

SUP-007-22



MEETING DATE: January 25, 2023

TO: BOARD OF SUPERVISORS

CASE NO: **SUP-007-22** (COPPER CACTUS RANCH SUP)

CASE COORDINATOR: Evan Evangelopoulos

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***Executive Summary:***

Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast and 20 camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, and 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.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request with attached stipulations.

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**REQUESTED ACTION & PURPOSE: SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.

**PARCELS:** 10454008D & 10454008E (legal on file)

**LEGAL DESCRIPTION:**

Portion of Section 24, Township 1 South, Range 10 East, of the G.R.B. & M., Pinal County, AZ

**LANDOWNER/APPLICANT:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee.

**AGENT:** Iplan Consulting/Greg Davis.

**LOCATION:** The subject site is 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.

**SIZE:** 20± acres.

**COMPREHENSIVE PLAN:** The existing Comprehensive Plan land use designation for the property is Major Open Space.

**EXISTING ZONING AND USE:**

The existing zoning is General Rural (GR). There is an existing bed and breakfast/short-term rental in a 1.7-story building (according to a 1996 Pinal County Rural Property Record Card and a 1997 appraisal record) on the property, a shed, an above ground pool, an electrical transformer, a parking area, and an access road.

**SURROUNDING ZONING AND USE:**

North: General Rural (GR) – Vacant, natural desert

South: General Rural (GR) - Vacant, natural desert

East: General Rural (GR) - Vacant, natural desert

West: General Rural (GR) - Vacant, natural desert

**ACCESS:** The site is accessed from Highway 60, through the unincorporated community of Queen Valley, via Elephant Butte Road.

**PUBLIC PARTICIPATION:**

Neighborhood Meeting(s):	March 14, 2022
Newspaper Advertising:	January 5, 2023
Site posting, Applicant:	November 24, 2022
Site posting, County:	January 9, 2023

**STAFF SUMMARY:** The applicant, Copper Cactus Resorts LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This Special Use Permit will allow the operation of a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone
2. To date, one letter of support has been received regarding the requested Special Use Permit
3. The property is accessed from North Elephant Butte Road
4. The subject property is located within the Major Open Space designation of the Pinal County Comprehensive Plan and complies with the recommended use
5. Granting of the Special Use Permit 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

**STAFF RECOMMENDATION:** After a detailed review of the request, Pinal County Comprehensive Plan, the Pinal County Development Services Code (PCDSC), and the Planning and Zoning Commission recommendations, staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

**COMMISSION ACTION/RECOMMENDATION (SUP-007-22):** At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0

to recommend approval of (SUP-007-22) based upon the record as presented, with the following stipulations:

**SUP-007-22: APPROVAL with thirteen (13) 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.

Date Prepared: 1/9/2023 EE

Revised:



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PINAL COUNTY PLANNING AND ZONING COMMISSION  
ACTION SUMMARY  
Thursday, December 15, 2022**

**9:00 AM - CALL TO ORDER**

**PINAL COUNTY ADMINISTRATIVE COMPLEX  
BOARD OF SUPERVISORS HEARING ROOM  
135 N. PINAL STREET  
FLORENCE, AZ 85132**

**Members:**

Riggins, Chairman  
Mennenga, Vice-Chairman  
Hartman, Member  
Del Cotto, Member  
Lizarraga, Member  
Hardick, Member  
Schnepf, Member  
Davis, Member  
Heaton, Member

**Members Appearing Telephonically:**

Lizarraga, Member, left meeting at 12:14pm  
Heaton, Member

**Members Present:**

Riggins, Chairman  
Mennenga, Vice-Chairman  
Del Cotto, Member  
Lizarraga, Member  
Hardick, Member  
Schnepf, Member  
Heaton, Member

**Members Absent:**

Hartman, Member  
Davis, Member

**Staff Present:**

Brent Billingsley  
Todd Williams  
Chris Wanamaker  
Larry Harmer  
Sangeeta Deokar  
Patrick Roberts  
Evan Evangelopoulos  
Val Lujan  
LaRee Mason

Meeting started at 9:10 a.m.

