Land with the exception of one parcel (over 600 acres) on the northwest corner of the site which is owned by another large industrial

user. Furthermore, the proposed manufacturing facility will be accessed by Skyline Drive from Highway 79. Skyline Drive does not currently connect to the east; however, the approval of this Application will trigger the construction and connection of Skyline Drive to Highway 79 which will serve as the main access point to and from this site.

Figure 3: Zoning Map Amendment



The proposed manufacturing facility will meet or exceed all of the Development Standards for the I-3 Zoning District outlined in Section 2.340 of the Pinal County Zoning Ordinance as indicated in Table 1 below.

Table 1: Proposed Development Standards

I-3 Industrial District Development Standards		
	<u>Required Setback</u>	<u>Proposed Setback</u>
Front yard	50 ft	50 ft
Side yard (west side)	50 ft	50 ft
Side yard (east side)	50ft	50 ft
Rear yard	50 ft	50 ft
Max. Building Height	50 ft	50 ft

6.0 Amended I-3 Permitted Use List

In order to protect the surrounding area from undesirable uses this PAD will restrict the permitted uses outlined in Section 2.340 of the County's Development Services Code for the I-3 zoning district as follows:

- ~~A. Adult-oriented businesses and adult service providers, subject to the requirements set forth in chapter 2.190 PCDSC.~~
- B. Airport or landing strip; provided that:
 - 1. The site is a minimum of 160 acres; and
 - 2. The runway is a minimum of 600 feet from any site boundary.
- C. Gasoline or flammables bulk station, provided said products, butane, gasoline, petroleum, or propane shall:
 - 1. Be located not less than 25 feet from building or lot line or similar tanks; be located no closer than 100 feet from any residential zone; and
 - 2. Liquefied petroleum gases (LPG) bulk station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.
- D. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- E. Heliport.
- F. ~~Impounded or towed vehicle storage yard; provided, that:~~
 - ~~1. The site is enclosed by an eight-foot-tall solid masonry wall;~~
 - ~~2. There is no stacking of vehicles.~~
- G. ~~Junk, salvage or auto wrecking yards.~~
- H. ~~Landfill and transfer stations.~~
- I. Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations.
- J. Power plants, wastewater treatment plants and ancillary offices and buildings.
- K. ~~Prisons, detention facilities and their accessory uses.~~
- L. ~~Private schools.~~
- M. ~~Restaurant.~~

- ~~1. No larger than 1,000 square feet total interior space;~~
- ~~2. No more than 100 square feet exterior seating;~~
- ~~3. No alcoholic beverage service; and~~
- ~~4. No live entertainment.~~

N. Sports arena.

O. Vocational schools.

P. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.

Q. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

R. Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

7.0 Conformance with Section 2.176.070.A: PAD Criteria and elements for Consideration

The proposed Manufacturing Facility complies with all of the consideration and approval determination criteria for a PAD outlined in the Zoning Ordinance and as follows:

The proposed development is consistent with the goals and objectives and policies of the Comprehensive Plan and the requirements of this chapter. As stated above, this rezoning request combined with the proposed Comprehensive Plan Amendment will unify this Property under one land use designation and allow the Property to be utilized as an Industrial type of use compatible with the surrounding area.

The arrangement of all uses and improvements reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent properties. This location is well suited for the operation of a manufacturing campus based on its proximity to the MARRCO rail line, Skyline Drive, and Highway 79. Construction of the Manufacturing Facility will have no detrimental impact on the surrounding adjacent properties. The buildings used for the operation of the Manufacturing Facility will be architecturally designed to complement the surrounding desert.

The development is compatible with the uses of adjacent properties. The Property is basically isolated by thousands of acres of vacant desert land owned mostly by Arizona State Land Department with the exception of private property owned by another large industrial user.

Additionally, the proposed site is ideally located adjacent to the MARRCO rail line which makes it the perfect location for the Manufacturing Facility as a future option material transport, if desired.

Since this is an industrial type use there are no planned neighborhoods for this project. Therefore, open space connectivity does not apply.

The proposed Manufacturing Facility is working with local utility providers to confirm adequate facilities for water, sewer, storm water and streets.

The Property location is well suited for the operation of an Industrial use of this type. The Property is isolated by thousands of acres of vacant desert land and located adjacent to the Skyline Drive and Hwy 79 which plans to be a major transportation component for local employee transportation to the site. Also, the proposed use as a Manufacturing Facility is harmonious with the existing conditions of the adjacent properties and is not a disruptive use of any kind.

The proposed use will be accessed from newly constructed Skyline Drive which will extend east to Highway 79. This street is more than adequate to handle the minimal traffic created by the Manufacturing use. There will be no retail or pedestrian traffic to and from the site. During operations, the only people accessing the site will be employees of the Manufacturing Facility as well as vendors and/or delivery trucks.

All of the structures designed and used for the operation of the Manufacturing Facility will have paved access. Employees will utilize a paved secure entrance way off of Skyline Drive. The main entrance will lead the vehicles to a parking lot located within the manufacturing campus. Any screening required will be complied with by the future operator.

The proposed PAD will comply with all of the open space requirements for an Industrial type use of this nature.

8.0 Recent Changes in the Area that Would Support Request

Pinal County in recent years approved a large 2,000+ acre solar generation facility also located on Arizona State Land just southwest of the subject site. Allowing additional industrial and manufacturing uses in close proximity to the solar site (which is currently under construction) is smart planning as it will be a compatible use. Furthermore, the proposed site will trigger the extension of Skyline Drive to Highway 79 which will provide easy access to and from the proposed facility.

Furthermore, the North/South Freeway Alignment Option is located approximately three miles to the west of the proposed Manufacturing Facility location. The proposed use will have no negative impact on the future Freeway Alignment. In fact, the future Freeway Alignment could provide additional access opportunities to the Manufacturing Facility for future employees.

9.0 Proposed Rezoning is Necessary and Needed

The proposed Amendment is necessary and needed to allow additional manufacturing uses to take advantage of Pinal County's wide open spaces located near significant transportation corridors. The project site is surrounded by vacant land mostly owned by State Land so it will not have any negative impacts on surrounding neighbors. Also, the closed private property owner is another industrial user.

10.0 Location and Accessibility

The project is located on a secluded site surrounded by vacant desert land, mostly owned by the Arizona State Land Department. There are no immediate neighbors or operating uses so there will be no negative impacts. Approval of this site will trigger the construction of Skyline Drive connecting east to Highway 79. Employees and future vendors/delivery trucks will access the site from Highway 79 utilizing the newly constructed Skyline Drive. The proposed manufacturing facility envisions only 2-3 delivery trucks per week bringing inert materials to the site. These trucks are typically Fed Ex or UPS trucks. Same with exporting materials – trucks will be used to pick up materials from this facility by truck for transport via Sky Harbor airport. The location of these three parcels adjacent to Magma Railroad serves as a buffer to other uses to the west of this site as well as a future potential method of transportation, if desired.

11.0 Traffic and Circulation

The proposed Manufacturing Facility will have minimal vehicular traffic as the only people going to the site will be employees and delivery trucks 2-3 times per week. During operations, the only vehicles accessing this facility will be employees and occasional vendors and delivery trucks. Vehicles will enter the Property at the secured main entrance located at the northern boundary of the Property from Skyline Drive. The parking lot will be located at the entrance to the site in close proximity to an on-site security office.

12.0 Public Utilities

Water: Currently in discussions with Epcor
Sewer: Septic will be utilized
Electricity: Currently in discussions with SRP

The Applicant will be responsible for the extensions of any other services necessary for the operation of the proposed Manufacturing Facility at this location. At this time there are no agreements with any of the public utility companies, but conversations regarding services are underway with local utilities.

13.0 Landscaping, Buffer and Signage

Appropriate landscaping and fencing will be utilized to insulate the Manufacturing Facility from the surrounding area. All landscape and fencing materials will comply with Pinal County's Development Services code.

14.0 Conclusion

Approval of this Application will allow the future operation of a new Manufacturing industrial operation in Pinal County. As mentioned, this site is surrounded by other vacant land owned by State Land with the recently constructed large solar generation plant located to the southwest. The only privately owned land in closed proximity is owned by another large industrial user so there will be no issues with compatibility. Finally, approval of this Application will trigger the expansion of Skyline Drive connecting east to Highway 79 and bring hundreds of local jobs to Pinal County residents.

PROJECT RANGER WATER AND WASTEWATER SUMMARY

Water:

- Supplier: EPCOR
- Demand:
 - o Average Daily Demand: 5 gallons/day
 - o Maximum Daily Demand: 11 gallons/day
 - o Peak Hourly Demand: 21 gallons/day
- Status: Started initial conversations.

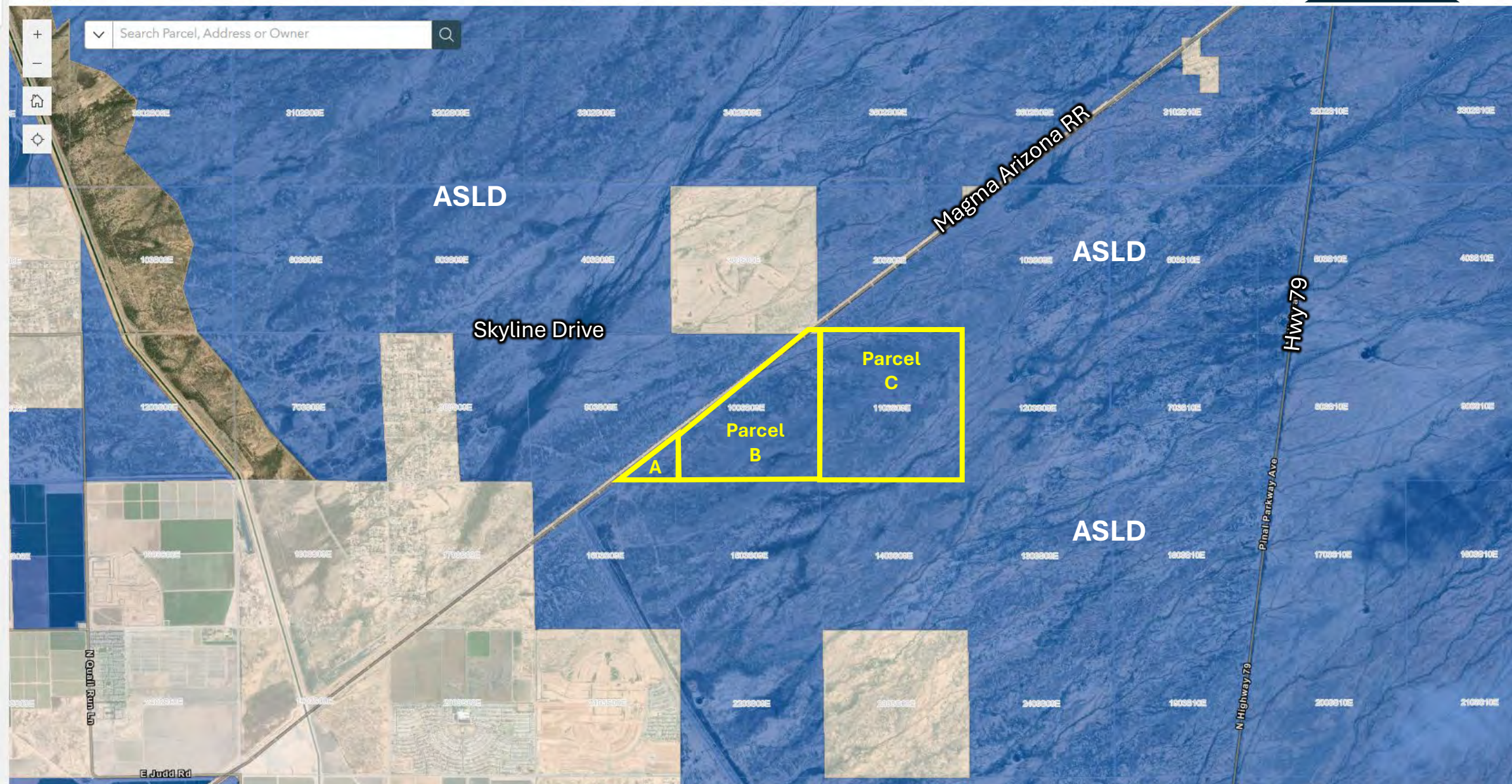
Wastewater:

- Supplier: None (using onsite septic systems)
- Waste Rates:
 - o Average Daily Waste Rate: 5 gallons/day
 - o Maximum Daily Waste Rate: 11 gallons/day
 - o Peak Hourly Waste Rate: 21 gallons/day
- Status: Onboarded two vendors and started initial conversations.



