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

RESOLUTION NO. 2025-SUP-009-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS, APPROVING A SPECIAL USE PERMIT FOR PROPERTY LOCATED EAST OF N. WHITE ROAD, AND SOUTH ALONG W. PAPAGO ROAD IN UNINCORPORATED PINAL COUNTY NEAR THE CITY OF MARICOPA (TAX PARCEL 510-64-005), TO OPERATE A MARIJUANA DISPENSARY ON A 3.3± ACRE SITE, AS REQUESTED IN PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. SUP-009-24; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION.

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 March 29, 2024, the Pinal County Community Development Department received an application from Rand Del Cotto, Papago Properties LLC, landowner, and Larry Lazarus, Lazarus & Silvyn, P.C. agent, requesting a Special Use Permit (SUP) on a 3.3± acre parcel located east of N. White Road, and south along W. Papago Road in unincorporated Pinal County near the city of Maricopa (tax parcel 510-64-005), and legally described in the attached **Exhibit "A"** (the "**Property**"), for operating a marijuana dispensary on the Property (the "**SUP Application**"); and,

WHEREAS, on December 19, 2024, the Pinal County Planning and Zoning Commission held a public hearing on the SUP Application, under case no. SUP-009-24, and following the public hearing, voted 8-0 in favor of forwarding a recommendation of approval of the SUP Application to the Board with fifteen (15) Stipulations (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 fifteen (15) Stipulations set forth in **Exhibit "B"**.

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[Signatures appear on the following page.]

RESOLUTION NO. 2025-SUP-009-24

PASSED AND ADOPTED this 5th day of February 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT "A"

TO

RESOLUTION NO. 2025-SUP-009-24

[Legal Description of the Property]

PARCEL NO

APN # 510-64-005

Lot 93 of Papago Buttes Rancho Unit Two, according to the map of record in the office of the County Recorder of Pinal County, Arizona in Book 18 of Maps and Plats at Page 27.

EXHIBIT "B"

TO

RESOLUTION NO. 2025-SUP-009-24

[Stipulations of Approval]

1. Special Use Permit approval is issued to the land for a period of maximum of five (5) years from the date of approval by the Board of Supervisors, Applicant will require to reapply permit at the end of 5 years per Pinal County Developments services code 2.191.010 (A)(3);

2. Special Use Permit approval is contingent on approval of the zone change (PZ-022-24);

3. Approval of this zone change (**SUP-009-24**) 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.

4. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

5. The applicant is responsible for complying with all requirements/licenses for Medical Marijuana dispensary as required by DHS regulations prior to start/operate business.

6. All proposed outdoor lighting must conform to the Lighting Zone 3 requirements of the Pinal County Development Services Code;

7. Dust registration is required if 0.1 acres or more land is disturbed;

8. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;

9. 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 include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

10. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;

11. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact 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;

12. All right-of-way dedication shall be free and unencumbered;

13. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;

14. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication; and

15. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans.