

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

**RESOLUTION NO. 2023-SUP-007-22**

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS, APPROVING A SPECIAL USE PERMIT FOR TWO PROPERTIES LOCATED ABOUT 6 MILES NORTHEAST OF THE INTERSECTION OF HIGHWAY 60 WITH HIGHWAY 79, AND ABOUT 2.5 MILES NORTH OF THE UNINCORPORATED AREA OF QUEEN VALLEY (TAX PARCELS 10454008D AND 10454008E), TO OPERATE A BED AND BREAKFAST AND 20 CAMP SITES, ON A 20± ACRE SITE, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. 2023-SUP-007-22

WHEREAS, the Pinal County Board of Supervisors (“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 June 2, 2022, the Pinal County Community Development Department received an application from Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis of a certain property located about 6 miles northeast of the intersection of highway 60 with highway 79, and about 2.5 miles north of the unincorporated area of Queen Valley (tax parcels 10454008D & 10454008E), and legally described in the attached Exhibit A (the “Legal Description of the Property”), to request approval of a special use permit for operating a bed and breakfast and 20 camp sites, on a 20± acre site, in the General Rural (GR) zoning district; and

WHEREAS, on December 15, 2022, the Pinal County Planning and Zoning Commission held a public hearing on case No.SUP-007-22, and following the public hearing, voted 7-0 in favor of forwarding a recommendation of approval to the Board with 13 Stipulations, set forth in the attached Exhibit B (the “Stipulations”).

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors, that the Special Use Permit to operate a bed and breakfast and 20 camp sites, on a 20± acre site, in the General Rural Zone (GR), is hereby approved for Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, legally described in Exhibit A and subject to the Stipulations set forth in Exhibit B.

PASSED AND ADOPTED this 25<sup>th</sup> day of January 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-007-22  
[Legal Description of the Properties]**

**The following real properties, situated in Pinal County, Arizona:**

**PARCEL NO. 1 - (APN #104-54-008D)**

A portion of the South half of the Northwest quarter of the Northwest quarter of Section 24, Township 1 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Beginning at the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of Section 24;

thence North 89 degrees 59 minutes 02 seconds East along the North line of the South half of the Northwest quarter of the Northwest quarter of Section 24 a distance of 300. 00 feet to the TRUE POINT OF BEGINNING;

thence continuing North 89 degrees 59 minutes 02 seconds East, a distance of 435. 60 feet;

thence South 00 degrees 00 minutes 58 seconds East, a distance of 300.00 feet;

thence South 89 degrees 59 minutes 02 seconds West, a distance of 435.60 feet;

thence North 00 degrees 00 minutes 58 seconds West, a distance of 300. 00 feet to the TRUE POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other mineral deposits as reserved in the Patent to said land.

**PARCEL NO. 2 - (APN #104-54-008E):**

The South half of the Northwest quarter of the Northwest quarter of Section 34, Township 1 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the following described property:

A portion of the South half of the Northwest quarter of the Northwest quarter of Section 24, Township 1 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Beginning at the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of Section 24;

thence North 89 degrees 59 minutes 02 seconds East along the North line of the South half of the Northwest quarter of the Northwest quarter of Section 24 a distance of 300. 00 feet to the TRUE POINT OF BEGINNING;

thence continuing North 89 degrees 59 minutes 02 seconds East, a distance of 435. 60 feet;

thence South 00 degrees 00 minutes 58 seconds East, a distance of 300.00 feet;

thence South 89 degrees 59 minutes 02 seconds West, a distance of 435.60 feet;

thence North 00 degrees 00 minutes 58 seconds West, a distance of 300.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT all coal, oil, gas and other mineral deposits as reserved in the Patent to said land.

**EXHIBIT B  
TO  
RESOLUTION NO. 2023-SUP-007-22**

**[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. 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.;
- 2) The property is to be developed in conformance with the site plan/development plan submitted in this SUP, along with a specific site plan which shall be submitted for review and approval, subject to Chapter 2.200 PCDSC and 2.150.210.
- 3) 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;
- 4) This SUP authorizes a use to be developed in a particular way as specified by the permit and its conditions;
- 5) This SUP imposes on the applicant the responsibility of ensuring that the authorized special use continues to comply with the conditions of the permit as long as the permit remains valid;
- 6) This SUP shall be valid for the duration of the special use, provided the use remains in conformance with the conditions of approval and is not discontinued for 12 consecutive months;
- 7) The operator of the SUP shall live on the premises or on adjacent premises.
- 8) ADA parking shall be paved, striped, and signed.
- 9) Violation of these conditions at any time may involve revocation proceedings by the Pinal County Development Services Department.
- 10) 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.
- 11) 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;

- 12) 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.
- 13) All 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 and toilet or toilet alternatives at campsites.