General Land Status Viewer

ASLD LOCATION MAP

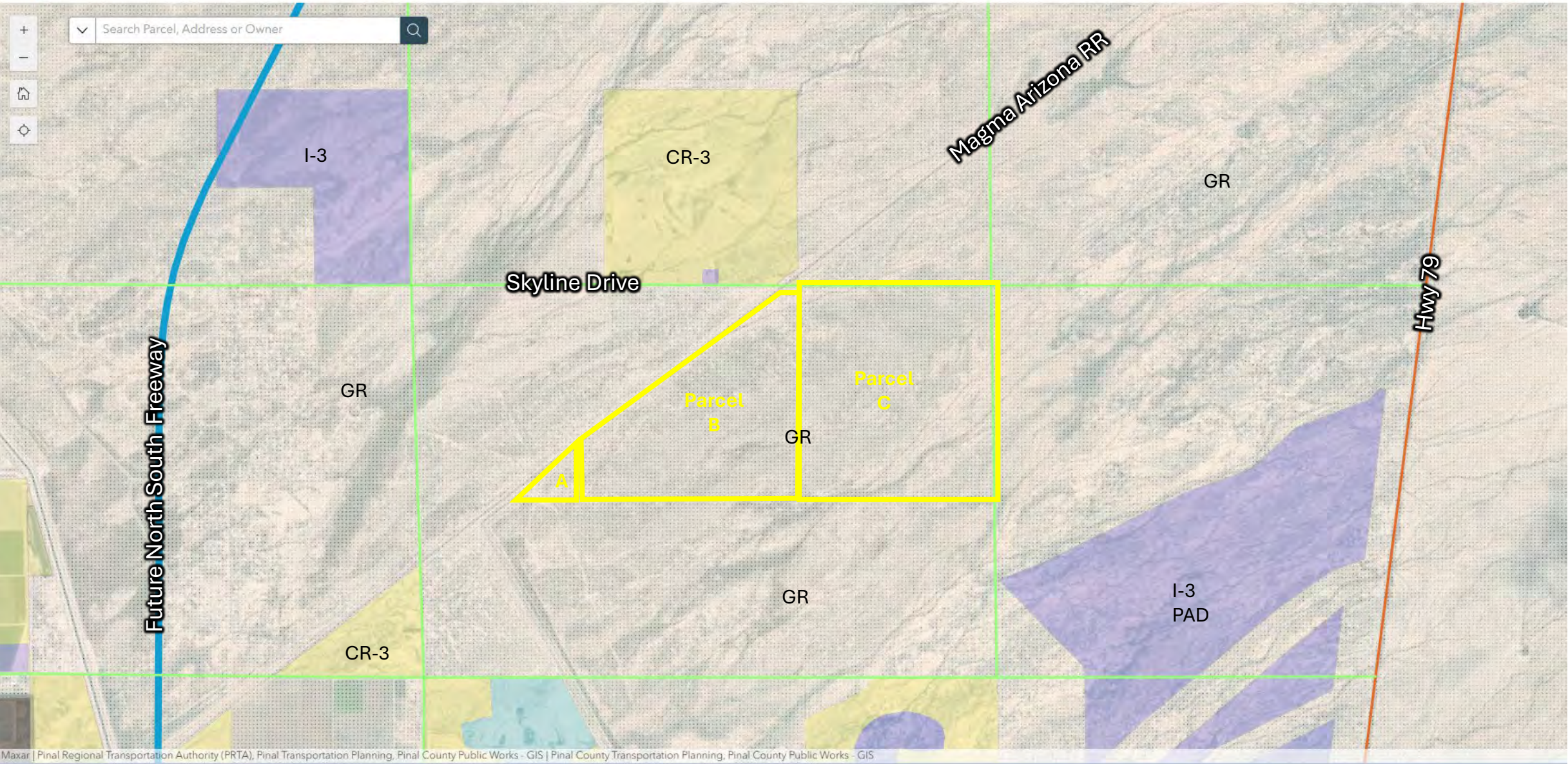


EXISTING ZONING MAP



PINAL COUNTY

Zoning Viewer

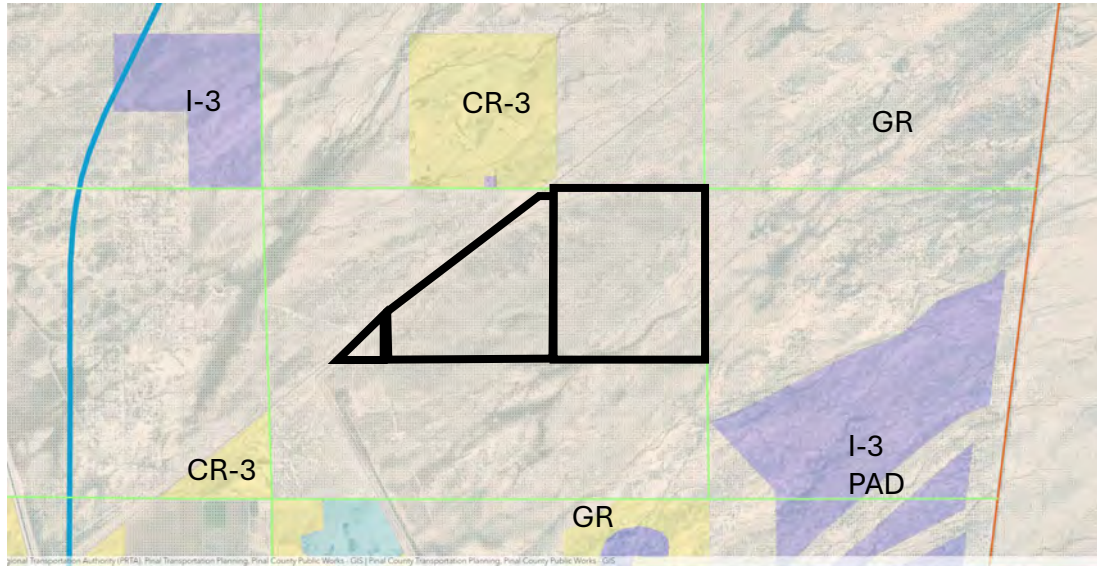


Pinal County

Zoning Map Amendment

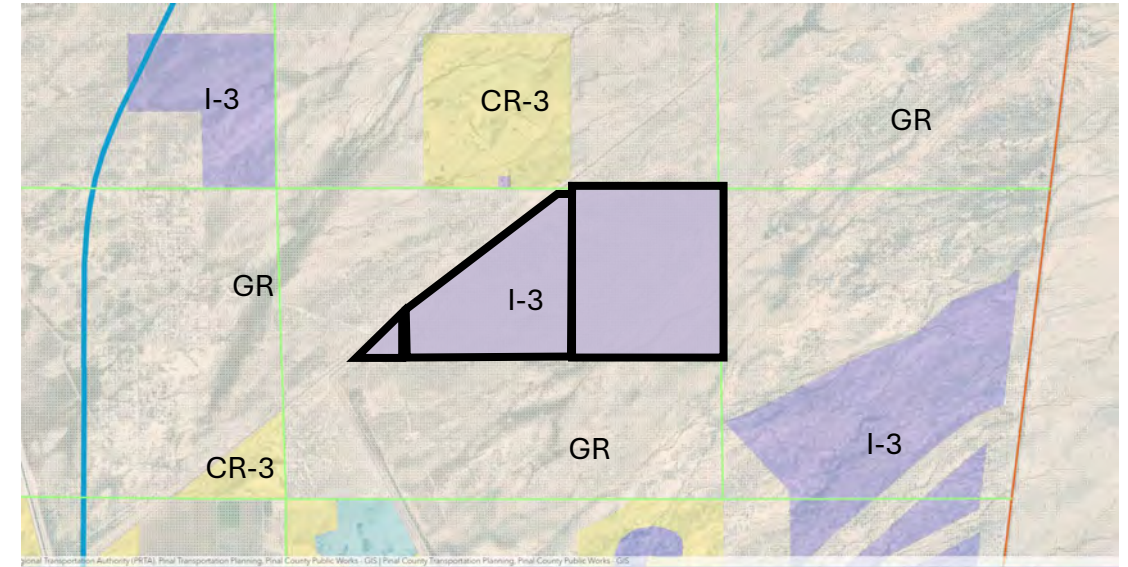
ASLD Parcels in T3S R9E S9,10, and 11

Existing Zoning District



General Rural (GR) zoning

