



Planning & Development Department

December 8, 2021

Keith Nichter
Kimley-Horn & Associates
1001 W. Southern Ave. Suite 131
Mesa, AZ 85210
Keith.Nichter@kimley-horn.com

Re: **CPA2021007 – Harquahala Sun**

Mr. Nichter,

On December 8, 2021, the Maricopa County Board of Supervisors (BOS) **approved** your Major Comprehensive Plan Amendment request to change the land use designation in the Vision 2030 Maricopa County Comprehensive Plan from Rural Development Area to Utilities for future solar development under case CPA2021007. The approximate 705-acre site is generally located at the SEC and SWC of Courthouse Rd. and 491st Ave. road alignment in the Tonopah area – APN 506-29-001, 506-29-002, 506-29-022A, 506-29-022B, 506-29-023C, & 506-29-023D.

Approval of CPA2021007 is subject to the following conditions:

- a. Development and use of the site shall be in general conformance with the narrative report entitled "Harquahala Sun" consisting of 31 pages, dated stamped received on October 11, 2021, except as modified by the following conditions.
- b. Development and use of the site shall be in conformance with the land use exhibit entitled "Harquahala Sun" consisting of 2 pages, dated stamped received on September 7, 2021, except as modified by the following conditions.
- c. The land use designation of utilities approved as part of case CPA2021007 shall be subject to any time limits set forth in the subsequent zone change.
- d. The applicant is proposing to develop a photovoltaic solar electric generating facility which, pursuant to the Maricopa County Comprehensive Plan, necessitates a change in the land use designation from Rural Development Area to Utilities. The proposal by the applicant represents a comprehensive approach to the subject property and will allow the applicant to pursue the proper entitlements pursuant to state law so that they can lawfully operate in unincorporated Maricopa County. This particular proposal is an appropriate plan for the property and is consistent with the overall intention of the comprehensive plan. However, in the event that the zone change or a zone change phase for



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this particular proposal is not approved by the Maricopa County Board of Supervisors (BOS) within five (5) years from the date of Board approval of this comprehensive plan amendment, this amendment shall no longer be effective as the planning justification for this comprehensive plan amendment will no longer be present. In such instance, a change of the land use designation from Utilities to Rural Development Area will occur, and all comprehensive plan land use maps shall be altered to reflect as such, because this represents superior long-range planning by Maricopa County.

Please let me know if you have any questions, you can reach me by email at ray.banker@maricopa.gov or by calling my office at (602) 506-2364.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ray Banker".

Ray Banker, Senior Planner
Maricopa County Planning and Development