(1) **CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS:**

- ( ) RIGGINS, Chairman
- ( ) HARTMAN, Vice-Chairman
- ( ) DEL COTTO, Member
- ( ) LIZARRAGA, Member
- ( ) MENNENGA, Member
- ( ) HARDICK, Member
- ( ) SCHNEPF, Member
- ( ) DAVIS, Member
- ( ) HEATON, Member

(2) PLANNING MANAGER REPORT:

**Initiation of Civil Office Hearing Rules**

(3) VICE CHAIR ELECTION:

**Member Hardick motioned to approve Mennenga as Vice-Chairman, Del Cotto seconded the motion, motion passed unanimously (7-0).**

(4) TENTATIVE PLATS:

- A. **S-028-22 – ACTION:** PGTL Combs Ranch LP, landowner, Wood, Patel & Associates, Inc, engineer, requesting approval of a tentative plat for Combs Ranch Unit 3, for 252 lots and tracts EEEEEZZZZ, on a 61.19 ± acre parcel in the R-7/PAD (PZ-009-13, PZ-PD-009-13) zone, tax parcel 104-22-006V, a portion of Section 27, Township 2 South, Range 8 East, G&SRB&M, (located north of E Combs Rd and west of Sierra Vista Rd, within the San Tan Valley area).  
*Glenn Bak/Brent Billingsley*

**Member Schnepf motioned to approve, Member Del Cotto seconded the motion, motion passed unanimously (7-0).**

(5) NEW CASES: PZ-PA-014-22, PZ-PD-046-22

- A. **PZ-PA-014-22 – PUBLIC HEARING/ACTION:** Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 80± acres from **Moderate Low Density Residential** land use designation to **General Public Facilities/Services** situated in Section 29, Township 06, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.  
*Sangeeta Deokar/Brent Billingsley*

Member Schnepf motioned to approve, Vice-Chairman Mennenga seconded the motion, motion passed unanimously (7-0).

- B. **PZ-PD-046-22 – PUBLIC HEARING/ACTION:** Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting approval of a **Planned Area Development (PAD) Overlay District** on 80± acres in General Rural zoning district, to modify the development standards, situated in the Section 29, T06S, R08E G&SRB&M, west portion of tax parcel 401-43-0090 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.  
*Sangeeta Deokar/Brent Billingsley*

Member Schnepf motioned to approve, Member Del Cotto seconded the motion, motion passed unanimously (7-0).

(6) NEW CASE: SUP-007-22

- A. **SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and lplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.  
*Evan Evangelopoulos/Brent Billingsley*

Member Schnepf motioned to approve, Member Hardick seconded the motion, motion passed unanimously (7-0).