Proposed Zoning District



Industrial (I-3) zoning
(with PAD overlay)

Project

Title

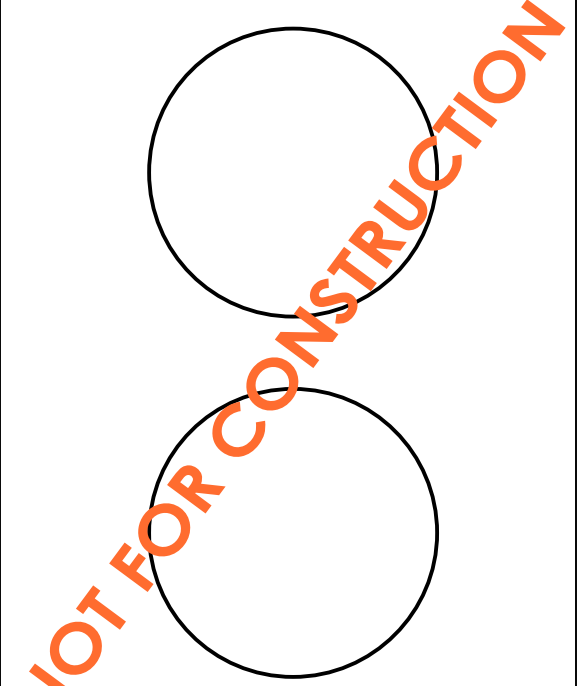
Design Phase

DESIGN
PHASE

Revisions

No.	Date	Description

Stamp



Notes

1. CROMWELL ARCHITECTS ENGINEERS, INC.
ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING.
CRITICAL INFORMATION MAY BE LOST WITH
BLACK AND WHITE PRINTING.

