



MEETING DATE: MARCH 20, 2025

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-007-23 (Abbott's Shepherds Jean Dr)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

SUPERVISOR DISTRICT #1, RICH VITIELLO

Executive Summary:

This is a request from Jason Sanks – Sanks and Associates LLC, applicant, for a Special Use Permit, on behalf of Ranelle Abbott, Owner, for approval of a commercial kennel on a 3.3± acre parcel located at 49641 W Jean Dr, Maricopa, AZ, in the Suburban Ranch (SR) Zoning District.

If This Request is Approved:

The Special Use Permit would allow continued operation of a commercial kennel business as an accessory use to the existing residence on parcel 510-63-0100 at 49641 W. Jean Drive in unincorporated Pinal County.

LEGAL DESCRIPTION: (Legal on File)

TAX PARCELS: 510-63-0100

LANDOWNER/APPLICANT: Ranelle Abbott / Jason Sanks

REQUESTED ACTION & PURPOSE:

SUP-007-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, on behalf of Ranelle Abbott, landowner, is requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

SIZE: 3.3± acres.

COMPREHENSIVE PLAN: Very Low Density Residential (0-1 dwelling units per acre)

EXISTING ZONING: The property is located within the Suburban Ranch Zoning District (SR).

COMMUNITY DEVELOPMENT
Planning Division

SURROUNDING ZONING AND LAND USE:

North: Suburban Ranch

South: General Rural

East: Suburban Ranch

West: General Rural, Suburban Ranch

PUBLIC PARTICIPATION:

Neighborhood Meeting(s): October 29, 2024

Mail outs: March 5, 2025

Newspaper Advertising: February 27, 2025

Site posting, Applicant: February 27, 2025

Site posting, County: March 5, 2025

FINDINGS***SITE DATA:*** Flood zone: Site is situated in Flood Zone X – Area of Minimal Flood Hazard.

ACCESS: The subject property is located at 49641 W Jean Dr, Maricopa, AZ 85139. The property has legal access onto W Jean Dr which is classified as public right-of-way. The property operates on a by appointment basis for visiting clients and operates as an accessory use to the residential property. The business proposes utilization of residential parking on the property for clients and proposes no parking area expansion due to minimal traffic impact.

HISTORY: The property was zoned SR Suburban Ranch in 1973 under case PZ-367-73 and platted as part of the Papago Butte Ranchos Unit 1 Subdivision approved in September of 1973. County tax records indicate a mobile home was established on the property around 2003. In about 2016, the applicant purchased the property as an expansion of the prior dog breeding business conducted on the Val Vista Rd property which has concurrently submitted case SUP-006-23 for consideration. Per the applicant narrative, their dog breeding business has operated on this property since 2016 and a lapse of the commercial kennel permit from Pinal County Animal Control triggered the requirement that an SUP be issued to allow the commercial kennel use to operate within the SR zoning district. Both this property and the Val Vista Rd property identified under SUP-006-23 operate cooperatively towards this business and are primary residences for Abbott family members. In this specific circumstance, continued operation of the Abbott's Shepherds business requires approval of two separate Special Use Permits on the basis of multiple locations contributing toward operations.

ANALYSIS:

The applicant is requesting a Special Use Permit for the operation of a family-owned commercial kennel dog breeding business located on a Suburban Ranch (SR) zoned parcel that currently has a Single-Family Residence. The property site plan features a 1,150 square foot Kennel building housing 12 kennels on the north side of the property. The property also features large turn-out areas where the dogs may run and play. Per the application narrative, the applicant has the capability to kennel dogs as needed to mitigate barking and any other nuisance behaviors, and kennels and bark collars the dogs after 9:00 pm each night.

Commercial kennels and dog breeders are not specifically listed as a permitted use, by right, in the SR zoning district, so therefore it was deemed by Pinal County to consider it a discretionary use, subject to SUP approval by the County, which may be approved by the Planning and Zoning Commission under

PCDSC 2.151.010 – A.1.o, which states “Such other uses as the planning commission may deem appropriate in the public interest.” This category was reintroduced as an information item on the January 18, 2024, Planning and Zoning Commission Agenda and presented to the commission by Paula Mullenix, Code Compliance Manager. After discussion and brief introduction to affected cases and the rationale for utilization of the “O” category for Special Use Permit applications, the Commission offered a directive to staff to pursue applications for five specific SUP cases described during discussion of the information item.

The site is located in a rural area dominated by large lot properties with an assortment of residential and agricultural uses. In accordance with the intent of Section 2.151.010 - O, the code identifies factors for consideration for Special Use Permits. Staff has analyzed the proposal and offers the following criteria applicable to the proposed special use permit:

1. That the proposed special use will not materially affect or endanger public health, safety or welfare. All materials for this project indicate that any hazards presented by the kennel use is mitigated to the property itself and does not present an impact to neighboring properties. The project narrative describes the existing facility can accommodate the level of use intensity projected in the proposal. The applicant manages the number of dogs bred on the property and manages potential clients through use of a waitlist system. The documentation indicates dogs are kept in healthy conditions, with precise attention for both their physical, social and developmental needs. The applicant does not operate a walk-in service or allow other individuals except the client contact with the dogs to eliminate potential health risks.
2. The proposed special use complies with all regulations and standards applicable within the zoning district where the special use is proposed. The primary use of this property is residential in nature and aligns with all development standards of the SR zoning district. Additionally, the current zoning equivalent for SR properties, RU-3.3, possesses equivalent development standards for such uses, and provides a direct avenue for attainment of a special use permit for commercial kennels.
3. The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area. The property has operated for 9 years in the capacity proposed in this SUP application. No changes to the operation have been proposed to the project except to establish the legality of the use already in place. No observable impact appears to have been placed upon neighboring properties that would materially affect the character of the surrounding neighborhood. This residential community operates in a rural capacity that can support the proposed operations. The applicant immediately cooperated with the SUP process and worked to bring their property into compliance upon discovery of the breach of code requirements.
4. The need for the proposed use in the neighborhood. The applicant has provided evidence that their business serves a specific niche and an identified need in their community. The applicant describes dogs raised both as companions and working dogs to aid in herding activities. The conduct of the business lends itself to a business where there is greater demand for the service than puppies can

be produced for sale exists. With that said, the applicant is responsible for the operation of the business and does not overproduce dogs in excessive margins or inhumane conditions to be construed as typically defines a “puppy mill.”

To date, the County has received no letters of support or opposition from neighbors for this case.

The applicant’s neighborhood meeting report indicates that a public meeting was held on August 18th, 2022, at 49641 W Jean Drive, Maricopa, AZ, 85139. There were no attendees and the meeting was ended after half an hour.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit request under Planning Case **SUP-007-23**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request 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 Commission may forward **SUP-007-23** to the Board of Supervisors with a **recommendation of approval with the 12 attached stipulations**. If the Commission cannot find the factors listed above to be applicable to this case, then the Commission may forward this case to the Board of Supervisors with a **recommendation of denial**.

To approve: I move that the Pinal County Planning and Zoning Commission approve case SUP-007-23 with 12 stipulations as listed in the staff report.

To deny: I move the Pinal County Planning and Zoning Commission deny case SUP-007-23.

STIPULATIONS:

1. The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors’ approval;

2. Approval of this Special Use Permit (SUP) will require, at time of application for development, that the applicant/owner/developer 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. The applicant shall secure and maintain a commercial kennel license issued from Pinal County Animal Control for the duration of business operations. Applicant shall adhere to all standards as required by Pinal County Animal Control;
4. The applicant/property owner shall submit a site plan application within one (1) year from the effective date of this resolution or the Special Use Permit will become null and void;
5. Commercial Kennel uses shall be limited to breeding operations as described in the application narrative. Expansion of commercial kennel uses shall be contingent upon amendment to the approved SUP by the Board of Supervisors;
6. SUP-007-23 shall meet Lighting Zone 1 requirements;
7. Signage on the site shall not be permitted;
8. 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 Division;
9. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
10. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
11. A Traffic Impact Statement may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval; and
12. A drainage report may 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 drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area.

Date Prepared: 3/11/25 - PZR

Date Revised:

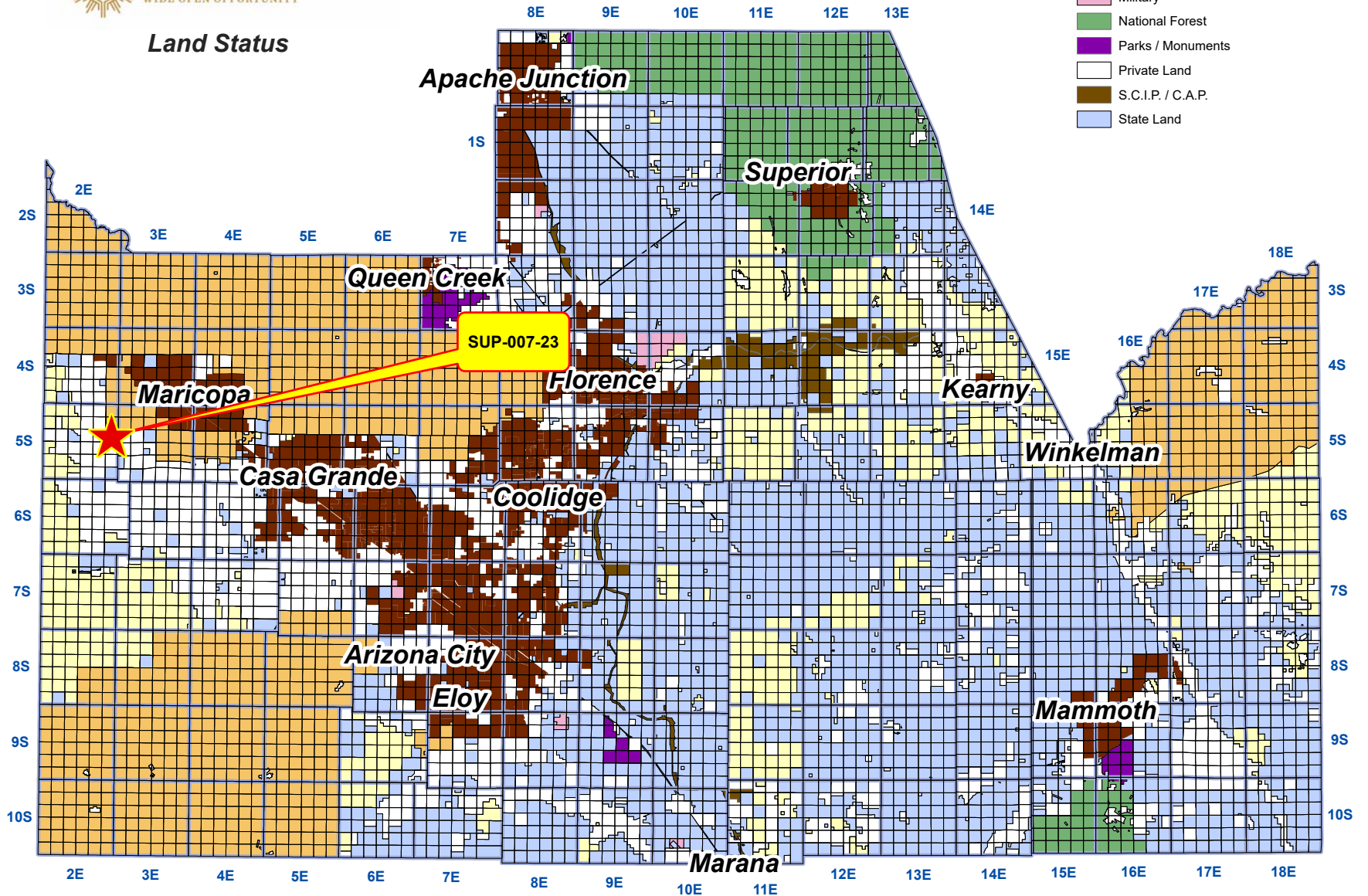


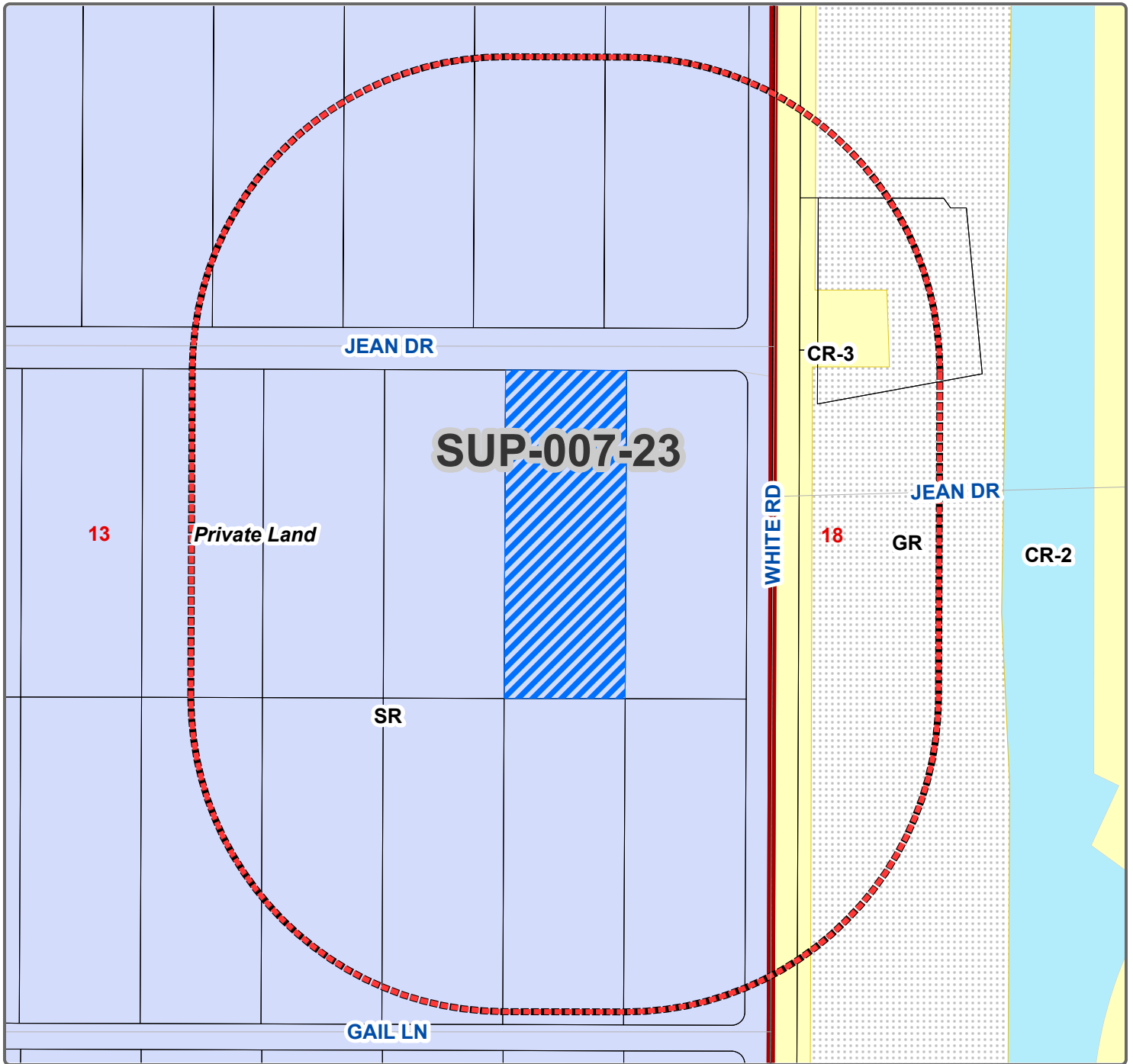
PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

SUP-007-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, Ranelle Abbott, landowner, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

Current Zoning: SR

Requested Zoning: Rezone

Current Land Use: VLDR



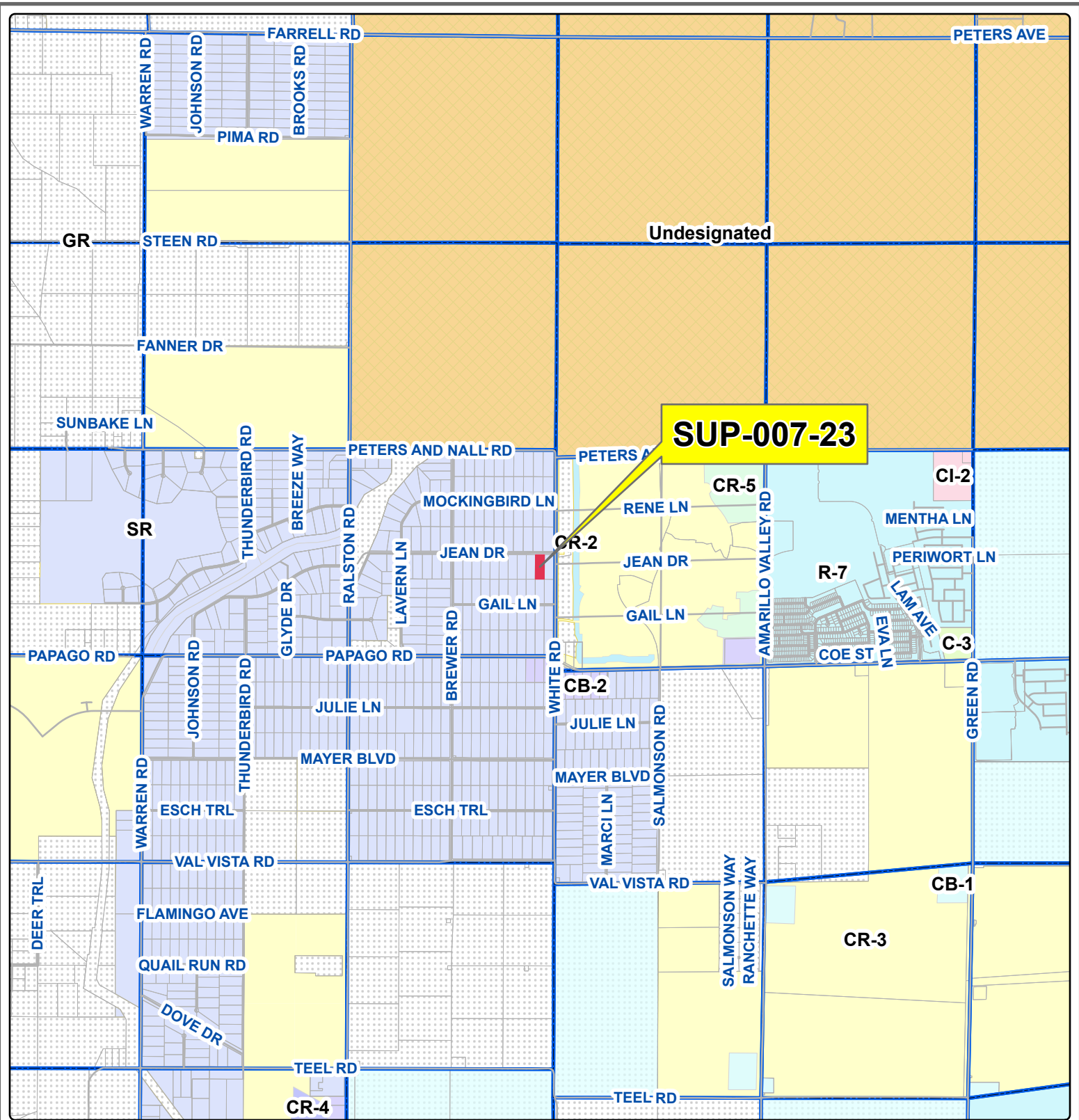
Legal Description:
 Situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

SEC 13, TWN 05S, RNG 02E



Owner/Applicant: JASON SANKS SANKS AND ASSOCIATES LLC		
Drawn By: GIS / IT /RWH	Date: 03/05/2025	
Section 13	Township 05S	Range 02E
Case Number: SUP-007-23		

Sheet No.
1 of 1



Community Development



Legal Description:

Situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.



Owner/Applicant: JASON SANKS
SANKS AND ASSOCIATES LLC

Drawn By: GIS / IT / RWH Date: 03/05/2025

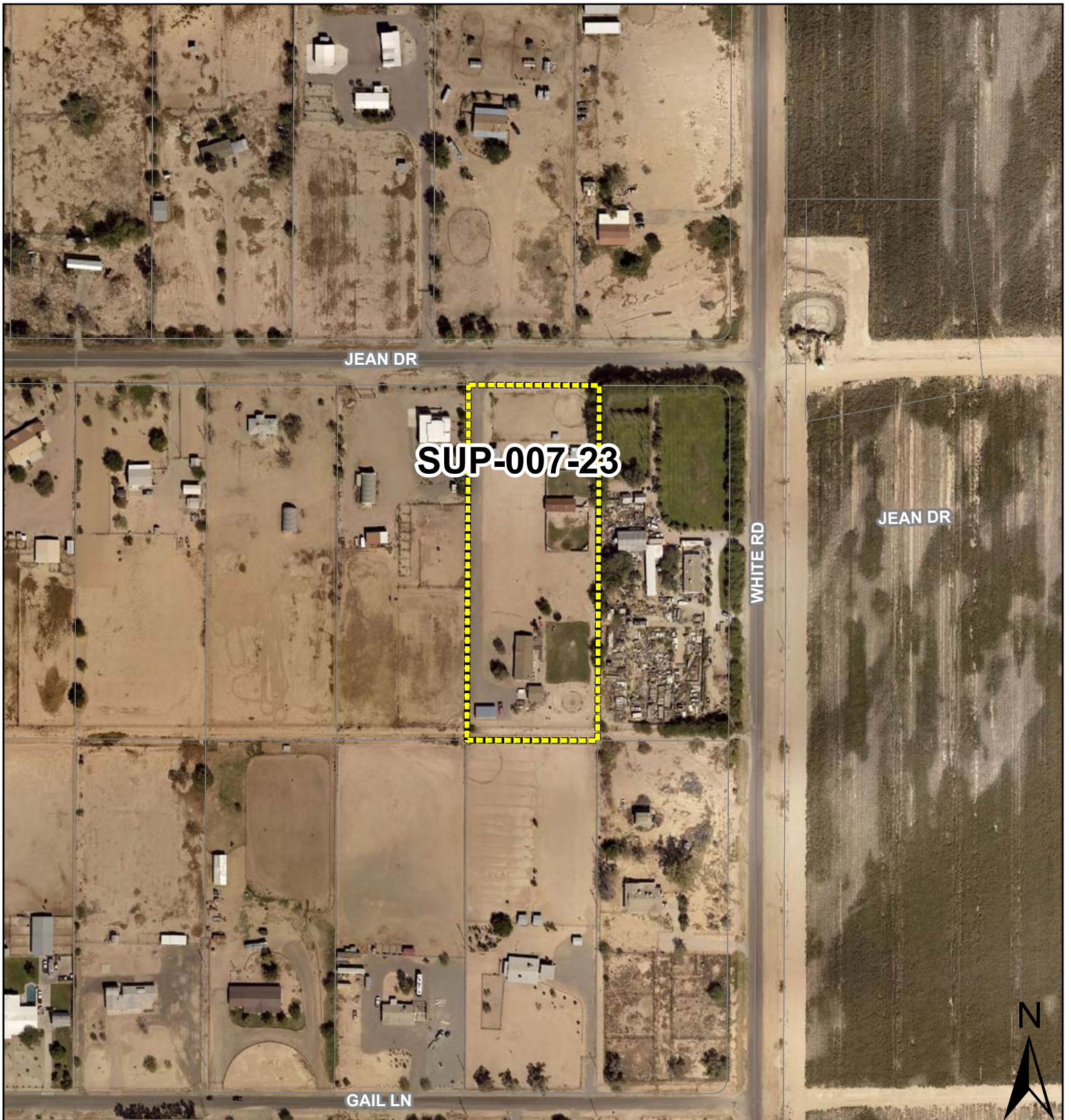
Sheet No.

Section 13 Township 05S Range 02E

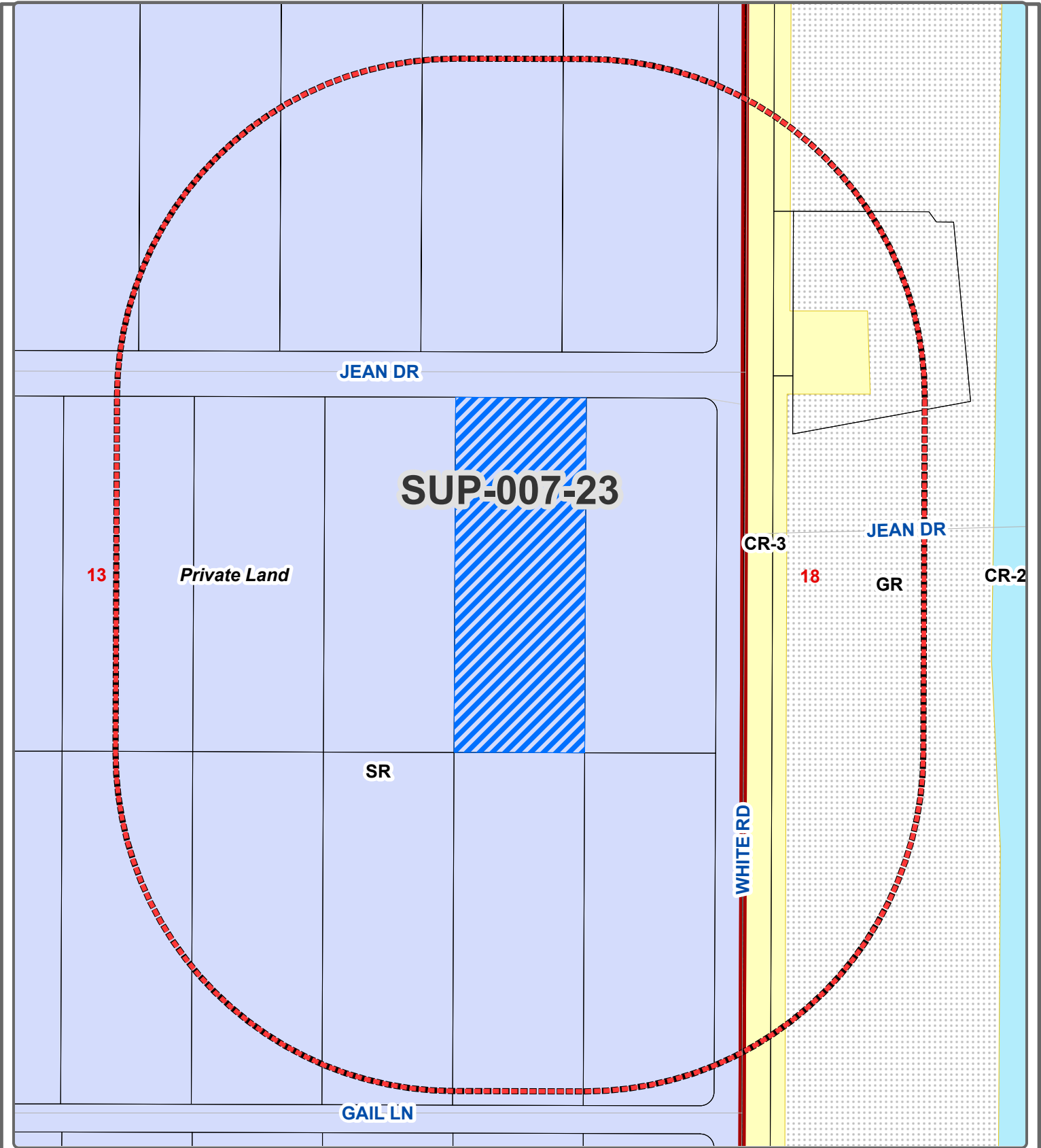
1 of 1

Case Number: SUP-007-23

SEC 13, TWN 05S, RNG 02E



Community Development



Community Development

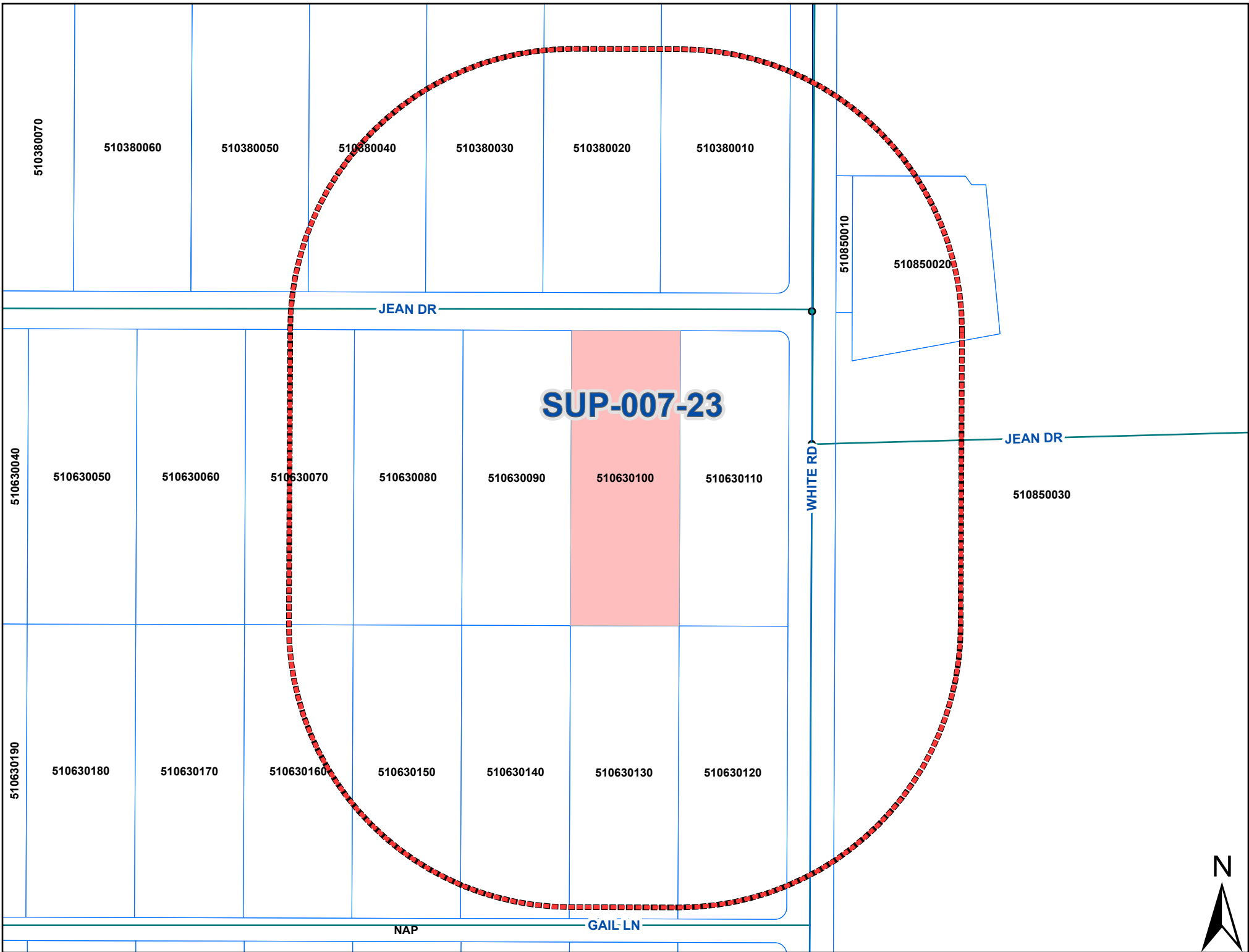
Owner/Applicant: Jason Sanks		
Sanks and Associates LLC		
Drawn By: GIS/IT - RWH	Date: 03/05/2025	
Section 13	Township 05S	Range 02E
Case Number: SUP-007-23		

Legal Description:
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 Sheet No.
 1 of 1



Current Zoning: SR
 Request Zoning: Rezone
 Current Land Use: VLDR



Abbott's German Shepherds Special Use Permit (SUP) Narrative



Special Use Permit to allow a Commercial Kennel for
German Shepherd Breeding in the Suburban Ranch (SR)
Zoning District

Submitted: February 2023

PURPOSE OF THE REQUEST

The purpose of this request is for a Special Use Permit to allow a “Commercial Kennel”, limited to the breeding of German Shepherds, on two parcels in the Suburban Ranch (SR) zoning district. The Pinal County Assessor’s parcel numbers for the properties are 510-63-0100 and 510-62-3010.

DESCRIPTION OF PROPOSAL

Nature of the Project: We have had the family-owned and operated business of Abbott's German Shepherds running at the Thunderbird Farms neighborhood location at 50956 W. Val Vista Rd. from the time we purchased the land in 1994. We expanded six years ago when my daughter, Shell Abbott, and her husband Russ Byers, purchased nearby property at 49641 W. Jean Dr. in Maricopa, AZ in the Papago Butte neighborhood to our north (2.5 miles away). We now have all the bred females at the Val Vista Rd. property, seven kennel spaces available, where they birth and raise the puppies. On the Jean property is where the care of the other dogs takes place, kennel space for 12. The dogs rotate between the properties as needed, interlocking the properties and the business. These properties have been in compliance with the county in licensing until this year when we accidentally allowed that to lapse, which prompted the recognition of our need to acquire a SUP to allow dog breeding and the “kenneling” of our own dogs. We do not commercially board other people’s dogs, such as pet sitting services. We currently also have a Federal license with the USDA and are in compliance with good standing. We seek to have our business in compliance with the county to continue the business's function.

The Val Vista property never has visitors for the business. Our website is how most people find us and learn about our dogs, litters planned, and the care given. People then contact us by phone and/or email and place a reserving deposit putting them on the list. When their number comes up, they receive information on the parents and pictures of the puppies available that fit the specifics of what they are looking for. They receive updating pictures every ten days until the puppies are ready, along with occasional Facebook posts about the puppies. When puppies are ready, families may be met at the airport so their puppy can fly home with them, they may be dropped at the airport for them to fly cargo to their homes, they may be delivered, or they may pick their puppy up at the Jean location. This past year we sold forty puppies, and approximately half of them were picked up from the Jean location. Pick-up is typically about a 30 min process allowing all the puppies to go home in a single day no matter how they get there. This makes the visitors to the Jean property only one at a time, with a monthly traffic trip average of less than two.

Both properties have families living there, working with the dogs together for their care. We have specific areas for the dogs to be kenneled at night but are usually in “turn-out” areas during the day, allowing them to exercise. We can kennel the dogs at anytime if excessive barking occurs that could disturb the neighbors. According to USDA requirements, areas are cleaned as needed to keep the appearance tidy, dogs’ health, and the smell down. These requirements far exceed the standards the County has for kennel licensing. It should be noted that we have no known complaints related to barking nor did any neighbors attend our neighborhood meeting to express concerns over our kennel business.

Proposed Land Use: There are currently no plans to add any additional improvements to either property as they both are functioning as necessary for both of our families as we operate the home-based dog breeding business together. The kennels are existing structures on the property as indicated on the site plan.

Conformance to Adopted Comprehensive Plan: The property is designated as “Very Low Density Residential 0-1 DU/acre and the Suburban Ranch zoning on both parcels is in conformance with this designation. Both lots are 3.3 acres and provide ample room to accommodate our homes as well as our German Shepherds in a rural lifestyle environment as envisioned in the Comprehensive Plan. Our homes and lifestyles are an integral part of our “Sense of Community” in the Papago Butte / Thunderbird Farms enclave and we have been here a long time. Residential land uses, including residential uses that include animals, are contemplated in these low-density areas where homes are spread out and many residents have home-based businesses. In fact, there are 12 approved SUPs in our vicinity for a variety of land uses that all contribute to our community fabric. Until recently, we were not aware that our breeding of German Shepherds required a SUP. Upon learning of this from the County, we initiated the process to seek SUP approval as required.

Further, the zoning code contemplates a variety of uses that are acceptable in this district, subject to obtaining a SUP – including a commercial kennel. Since the true nature of our business is more restricted than a true commercial kennel and we have a very limited impact on our neighborhood with this family business of nearly 30 years, we believe that our proven track record as good neighbors comply with the intent of the Comprehensive Plan and overall compatibility of land uses in this rural area.

LOCATION & ACCESSIBILITY

Our homes are on lots in a neighborhood with a typical street grid and ease of access to both Papago and Maricopa Roads. The nature of our operations results in very limited traffic trips so there are no access issues related to this request.

There are residential driveways accessing the homes on each property. Neither property is operated expressly as a commercial business, therefore there is no need for the construction of ADA accessible parking spaces. We only have 20 puppy owner pick-ups per year. It is important to note that although we are requesting an SUP for a commercial kennel, we are only breeding dogs – not boarding or grooming them where there would be customer traffic. We anticipate that any prospective SUP approval would be conditioned so that our business would be limited to dog breeding only otherwise other improvements would be necessary.

UTILITIES & SERVICES

Our homes currently have all utility services necessary for both residences. Our dog breeding business is only a home-based business and places no further demands on these utilities.



APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink)

Special Use Permit & Property Information:

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

1. Date of Pre-application Meeting: _____ 2. Pre-application Number: Z-PA- _____

3. The legal description of the property: _____

4. Tax Assessor Parcel Number(s): _____ 5. Current Zoning: _____

6. Parcel size: _____

7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community? _____ If yes, which ones?

10. Is an annexation into a municipality currently in progress? _____
If yes which one?: _____

11. Is there a zoning or building violation on the property for which the owner has been cited? _____
If yes, Zoning/Building Violation Number: _____

12. 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 and why this proposed use is needed and necessary at this time: _____

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

COMMUNITY DEVELOPMENT
Planning Division

Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: _____
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: _____
3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?
 YES NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). _____
_____, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? _____
Indicate these parking spaces on the site plan.
8. 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? _____

9. What type of landscaping are you proposing to screen this use from your neighbors? _____
_____ existing landscaping is to remain _____. Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. None
11. 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. None
12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. This is a rural area where animals are welcome, the integrity and character are maintained by the type of business it is. We have been in operation a very long time and have had no concerns expressed from our neighbors.

Application Checklist:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- Hold a neighborhood/community meeting prior to application submittal:
 - Notify all property owners within 1200'
 - Hold the meeting within 5 miles of the subject property
 - Hold the meeting between 5:00pm and 9:00pm
 - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- Include neighborhood Public participation information with the application:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified
 - Meeting Minutes
 - Attendance sign-in sheet with names & addresses
- Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (To be completed later in process)

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

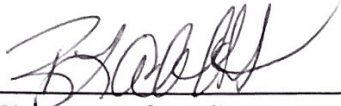
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Ranelle Abbott

50956 W. Val Vista Rd., Maricopa, AZ 85139

Name of Applicant

Address



agsdogs_7@msn.com 602-430-1409

Signature of Applicant

E-Mail Address

Phone Number

Jason Sanks

3500 S. Jacana Ln., Gilbert, AZ 85297

Name of Agent/Representative

Address



jason@sanksassociates.com 602-326-0581

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.