(7) WORK SESSION: Zoning Code Update

- A. **PZ-C-005-21 – Work-session: in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department a zoning regulations amendment to Title 2 of the Pinal County Development Services Code to modify:**
- **Title 2 – ZONING: (and all sections within the enumerated Chapters)**
  - o **CHAPTER 2.05. - PURPOSE AND APPLICATION**
  - o **CHAPTER 2.10. - DEFINITIONS**
  - o **CHAPTER 2.15. - ZONING DISTRICTS, MAPS AND BOUNDARIES**
  - o **CHAPTER 2.140. - OFF-STREET PARKING AND LOADING - PUBLIC GARAGES AND GAS STATIONS**
  - o **CHAPTER 2.145. - SIGNS, BILLBOARDS, NAME PLATES AND OTHER OUTDOOR ADVERTISING**
  - o **CHAPTER 2.150. - GENERAL PROVISIONS, STANDARDS AND EXCEPTIONS**
  - o **CHAPTER 2.151. - PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND SPECIAL EVENT**
  - o **CHAPTER 2.155. - BOARD OF ADJUSTMENT, VARIANCES AND APPEALS**
  - o **CHAPTER 2.160. - ENFORCEMENT**
  - o **CHAPTER 2.165. - ZONING REGULATIONS AMENDMENTS**
  - o **CHAPTER 2.166. - REZONINGS**
  - o **CHAPTER 2.170. - COMPREHENSIVE PLAN, SPECIFIC LAND USE PLANS AND PLAN AMENDMENTS**
  - o **CHAPTER 2.176. - PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT**
  - o **CHAPTER 2.180. - DESIGN REVIEW OVERLAY (DRO) ZONING DISTRICT**
  - o **CHAPTER 2.185. - OUTSIDE STORAGE AND PARKING**
  - o **CHAPTER 2.191. - MEDICAL MARIJUANA DISPENSARIES, RECREATIONAL MARIJUANA ESTABLISHMENTS, OFF-SITE MARIJUANA CULTIVATION LOCATIONS AND TESTING FACILITIES**
  - o **CHAPTER 2.195. - OUTDOOR LIGHTING**
  - o **CHAPTER 2.200. - SITE PLANS AND REVIEWS**
  - o **CHAPTER 2.205. - WIRELESS COMMUNICATIONS FACILITIES**
  - o **CHAPTER 2.210. - RESIDENTIAL PHOTOVOLTAIC SOLAR ENERGY DEVICES**
  - o **CHAPTER 2.215. - ADDRESSING AND STREET NAMING**
  - o **CHAPTER 2.220. - RU-10 RURAL ZONING DISTRICT**
  - o **CHAPTER 2.225. - RU-5 RURAL ZONING DISTRICT**
  - o **CHAPTER 2.230. - RU-3.3 RURAL ZONING DISTRICT**
  - o **CHAPTER 2.235. - RU-2 RURAL ZONING DISTRICT**
  - o **CHAPTER 2.240. - RU-1.25 RURAL ZONING DISTRICT**
  - o **CHAPTER 2.245. - RU-C RURAL COMMERCIAL ZONING DISTRICT**
  - o **CHAPTER 2.250. - R-43 SINGLE RESIDENCE ZONING DISTRICT**
  - o **CHAPTER 2.255. - R-35 SINGLE RESIDENCE ZONING DISTRICT**
  - o **CHAPTER 2.260. - R-20 SINGLE RESIDENCE ZONING DISTRICT**
  - o **CHAPTER 2.265. - R-12 SINGLE RESIDENCE ZONING DISTRICT**
  - o **CHAPTER 2.270. - R-9 SINGLE RESIDENCE ZONING DISTRICT**
  - o **CHAPTER 2.275. - R-7 SINGLE RESIDENCE ZONING DISTRICT**
  - o **CHAPTER 2.280. - MD MIXED DWELLING ZONING DISTRICT**
  - o **CHAPTER 2.285. - MR MULTIPLE RESIDENCE ZONING DISTRICT**
  - o **CHAPTER 2.290. - AC-1 ACTIVITY CENTER ZONING DISTRICT**
  - o **CHAPTER 2.295. - AC-2 ACTIVITY CENTER ZONING DISTRICT**
  - o **CHAPTER 2.300. - AC-3 ACTIVITY CENTER ZONING DISTRICT**

- o CHAPTER 2.305. - O-1 MINOR OFFICE ZONING DISTRICT
  - o CHAPTER 2.310. - O-2 GENERAL OFFICE ZONING DISTRICT
  - o CHAPTER 2.315. - C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
  - o CHAPTER 2.320. - C-2 COMMUNITY COMMERCIAL ZONING DISTRICT
  - o CHAPTER 2.325. - C-3 GENERAL COMMERCIAL ZONING DISTRICT
  - o CHAPTER 2.330. - I-1 INDUSTRIAL BUFFER ZONING DISTRICT
  - o CHAPTER 2.335. - I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT
  - o CHAPTER 2.340. - I-3 INDUSTRIAL ZONING DISTRICT
  - o CHAPTER 2.345. - MH-8 MANUFACTURED HOME ZONING DISTRICT
  - o CHAPTER 2.350. - MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT
  - o CHAPTER 2.355. - PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT
  - o CHAPTER 2.365. - LARGE MASTERPLAN COMMUNITY (L-MPC) ZONING DISTRICT
  - o CHAPTER 2.370 TRANSFER OF DEVELOPMENT RIGHTS
  - o CHAPTER 3.05 TITLE, PURPOSE, AND ADMINISTRATION
  - o CHAPTER 3.10 DEFINITIONS
  - o CHAPTER 3.15 GENERAL REQUIREMENTS AND PROCEDURES FOR SUBMITTAL OF PLATS
  - o CHAPTER 3.35 RESERVED
  - o CHAPTER 3.40 REQUIRED IMPROVEMENTS, FINANCIAL ASSURANCES, AND ACCEPTANCE OF IMPROVEMENTS
  - o CHAPTER 3.50 REPLAT
- Larry Harmer/Brent Billingsley*

**PZ-C-005-21 Zoning Code Update to appear at a Special Meeting on January 10, 2023.**

- (8) CALL TO THE COMMISSION CURRENT EVENTS ONLY: Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff. Action taken as a result of comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

Meeting Adjourned at 12:30 p.m.