Project Number

20XX-000

Issue Date

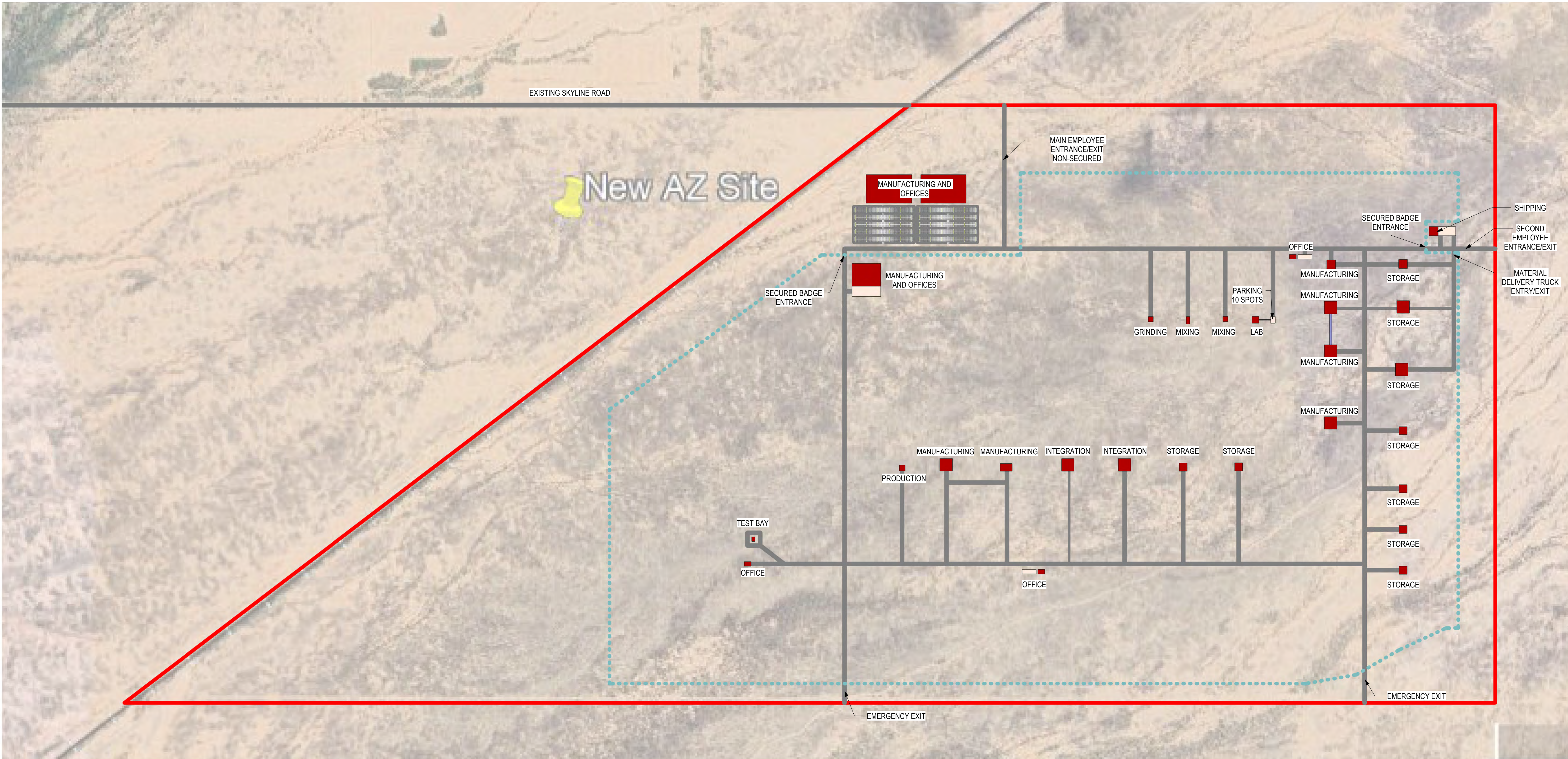
12-17-2024

Sheet Title

PINAL CO, AZ - QD
FACILITY SITING PLAN

Sheet Number

AS101



1

PINAL CO, AZ - QD FACILITY SITING PLAN

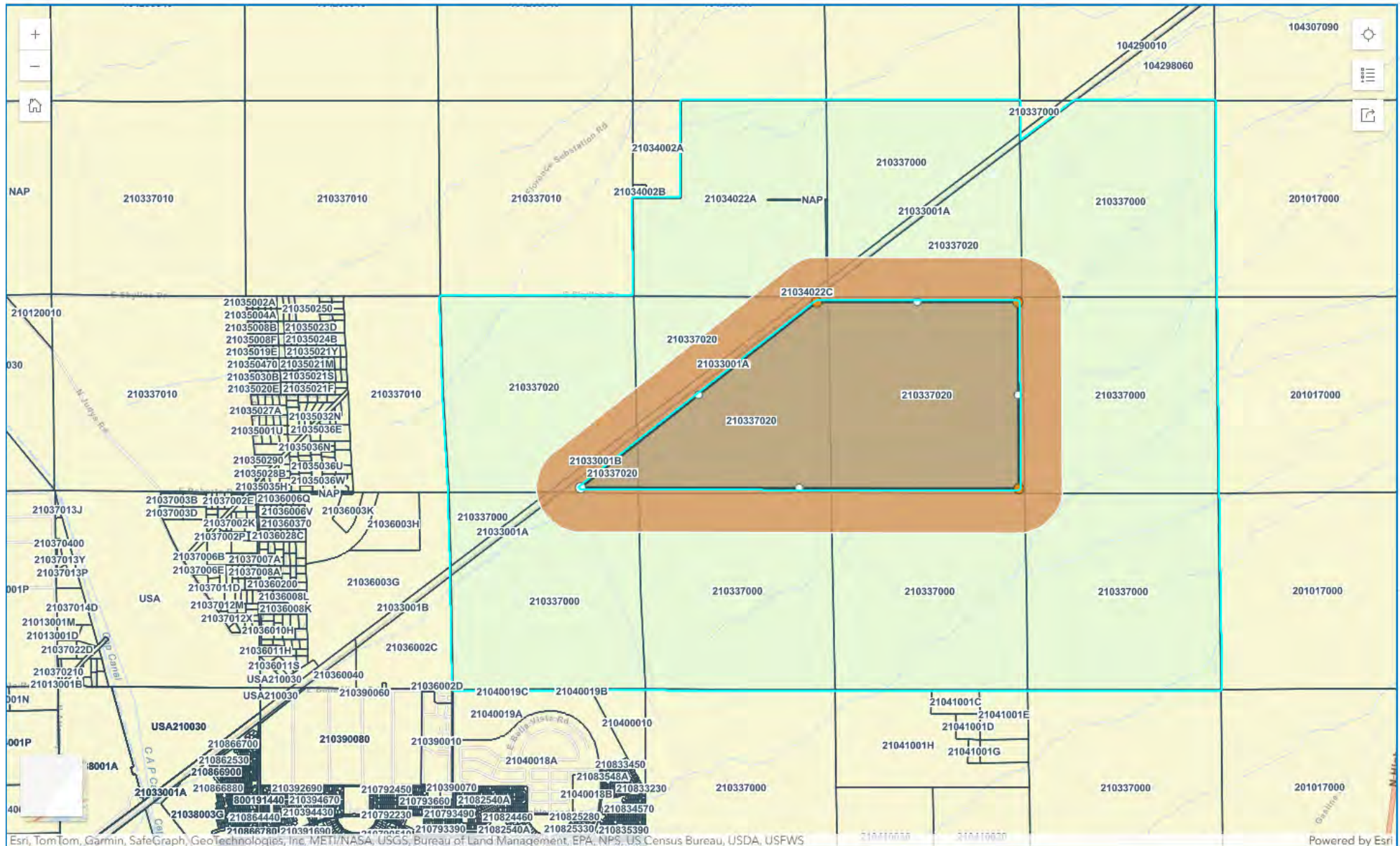
1" = 400'-0"

KEY:

- SITE BOUNDARY
- IBD
- PTRD
- ILD
- SECURITY FENCE
- ROAD
- EARTH BERM



1200 ft Notification Map



NAP , -	210337020 , -
210337000 , -	21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409
21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409	210337020 , -
210337000 , -	210337020 , -
210337000 , -	210337000 , -
210337000 , -	21034022B INTEGRITY LAND & CATTLE LLC 4700 DAYBREAK PKWY 3RD FLOOR SOUTH JORDAN , UT 84095-8409
210337000 , -	21034022C EPCOR WATER AZ INC 2355 W PINNACLE PEAK RD STE 300 PHOENIX , AZ 85027-7128
210337020 , -	21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409
21033001B , -	210337020 , -
210337020 , -	21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409

21034022A
INTEGRITY LAND & CATTLE LLC
4700 DAYBREAK PKWY 3RD FLOOR
SOUTH JORDAN , UT 84095-8409

210337000
, -

210337000
, -

Community Outreach Report

Minor General Plan Amendment with Rezoning
on Arizona State Land

Project Ranger

Cases # PZ-PA-017-25; PZ-020-25; PZ-PD-014-25

Prepared for
Pinal County Planning Department
85 N Florence Blvd
Florence, AZ

Prepared by
Rose Law Group pc
7144 E Stetson Drive #300
Scottsdale, AZ 85251
Jhall@roselawgroup.com
480-505-3938

Neighborhood Meeting

A Neighborhood Meeting was held at the **Central Arizona College San Tan Campus Classroom C131 (3736 Bella Vis Rd, San Tan Valley, AZ 85143)** on Thursday August 28, 2025 from 5:00-7:00 PM. The meeting was advertised from 5:30PM-6:30PM but the Applicant team stayed until 7:00PM. There were NO attendees. The classroom was set up as open house format with exhibit boards on easels throughout the room. Notification letters were mailed out to all property owners within 1200-feet of the project site informing them of the applications as well as inviting them to attend the Neighborhood Meeting. A copy of the notification letter and a notarized affidavit are attached as **Exhibit A & B**, respectively.

Notification Area Map

Attached as **Exhibit C** is the 1200-foot area map within which all property owners were notified of the neighborhood meeting and the proposed request.

Contacted Parties

The complete list of the property owners that were contacted through the outreach efforts is attached as **Exhibit D**. Property ownership was determined based on current records obtained from the Pinal County Assessor's website.

Contact Dates and Methods

Notification letters will be mailed by First Class U.S. Mail to all property owners within 1200 feet.

Results

No Comments have been received to date. The Applicant team will continue to communicate with all interested parties.

EXHIBIT A – NOTIFICATION LETTER

ROSE LAW GROUP_{pc}

RICH ▪ CARTER ▪ FISHER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

August 19, 2025

Dear Property Owner,

This Notification letter is being sent to inform you about a Minor Comprehensive Plan Amendment (CPA) and Rezoning/PAD application that was submitted to Pinal County (referenced as "Project Ranger"). Project Ranger is proposing to amend the Pinal County Comprehensive Plan land use designation of the subject $\pm 1,105$ acres owned by Arizona State Land Department from Moderate Low Density Residential (MLDR 1-3.5 du/ac) and Employment to Special District (Case# PZ-PA-017-25)

This Amendment will be processed simultaneously with a Rezoning/PAD overlay application, that will amend the zoning on the site from General Rural (GR) to PAD with Industrial Zoning District (I-3/PAD), to support the future construction and operation of a proposed manufacturing facility. (Cases# PZ-020-25 and PZ-PD-014-25)

The Project Site is $\pm 1,105$ acres owned by Arizona State Land Department and located in Sections 9,10, and 11 in Township 3 South, Range 9 East of unincorporated Pinal County at the southeast corner of Magma Railway and Skyline Drive, just west of Highway 79.

NEIGHBORHOOD MEETING/OPEN HOUSE FORMAT:

Thursday – August 28, 2025

Central Arizona College San Tan Campus Classroom C131

3736 Bella Vis Rd, San Tan Valley, AZ 85143

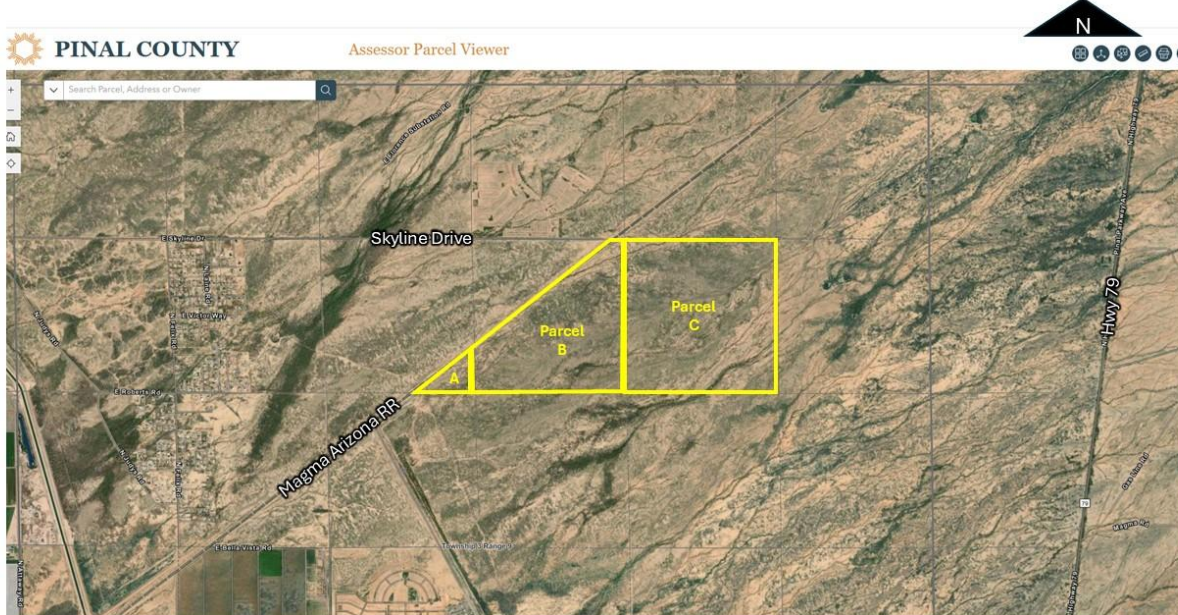
Anytime between 5:30PM – 6:30PM

If you are unable to attend this open house meeting, please contact me directly at 480-505-3938 or jhall@roselawgroup.com for project information or you may reach Sangeeta Deokar at 520-866-6641 or sangeeta.deokar@pinal.gov and reference the case numbers above.

Sincerely,

Jennifer Hall
Senior Project Manager

Project Location Map



OWNER: Arizona State Land Department
APPLICANT: Rose Law Group pc

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR COUNTY BOARD OF SUPERVISORS.

HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

EXHIBIT B – AFFIDAVIT OF MAILING

Affidavit of Mailing Notice

Case Number: PZ-PA-017-25, PZ-020-25, PZ-PD-014-25

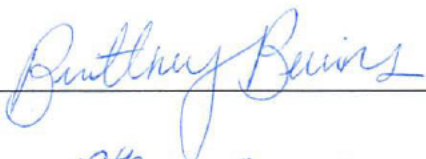
Project Name: [REDACTED] - Project Ranger

Applicant Name: Rose Law Group

Location: Skyline Rd W of Hwy 79

In order to assist in providing adequate notice to interested parties, the applicant shall secure the names and addresses of all property owners within 1200' feet of the subject property either through a title company or the Pinal County Assessor's website and shall send the neighborhood meeting notice to each said owner.