Robert and Ranelle Abbott

50956 W. Val Vista Rd., Maricopa, AZ 85139

Name of Landowner

Address



agsdogs_7@msn.com 602-403-1409

Signature of Landowner

E-Mail Address

Phone Number



DATE/TIME: 11/25/2020 1058
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2020-122898

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
Escrow No.: 21018332-021-GRM
AND WHEN RECORDED MAIL TO:
Russell C. Byers and Ashelle S.
Abbott, trustees of The Byers-Abbott
Family Living Trust, Dated August
27, 2020
49641 West Jean Drive
Maricopa, AZ 85139

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
**Russell Byers and Ashelle Abbott, Husband and Wife and Robert Abbott, a married man
as his sole and separate property**
("Grantor") conveys to
**Russell C. Byers and Ashelle S. Abbott, trustees of The Byers-Abbott Family Living
Trust, Dated August 27, 2020**
the following real property situated in Pinal County, Arizona:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.


SUBJECT TO: Current taxes and other assessments, reservations in patents and all
easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations,
and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth
above.

Dated: November 20, 2020

Grantor(s):

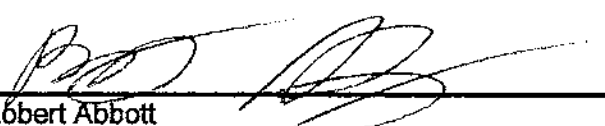
Exempt Per ARS § 11-1134 B 8



Russell Byers



Ashelle Abbott



Robert Abbott

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona
County of: Pinal ss

The foregoing document was acknowledged before me this 24th day of November, 2020,
by Russell Byers and Ashelle Abbott and Robert Abbott

(Seal)

My commission expires: 8/25/2022


Notary Public



BRIAN ROTHENBERG
Notary Public - Arizona
Maricopa Co. / #548212
Expires 08/15/2022

EXHIBIT A
Legal Description

Lot 10, of Papago Butte Ranchos - Unit No. 1 according to the Plat of record in the office of the county recorder of Pinal County, Arizona, in Book 18 of Maps, Page 16;

Excepting all coal, oil, gas and other mineral deposits as reserved unto the United States of America in the Patent of said land.

WARRANTY DEED

DATE: November 20, 2020

ESCROW NO.: 21018332-021-GRM

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated August 27, 2020 are as follows:

Name: Ranella Abbott

Address: 50956 W Val Vista Rd Maricopa AZ 85139

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: [Signature]
(Signature of Trustee)

[Signature]
(Signature of Trustee)

as Trustee (s) of The Byers - Abbott Family Living Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

ABBOTT'S GERMAN SHEPHERDS



NOTICE OF NEIGHBORHOOD MEETING

July 29, 2022

Project Name: Abbotts Shepherds Dog Breeding – Special Use Permit (SUP) Requests

Project Locations: Two lots, located at 50956 W. Val Vista Rd and 49641 W. Jean Dr in Maricopa, AZ 85139

Dear Neighbor,

As the owners for the Abbotts Shepherds dog breeding business and fellow residents of our community, this letter is being sent to notify you of forthcoming requests for Special Use Permits (SUP) on our two 3.3-acre properties zoned Suburban Rural (SR) residential in unincorporated Pinal County. Our family's dog breeding business has been a part of the Thunderbird Farms and Papago Buttes community for many years and we have no plans for expansion on either of the lots where our families also reside. Operations for the breeding and care of the German shepherds is shared across to the two properties and it was recently brought to our attention that the County seeks that we obtain SUPs on both lots for our home-based business of breeding German Shepherds. The applications will be filed with the Pinal County Planning and Development Department and future notices will be sent to you via a yellow postcard notifying you of prospective hearing dates at which time a final decision will be made by the County's Board of Supervisors.

As part of the required process for requesting the SUPs, interested neighbors are welcome to participate in providing comments or feedback to us through email, phone, or attendance at the neighborhood meeting that we will have onsite. Please feel free to participate through whichever means is most convenient for you as we go through the application review process with Pinal County. All comments received (phone, email, in-person, etc...) will be shared with County staff and become part of the public SUP case files. Phone and email contact information is provided below, as well as the meeting date/time/location in case you prefer to come in person. We seek your blessing and hope for your continued support of our local family-owned business.

This Neighborhood Meeting will be held at the following time and location:

Date: Thursday, August 18, 2022

Start Time: 6:00 PM

Location: Onsite at 49641 W. Jean Drive., Maricopa, AZ 85139

If you have questions, comments or are unable to attend this meeting, please feel free to contact me at:

Ashelle Abbott

Phone: (602) 618-1854

Email: agsdogs_7@msn.com

Sincerely,

The Abbott Family



NEIGHBORHOOD MEETING SUMMARY

Project Name: Abbotts Shepherds Dog Breeding – Special Use Permit (SUP) Requests

Project Locations: Two lots, located at 50956 W. Val Vista Rd and 49641 W. Jean Dr in Maricopa, AZ 85139

This Neighborhood Meeting was held at the following time and location:

Date: Thursday, August 18, 2022

Start Time: 6:00 PM

Location: Onsite at 49641 W. Jean Drive., Maricopa, AZ 85139

The meeting started at 6:00pm. No neighbors attended the meeting so we ended the meeting at 6:30pm.

Sincerely,

The Abbott Family

OWNER CONTACT

• BYERS-ABBOTT FAM LIV TRUST

PINAL COUNTY CODES

- 2018 - IBC
- 2018 - IRC
- 2018 - IMC
- 2018 - IPC
- 2018 - UPC
- 2018 - IFCC
- 2018 - IECC
- 2018 - IEBC
- 2018 - ISFSC
- 2017 - NEC

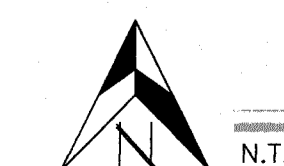
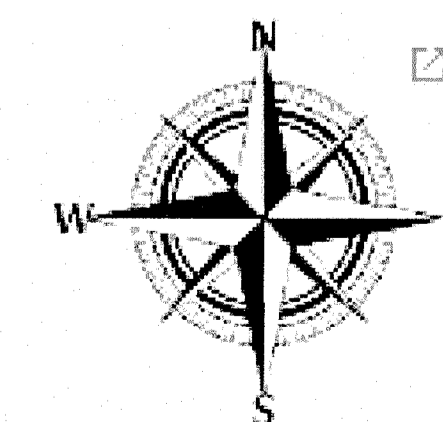
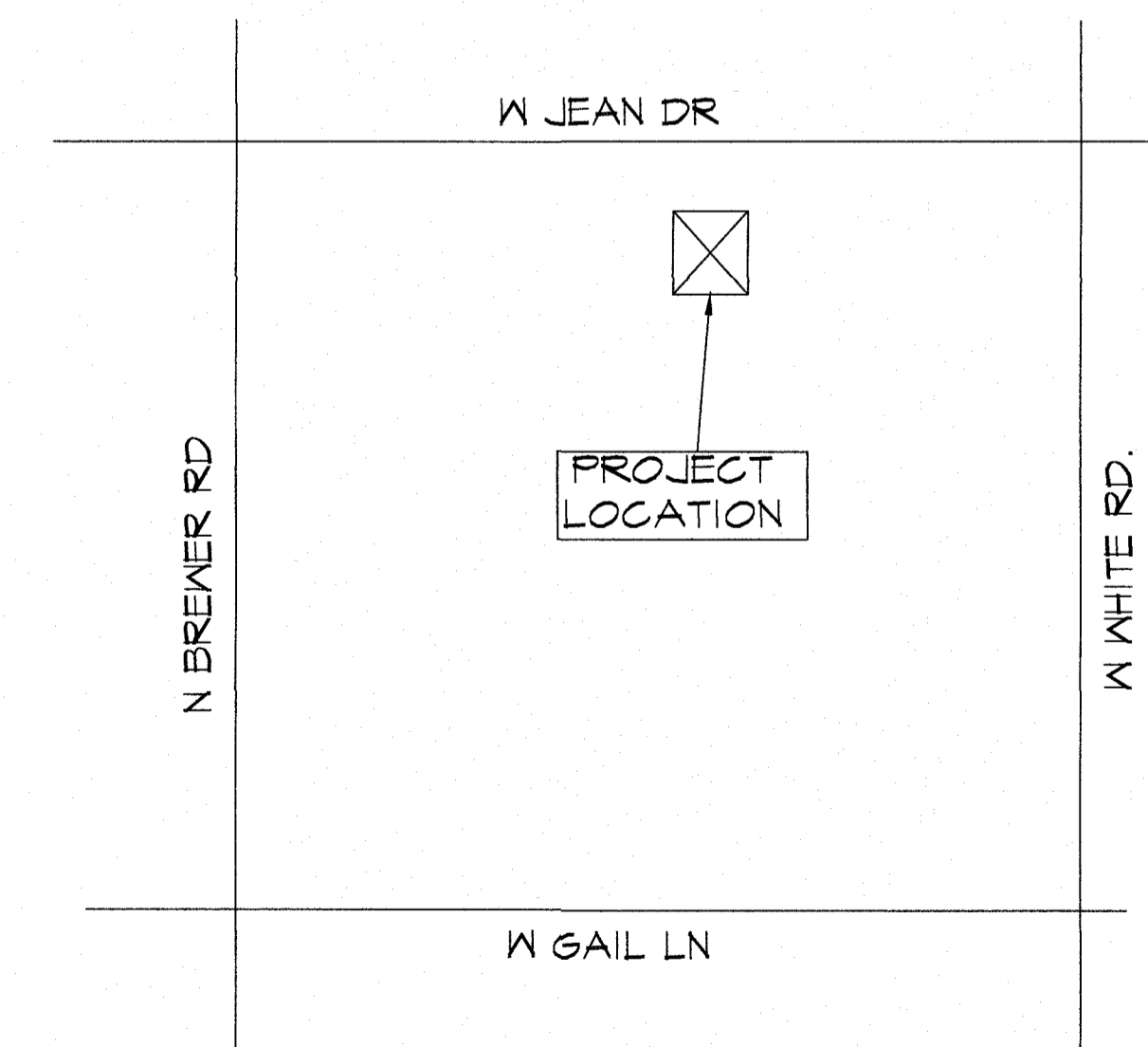
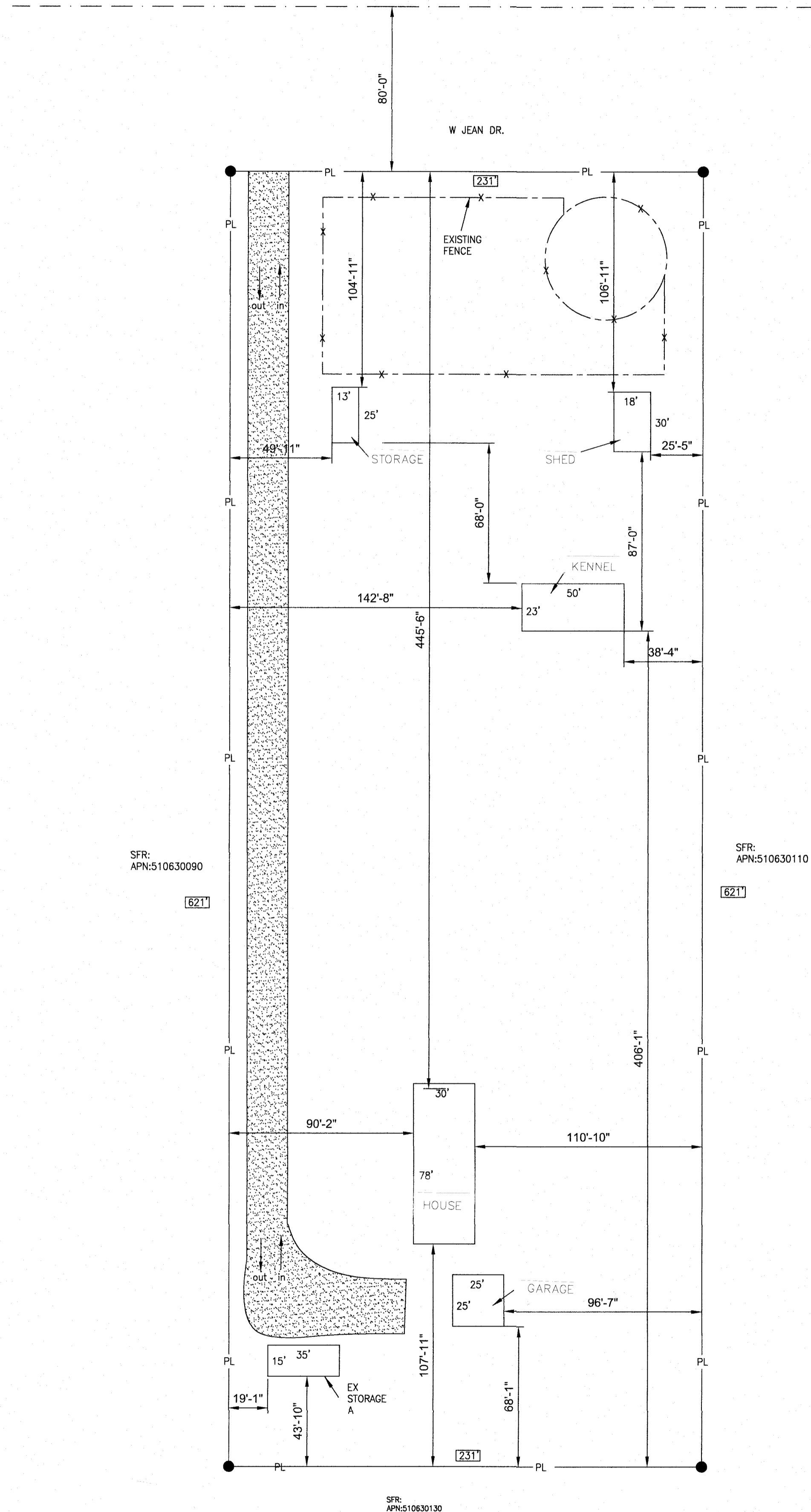
PROPERTY INFORMATION

Assessor Parcel Number 510630100	Residential Floor Area 2,409
First Owner Name BYERS RUSSELL C & ASHELLE S TRS	Residential Year Built 2003
Second Owner Name BYERS-ABBOTT FAM LIV TRUST	Last Assessed Limited Property Value (LPV) 118,142
Property Address 49641 W JEAN DR MARICOPA, AZ 85139	Last Assessed Full Cash Value (FCV) 158,831
Mailing Address 49641 W JEAN DR	Tax Area Code 2015
City MARICOPA	
State AZ	
Zip 85139	
Sub or Condo Name PAPAGO BUTTE RANCHOS UNIT NO 1	
Property Description PAPAGO BUTTE RANCHOS UNIT #1 LOT 10	
Calculated Parcel Size 3.3	
Use Code 0829	
Use Code Description Residential	
Property Class Code 03011	
Property Class Owner Occupied Residential	
Number of Floors 1	

APPLICANT:
Sanks and Associates, LLC
3600 S. Jacana Ln.
Gilbert, AZ 85297
Phone: 602.326.0581
Contact: Jason Sanks

SYMBOL LEGENDS

P L PROPERTY LINE



VINCITY MAP

N.T.S

SANKS
AND ASSOCIATES LLC

SITE PLAN
1"=40'-0"

REVISION DESCRIPTION	DATE

Site Plan
49641 W Jean
MARICOPA, AZ 85139
PARCEL NO:510-63-0100

SITE PLAN

DATE: 04/27/22

DRAFTER:

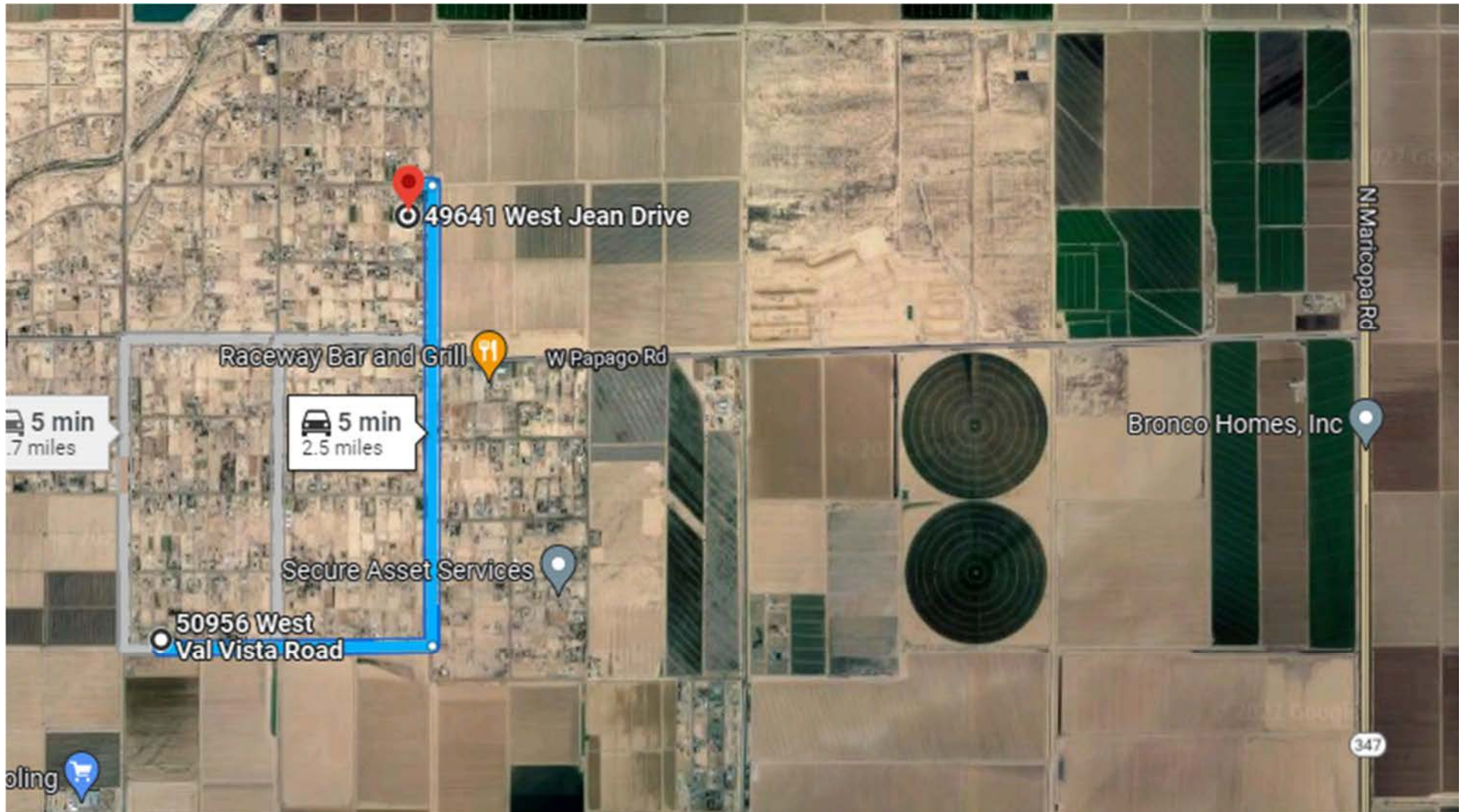
JOB- #2235

SHEET NUMBER:

1.0

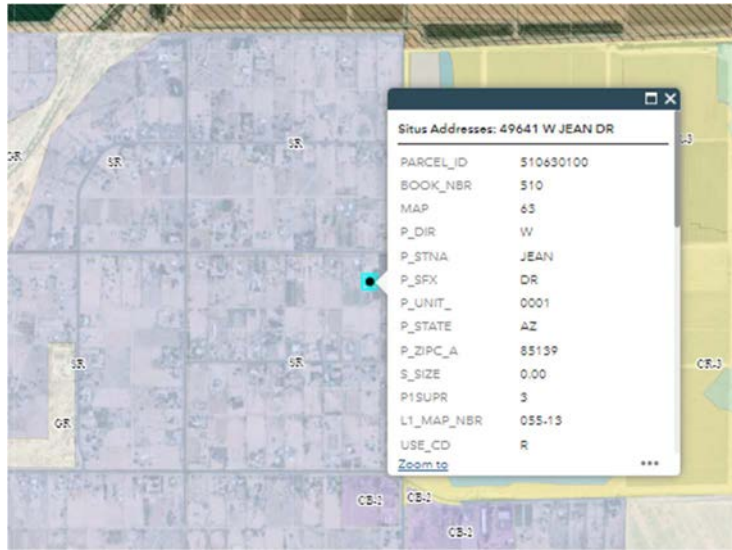
SUP – Abbott’s Shepherds Dog Breeding Family Business

Context Aerial - Relationship Between the Two Family Homes – 2.5 Miles Apart (both SR zoning)

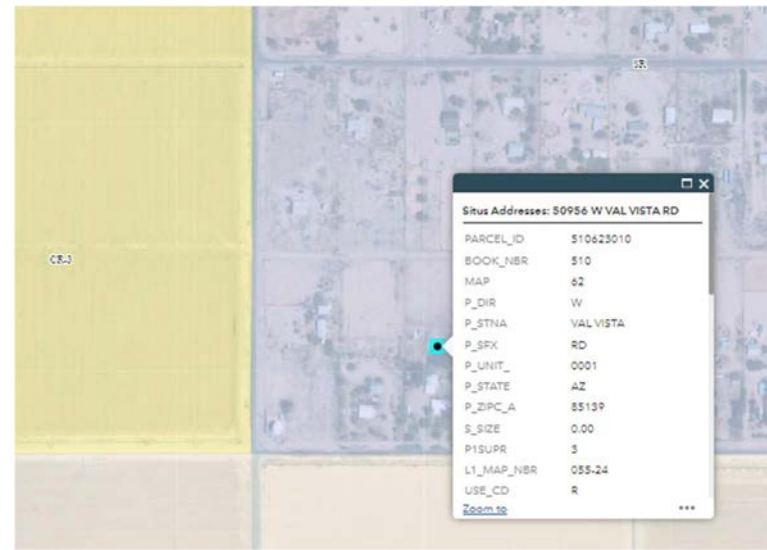


Zoning and Comprehensive Plan Maps –SR Zoning and Very Low Density Residential CP Designation on Both Parcels

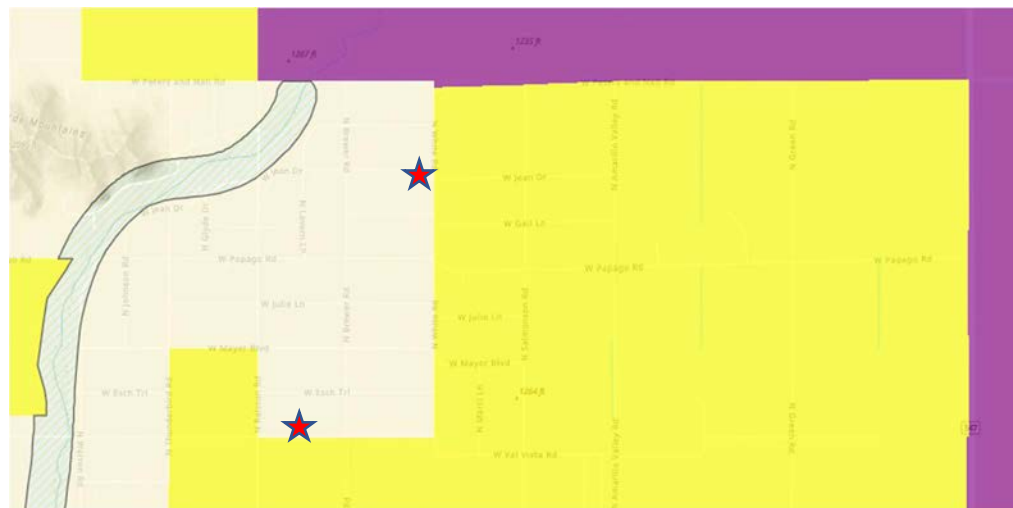
49641 W. Jean Drive



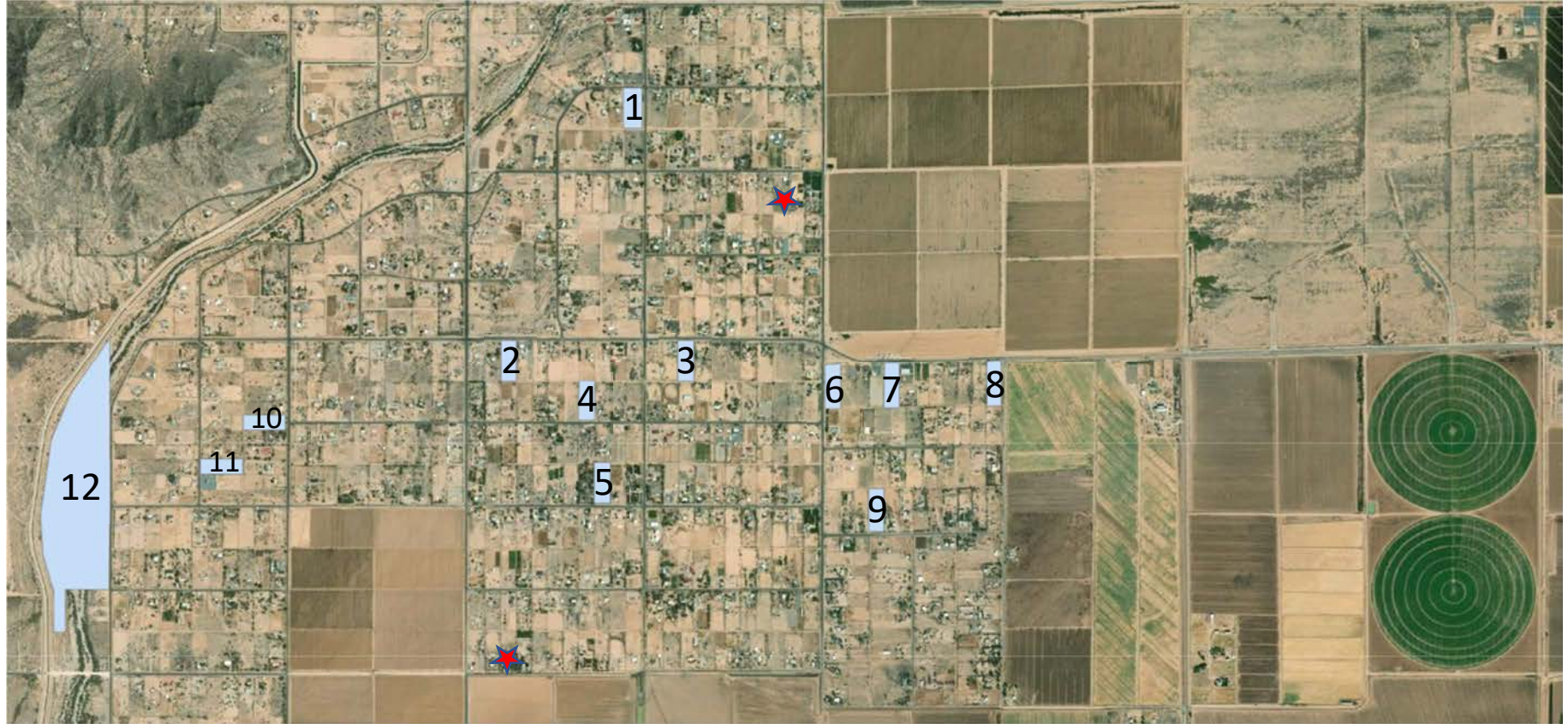
50956 W. Val Vista Road



COMPREHENSIVE PLAN DESIGNATION: VLDR 0-1 DU/ACRE - ★ Abbott's Shepherds parcels



12 Approved SUPs in Papago Butte and Thunderbird Farms Vicinity



1) SR Zoning – SUP to sell horse equipment and supplies, SUP-007-09

★ Abbott's Shepherds parcels – SR Zoning

2) SR Zoning – SUP to store and restore vehicles, SUP-023-91

3) SR Zoning – SUP to allow hobby farm feed store, SUP-010-01

4) SR Zoning – SUP to provide a two chair beauty salon, SUP03A-96

5) SR Zoning – SUP to establish a child care center for 20-30 children, SUP-012-01

6) CB-2 Zoning – SUP to allow a mobile home in the CB-2 Zone

7) CB-2 Zoning – SUP to allow "Ponderosa Botanical", SUP-011-16

8) SR Zoning – SUP to allow a beauty salon and day care center, SUP-027-01

9) SR Zoning – SUP to allow a tire repair shop, SUP-031-97

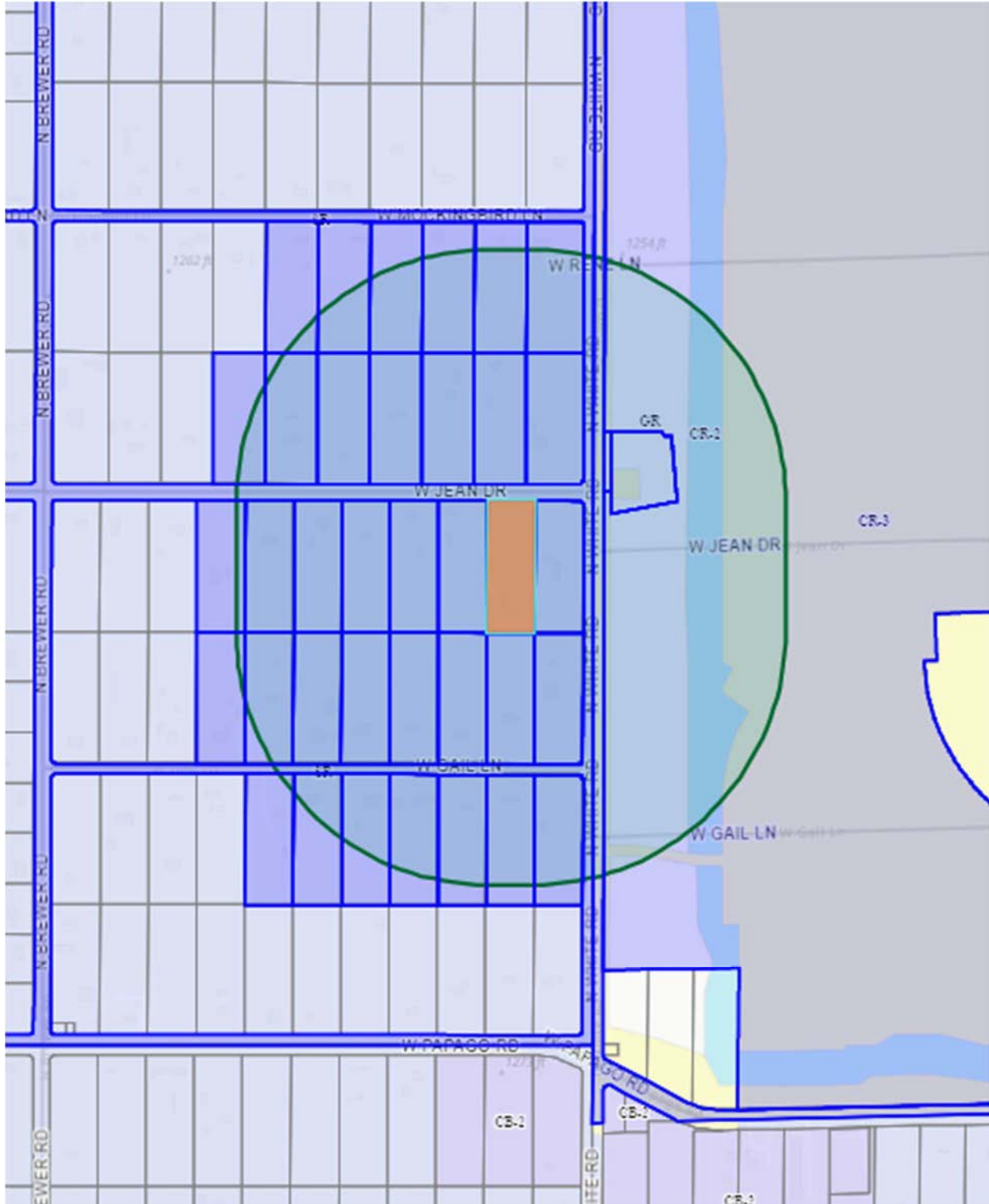
10) SR Zoning – SUP to allow a one chair beauty salon in an accessory structure, SUP-005-01

11) SR Zoning – SUP to allow antique automobile restoration for approximately 35 vehicles, SUP-001-90

12) CR-3 Zoning – SUP to allow a sand and gravel operation, SUP-157-84

1200' Buffer Map Exhibit

49641 W. Jean Drive



TIRADO SYLVIA T
PO BOX 24144
TEMPE, AZ 85285

HOWLE LOYD N
PO BOX 367
MARICOPA, AZ 85139

SCHMIDT DONIEL & KIMBERLE...
PO BOX 2882
NORRIS, MT 59745

ORTIZ EVELIA S
411 W FAIRVIEW ST
CHANDLER, AZ 85225

PEREZ VINCENT
49714 W GAIL LN
MARICOPA, AZ 85139

ULBRICHT R C
49853 W JEAN DR
MARICOPA, AZ 85139

EARLY RICHARD S & JERRI M T...
49581 W GAIL LN
MARICOPA, AZ 85139

TELLER JEROD W & BECKY S
49784 W GAIL LN
MARICOPA, AZ 85139

GUEST BRIAN D
PO BOX 1894
LLOYDMINSTER, SK S9V 0A0
CANADA

MARTINEZ DANIEL
49641 W GAIL LN
MARICOPA, AZ 85139

ZIEGLER GORDON P
BOX 10
ISLAY, AB T0B 2J0
CANADA

RANCK MARGARET L & KIRBY ...
49993 W JEAN DR
MARICOPA, AZ 85139

TELLEZ DIEGO ALEXIS
49715 W GAIL LN
MARICOPA, AZ 85139

FOWLER JOHN S & CATHERINE...
49928 W GAIL LN
MARICOPA, AZ 85139

WEEKS RALPH E TRUST
3851 E PLACITA DEL CAMPEON
TUCSON, AZ 85718

MORGAN DARREN JAMES & AN...
49785 W GAIL LN
MARICOPA, AZ 85139

MILLER EUGENE RAY & EDITH ...
PO BOX 656
MARICOPA, AZ 85139

SANTA CRUZ WATER COMPANY...
21410 N 19TH AVE STE 220
PHOENIX, AZ 85027

WYMAN JERRY A & PAMELA A
49853 W GAIL LN
MARICOPA, AZ 85139

SIKES TOM D
50066 W GAIL LN
MARICOPA, AZ 85139

PALOMINO RANCH PARTNERS ...
11624 SE 5TH ST STE 210
BELLEVUE, WA 98005

SOSA PLACIDO
49929 W GAIL LN
MARICOPA, AZ 85139

BUHR CHAD A
12330 N WHITE RD
MARICOPA, AZ 85139

CAMPOS JOSE L & LAURA
49580 W JEAN DR
MARICOPA, AZ 85139

ROGERS JONATHAN & DONNA
49993 W GAIL LN
MARICOPA, AZ 85139

ROMO VIRGINIA & BERNADETT...
49961 W MOCKINGBIRD LN
MARICOPA, AZ 85139

MATELLI STEPHEN EDWARD & ...
414 CHESTNUT DR
KALISPELL, MT 59901

HART LARRY W
PO BOX 638
MARICOPA, AZ 85139

POCOCK WILLIAM H & LOIS EL...
PO BOX 56
MINBURN, AB T0B 3B0
CANADA

ROSS BRIAN & ROSALIE
BOX 207
ESTEVAN, SK S4A 0A3
CANADA

GERACI GWEN R
49808 W JEAN DR
MARICOPA, AZ 85139

BACKUS EVERETT & DEBBIE
49960 W JEAN DR
MARICOPA, AZ 85139

MARTINEZ ANITA C
50038 W JEAN DR
MARICOPA, AZ 85139

FENSEL ALDEN FOSTER & JES...
49581 W MOCKINGBIRD LN
MARICOPA, AZ 85139

HALE CHRISTA & TALLEY STEP...
49661 W MOCKINGBIRD LN
MARICOPA, AZ 85139

YOUNG BLADE & BECKY
BOX 1
TYVAN, SK S0G 4X0
CANADA

EXHIBIT "A"

Lot 10, of Papago Butte Ranchos – Unit No. 1 according to the Plat of record in the office of the county recorder of Pinal County, Arizona, in Book 18 of Maps, Page 16;

Excepting all coal, oil, gas and other mineral deposits as reserved unto the United States of America in the Patent of said land.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:00 A.M. ON THE **20TH** DAY OF **MARCH 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN AN UNINCORPORATED AREA OF PINAL COUNTY.

SUP-007-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, Ranelle Abbott, landowner, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. 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.

DATED this **20TH** day of **FEBRUARY 2025**, Pinal County Development Services Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 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

Contact for this matter: Patrick Zaia-Roberts, Senior Planner

E-mail address: Patrick.Roberts@pinal.gov

Phone # (520) 866-6409

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

Pinal Central Dispatch



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Notice URL:

[Back](#)

Notice Publish Date:

Thursday, February 27, 2025

Notice Content

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[Back](#)

NOTICE

PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 3-5-25

POST COPY OF ACTUAL NOTICE BELOW.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:00 A.M. ON THE 20TH DAY OF MARCH 2025, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY.

SUP-007-23 - PUBLIC HEARING/ACTION: Jason Sanks - Sanks and Associates LLC, applicant, Ranelle Abbott, landowner, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

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DATED this 20TH day of FEBRUARY 2025, Pinal County Development Services Dept.

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- 4) Whether or not you wish to appear and be heard at the hearing

Contact for this matter: Patrick Zala-Roberts, Senior Planner
E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

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PUBLISHED ONCE:
Pinal Central Dispatch



Community Development

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Current Zoning: SR Requested Zoning: Rezone Current Land Use: VLDR

PINAL COUNTY
BUILT WITH COMMUNITY

Legal Description:
Situated in a portion of Section 13, Township 05 South,
Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona,
located at 49641 W Jean Dr, Maricopa, AZ, in
unincorporated Pinal County.

Applicant: JASON SANKS
SANKS AND ASSOCIATES LLC
Case No: 03/05/2025
Date: 03/05/2025
Sheet No: 13
Page: 033
Scale: 02E
Case Number: SUP-007-23

SEC 13, T4N 05S, R4E 02E









PINAL COUNTY
Public Hearings

Case Number: SUP007-23
Existing Zoning: Suburban Rural (SR)
Proposed Special Use Permit (SUP): SUP to allow a commercial kennel for the ongoing operations of a dog breeding business

Acreage: 3.3 +/- acres
Applicant Name: Sanks & Associates / Jason Sanks
Applicant Phone Number: (602) 326-0581

Case Information Available at Pinal County Planning & Development
With Patrick Roberts (520) 866.6409 or www.pinalcountyz.gov

NOTICE
PLANNING & ZONING
COMMISSION
PUBLIC HEARING
2-5-25