NOTE: Detailed Legal Minutes of the Planning and Zoning Commission hearing were not available at the time of this submittal.

**SUP-007-22**

**P&Z PACKET**



MEETING DATE: December 15, 2022

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO: **SUP-007-22** (COPPER CACTUS RANCH SUP)

CASE COORDINATOR: Evan Evangelopoulos

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***Executive Summary:***

Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast and 20 camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, and 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.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request with attached stipulations.

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**REQUESTED ACTION & PURPOSE: SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.

**PARCELS:** 10454008D & 10454008E (legal on file)

**LEGAL DESCRIPTION:**

Portion of Section 24, Township 1 South, Range 10 East, of the G.R.B. & M., Pinal County, AZ

**LANDOWNER/APPLICANT:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee.

**AGENT:** Iplan Consulting/Greg Davis.

**LOCATION:** The subject site is 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.

**SIZE:** 20± acres.

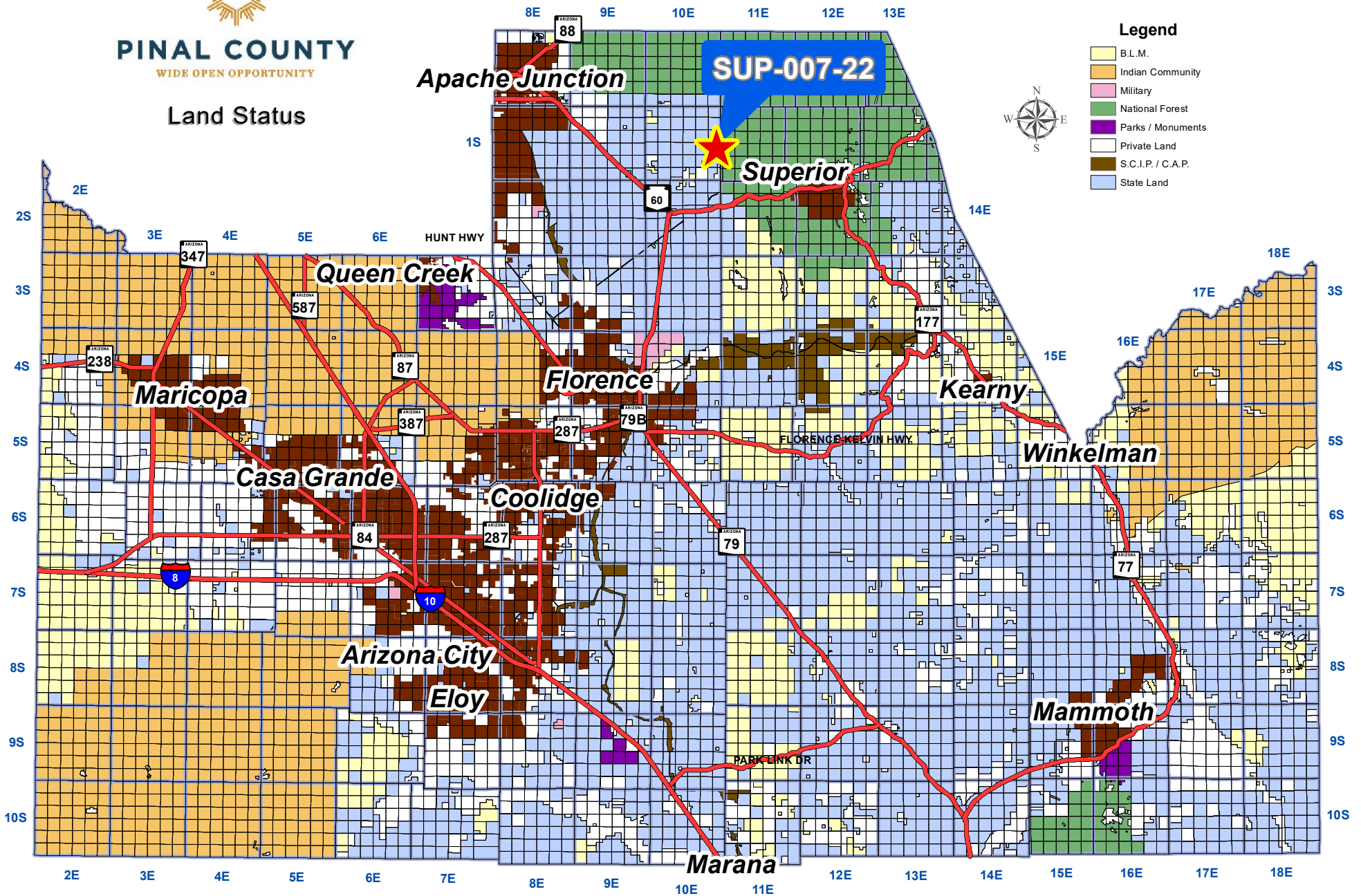
**COMPREHENSIVE PLAN:** The existing Comprehensive Plan land use designation for the property is Major Open Space.