I confirm that I secured the names and addresses of all property owners within 1200 feet of the subject property and have sent the neighborhood meeting notice to each said owner prior to the neighborhood meeting.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 19th day of August, 2025, by:


Notary Public

My Commission Expires:

02/26/2029

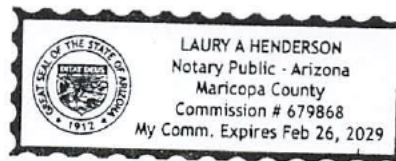


EXHIBIT C – NOTIFICATION MAILING MAP



1200 ft Notification Map

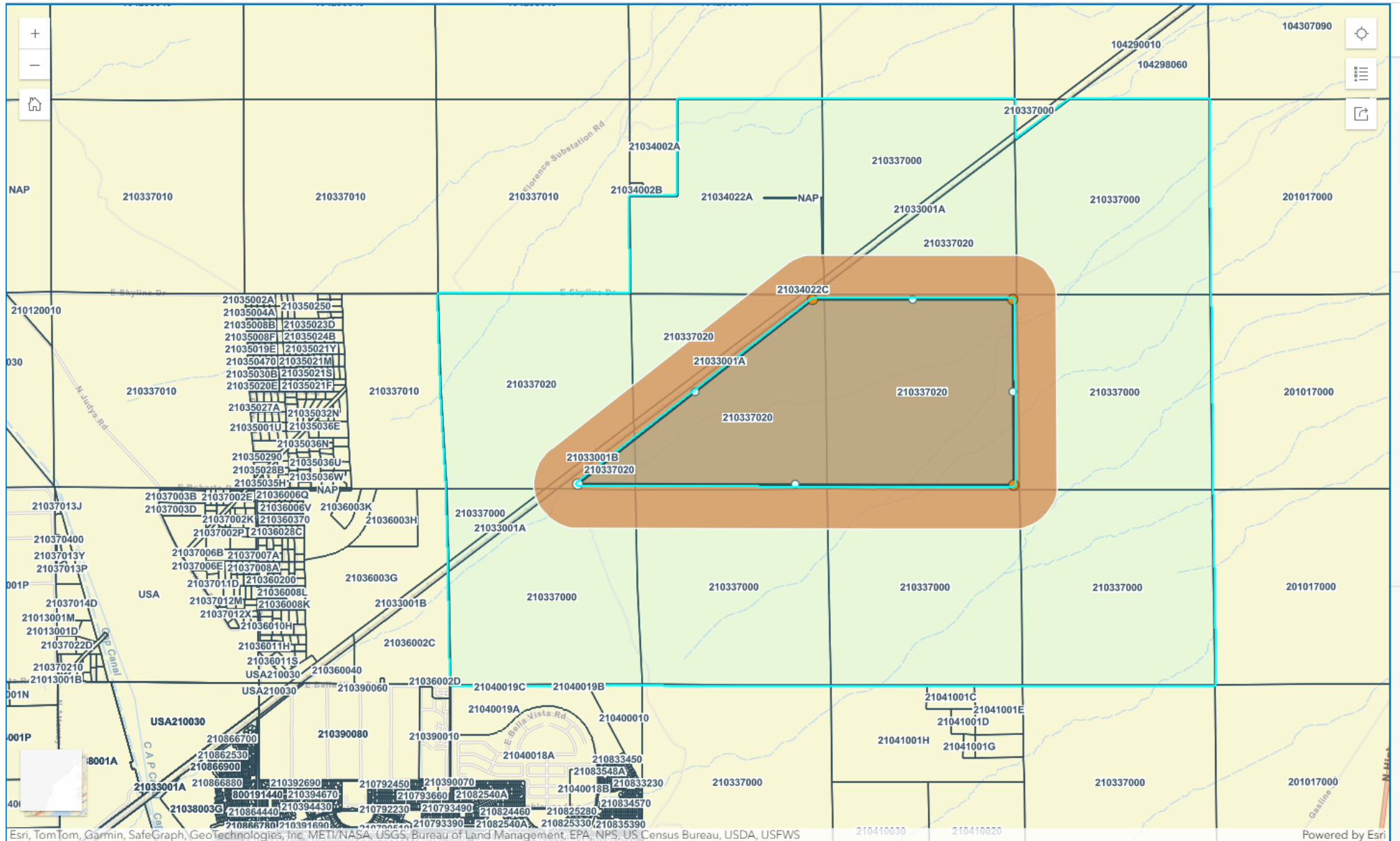


EXHIBIT D – NOTIFICATION MAILING LIST

NAP , -	210337020 , -
210337000 , -	21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409
21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409	210337020 , -
210337000 , -	210337020 , -
210337000 , -	210337000 , -
210337000 , -	21034022B INTEGRITY LAND & CATTLE LLC 4700 DAYBREAK PKWY 3RD FLOOR SOUTH JORDAN , UT 84095-8409
210337000 , -	21034022C EPCOR WATER AZ INC 2355 W PINNACLE PEAK RD STE 300 PHOENIX , AZ 85027-7128
210337020 , -	21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409
21033001B , -	210337020 , -
210337020 , -	21033001A MAGMA ARIZONA RAILROAD COMPANY 4700 DAYBREAK PKWY SOUTH JORDAN , UT 84095-8409

21034022A
INTEGRITY LAND & CATTLE LLC
4700 DAYBREAK PKWY 3RD FLOOR
SOUTH JORDAN , UT 84095-8409

210337000
, -

210337000
, -

EXHIBIT E – MEETING SIGN IN SHEETS

Project Ranger Manufacturing Site | Open House Meeting Sign-in Sheet

Central Arizona Community College; Room C131 Thursday, August 28, 2025, at 5:30pm
Cases # PZ-PA-017-25; PZ-020-25 and PZ-PD-014-25

[illegible]

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **18TH** DAY OF **SEPTEMBER, 2025**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th St., FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT** AND **REZONING** TO PINAL COUNTY LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-017-25 - PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-020-25 – PUBLIC HEARING/ACTION: Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from **General Rural (GR)** to **Industrial Zoning (I-3) Zoning District** on 1,105± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

PZ-PD-014-25 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a **planned area development (PAD) overlay** to modify the development standards of the I-3 Industrial zoning district on 1,105± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/236/Notice-of-Hearings>

DATED this **18th** day of **August 2025**, Development Services Department.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION/PROTEST TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE ST.)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON September 11, 2025

Contact for this matter: Sangeeta Deokar, Planning Supervisor
E-mail Address: sangeeta.deokar@pinalcountyz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6435

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-017-25, PZ-020-25 and PZ-PD-014-25, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Skyline Rd & Magma RR tracks, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

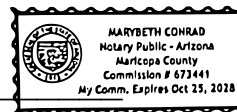
Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 08/27/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28



