

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

**RESOLUTION NO. 2023-SUP-005-23**

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS, APPROVING A SPECIAL USE PERMIT FOR PROPERTY LOCATED ABOUT 1/4<sup>th</sup> MILE NORTHWEST OF FARELL ROAD AND STONEBLUFF ROAD, SOUTH OF MARICOPA STATE HIGHWAY 238, (TAX PARCEL 510-11-0260), TO OPERATE A RECREATION FIELD, ON A 9± ACRE SITE, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. 2023-SUP-005-23

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized, pursuant to the Pinal County Development Services Code § 2.151.010 to approve Special Use Permits in order to ensure and protect the public health, safety, convenience, and general welfare; and,

WHEREAS, on February 10, 2023, the Pinal County Community Development Department received an application from Craig Christiansen, owner/applicant, and Earl & Curly, P.C./Taylor Earl, agent, of a 9± acre site located about 1/4<sup>th</sup> mile northwest of Farrell Road and Stone bluff Road, approximately 2.75 miles south of Maricopa SR 238 Highway, (tax parcel 510-11-0260), and legally described in the attached **Exhibit “A”** (the “**Property**”), to request approval of a special use permit for operating a recreation field on the Property (located in the General Rural (GR) zoning district) (the “**SUP Application**”); and,

WHEREAS, on September 21, 2023, the Pinal County Planning and Zoning Commission held a public hearing on the SUP Application, under case no. SUP-005-23, and following the public hearing, voted 8-0 in favor of forwarding a recommendation of approval to the Board with 25 Stipulations, set forth in the attached **Exhibit “B”** (the “**Stipulations**”).

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors, that the SUP Application is hereby approved for the Property, subject to the Stipulations set forth in **Exhibit “B”**.

**[Signatures on following page.]**

**RESOLUTION NO. 2023-SUP-005-23**

PASSED AND ADOPTED this 1<sup>st</sup> day of November 2023, by the PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

\_\_\_\_\_  
Deputy County Attorney

**EXHIBIT "A"**  
**TO**  
**RESOLUTION NO. 2023-SUP-005-23**  
**[Legal Description of the Property]**

**APN #510-11-0260**

That part of the Southwest Quarter of Section 33, Township 4 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the G.L.O. Brass Cap marking the West Quarter Corner of said Section 33, from which the 1/2" Rebar with Tag stamped LS#15933 marking the Center of said Section 33 bears South 89°42'53" East, a distance of 2,623.14 feet;

Thence South 89°42'53" East, along the North line of the Southwest Quarter of said Section 33, a distance of 1,311.57 feet to the locally accepted Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence South 03°15'19" East, along the West line of the Northeast Quarter of the Southwest Quarter of said Section 33, a distance of 627.71 feet to the locally accepted Northwest Corner of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33, being the True Point of Beginning;

Thence South 89°33'35" East, along the North line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33, a distance of 629.95 feet to a line which is parallel with and 25.00 feet Westerly, as measured at right angles, from the East line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence South 03°10'24" East, along said parallel line, a distance of 629.36 feet to the South line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence North 89°24'17" West, along said South line, a distance of 629.16 feet to the locally accepted Southwest Corner of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence North 03°15'19" West, along the West line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33, a distance of 627.71 feet to the True Point of Beginning.

Containing 394,856 Square Feet or 9.065 Acres, more or less.

**EXHIBIT “B”**  
**TO**  
**RESOLUTION NO. 2023-SUP-005-23**  
**[Stipulations]**

- 1) Issuance of an SUP does not relieve the applicant from the responsibility of obtaining site plan approval, a building permit or any other permit or approval required by any other applicable law;
- 2) All Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, site plan review, etc.;
- 3) The property is to be developed in conformance with the site plan submitted in this SUP, along with a specific site plan to include a maximum of 7 Recreational vehicles, which shall be submitted for review and approval, subject to Chapter 2.200 PCDSC;
- 4) This SUP runs with the land covered by the SUP and shall be binding on the property owner and where applicable also the lessee of the property covered by the SUP;
- 5) This SUP authorizes a use to be developed in a particular way as specified by the permit and its conditions as a recreation field;
- 6) The Owner will be the caretaker of the property, shall live on the premise and will ensure all stipulations covered by the SUP are followed;
- 7) This SUP shall be valid for the duration of 5 years and is subject to conditions of approval reviewed every 12 months;
- 8) All landscaping, trees, shrubs shall be native desert vegetation selected from Arizona Department of Water Resources Low water use /drought tolerant plant list for the PINAL Active Management area/Pinal County Riparian Area Guidelines, to preserve the local character, enhance natural and native vegetation;
- 9) Salvaged plants shall be planted on site to remediate effects of all disturbed areas;
- 10) Applicant/owner to ensure riparian area protection by following guidelines as provided by the AZGFD;
- 11) Applicant/owner to follow fencing guidelines as outlined by the AZGFD for ensuring safe wild life corridors are maintained for movement;

- 12) Applicant/owner to follow AZGFD wildlife friendly culvert design guidelines;
- 13) Applicant/owner to follow Lighting zone 1 development service code for outdoor lighting for General Rural zone;
- 14) Owner to follow applicable camping regulations per Title 16- Parks and Recreation, Chapter 3, Section 16-54 of the PCDSC;
- 15) The proposed site plan should have 24' paved ingress-egress, paved camping sites , paved parking;
- 16) Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5, as applicable;
- 17) Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations, Chapter 4, Article 3;
- 18) All construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 through 190 of Pinal County's Air Quality Code of Regulations;
- 19) Waste generated on the site will be responsibility of the owner to dispose and hauling services;
- 20) Violation of these conditions at any time may involve revocation proceedings by the Pinal County Development Services Department;
- 21) Any change or expansion of use shall require approval of the Board of Supervisors under the procedures pursuant to section 2.150.020 of the Development Services Code.
- 22) A Traffic Impact Analysis will be required. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 23) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;

24) All applicable Federal, State, and local regulations shall be complied with, including, but not limited to, the Arizona Department of Health Services' Administrative Code regulations governing campsites;

25) All right-of-way dedication shall be free and unencumbered.