# PINAL COUNTY

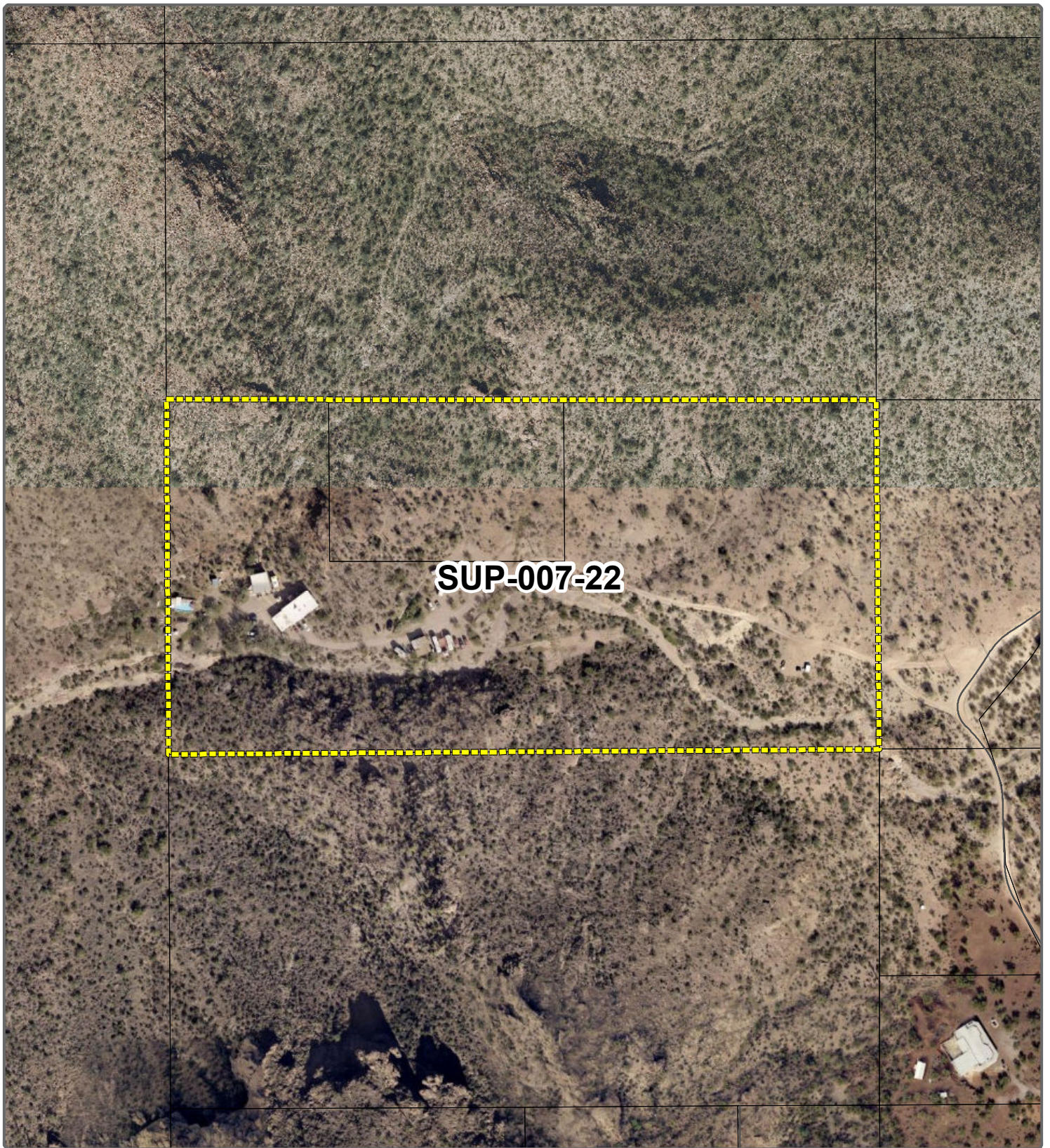
WIDE OPEN OPPORTUNITY

## Land Status