PINAL COUNTY

Public Hearings

Public Hearing Information

Case Number: PZ-PA-017-25

Existing Comp Plan: $\pm 1,105$ acres of Employment and Moderate Low Density Residential (MLDR 1-3.5 du/ac)

Proposed Comp Plan: $\pm 1,105$ acres of Special District for a Manufacturing facility

Case Number: PZ-020-25 and PZ-PD-014-25

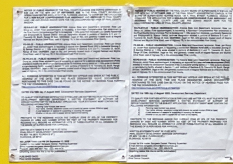
Existing Zoning: $\pm 1,105$ acres of General Rural (GR)

Proposed Zoning: $\pm 1,105$ acres of I-3 Industrial zoning district with Planned Area Overlay (PAD)

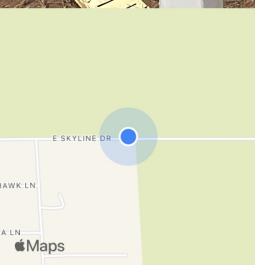
Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938 or jhall@roselawgroup.com

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov



August 27, 2025 at 1:33 PM
+33.191256, -111.449379
10333-10471 E Skyline Dr
San Tan Valley AZ 85143
United States



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

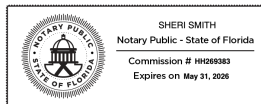
Aug. 28, 2025

NOTICE ID: XtudC6NPpyVcogtTKjI5

NOTICE NAME: PZPA: 017-25, 020-25, 014-25

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 08/29/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
BY THE PINAL COUNTY
PLANNING AND ZONING
COMMISSION AT 9:00 A.M. ON
THE 18TH DAY OF SEPTEMBER,
2025, IN THE PINAL COUNTY
EMERGENCY OPERATIONS
CENTER (EOC), 311 E 11th
St., FLORENCE, ARIZONA, TO
CONSIDER THE APPLICATION
FOR A NON-MAJOR
COMPREHENSIVE PLAN
AMENDMENT AND REZONING
TO PINAL COUNTY LAND USE
AND ZONING AND/OR MAPS
FOR THE UNINCORPORATED
AREA OF PINAL COUNTY,
ARIZONA.
PZ-PA-017-25 - PUBLIC
HEARING/ACTION: Arizona State
land Department, landowner,
Rose Law Group pc, Jordan Rose
applicant/agent, is requesting,
a Non-Major Comprehensive
Plan amendment to the Pinal
County Comprehensive Plan to
re-designate 1,105+ acres from
Moderate Low Density Residential
and Employment to 'Special
District' land-use designation
situated in portions of Sections
9,10 and 11, Township 03, South,
Range 09 East, G&SRB&M,
(legal on file), and generally
located south of Magma Railroad
and Skyline Drive Road, west of
Highway 79, in the unincorporated
Pinal County.
PZ-020-25 - PUBLIC HEARING/
ACTION: Arizona State land
Department, landowner, Rose
Law Group pc, Jordan Rose
applicant/agent, is requesting a
rezone from General Rural (GR)
to Industrial Zoning (I-3) Zoning
District on 1,105+ acres situated
in portions of Sections 9,10 and
11, Township 03, South, Range 09
East, G&SRB&M, (legal on file),
and generally located south of
Magma Railroad and Skyline Drive
Road, west of Highway 79, in the
unincorporated Pinal County.
PZ-PD-014-25 - PUBLIC
HEARING/ACTION: The
Arizona State Land Department,
landowner, Rose Law Group pc,
Jordan Rose, applicant/agent,
is requesting an approval for a
planned area development (PAD)
overlay to modify the development
standards of the 1-3 Industrial
zoning district on 1,105+ acres
to develop a manufacturing
facility, situated in Section 11,
and portions of Sections 9,10,
Township 03, South, Range 09
East, G&SRB&M, (legal on file),
and generally located south of
Magma Railroad and Skyline Drive
Road, west of Highway 79, in the
unincorporated Pinal County.
ALL PERSONS INTERESTED
IN THIS MATTER MAY APPEAR
AND SPEAK AT THE PUBLIC
HEARING AT THE DATE, TIME
AND PLACE DESIGNATED
ABOVE. DOCUMENTS
PERTAINING TO THIS CASE CAN
BE FOUND ON THE NOTICE OF
HEARING PAGE FOR THE P&Z
COMMISSION AT:
<http://pinalcountyz.gov/236/>
Notice-of-Hearings
DATED this 18th day of August

2025, Development Services
Department.

TO QUALIFY FOR FURTHER
NOTIFICATION IN THIS
LAND USE MATTER YOU
MUST FILE WITH THE
DEVELOPMENT SERVICES
DEPARTMENT A WRITTEN
STATEMENT OF SUPPORT OR
OPPOSITION/PROTEST TO
THE SUBJECT APPLICATION.
YOUR STATEMENT MUST
CONTAIN THE FOLLOWING
INFORMATION:

1) Planning Case Number (see
above)

2) Your name, address, telephone
number and property tax parcel
number (Print or type)

3) A brief statement of reasons for
supporting or opposing the request

4) Whether or not you wish to
appear and be heard at the hearing
PROTESTS TO THE REZONING
AND/OR PAD OVERLAY ZONE
BY 20% OF THE PROPERTY
OWNERS BY AREA AND
NUMBER WITHIN 300 FEET OF
THE PROPERTY PROPOSED
FOR REZONING WILL REQUIRE
AN AFFIRMATIVE VOTE OF
THREE-FOURTHS OF ALL
MEMBERS OF THE BOARD OF
SUPERVISORS FOR APPROVAL.
WRITTEN STATEMENTS MUST
BE FILED WITH:

PINAL COUNTY DEVELOPMENT
SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE
ST.)

FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON

September 11, 2025

Contact for this matter: Sangeeta
Deokar, Planning Supervisor

E-mail Address: sangeeta.
deokar@pinalcountyaz.gov

Phone #: (520) 866-6641 Fax:
(520) 866-6435

No. of publications: 1: date of
publication: Aug 28, 2025

PINAL COUNTY

Public Hearings

Case Number: PZ-PA-017-25

Existing Comp Plan: $\pm 1,105$ acres of Employment and Moderate Low Density Residential (MLDR 1-3.5 du/ac)

Proposed Comp Plan: $\pm 1,105$ acres of Special District for a Manufacturing facility

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Existing Zoning: $\pm 1,105$ acres of General Rural (GR)

Proposed Zoning: $\pm 1,105$ acres of I-3 Industrial zoning district with Planned Area Overlay (PAD)

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938 or jhall@roslawgroup.com

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyz.gov

Public Hearing Information