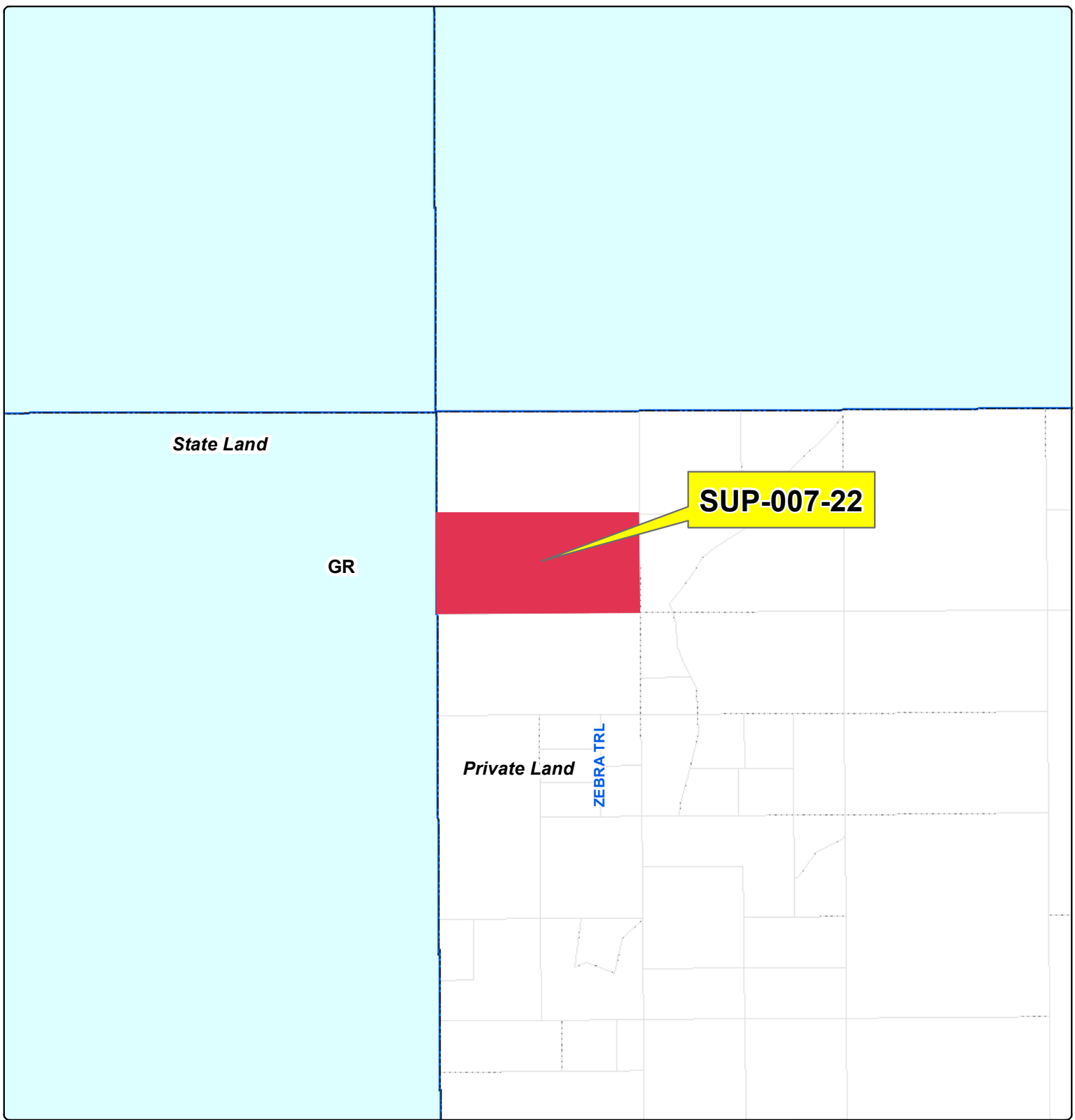
### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land




*Special Use Permit*

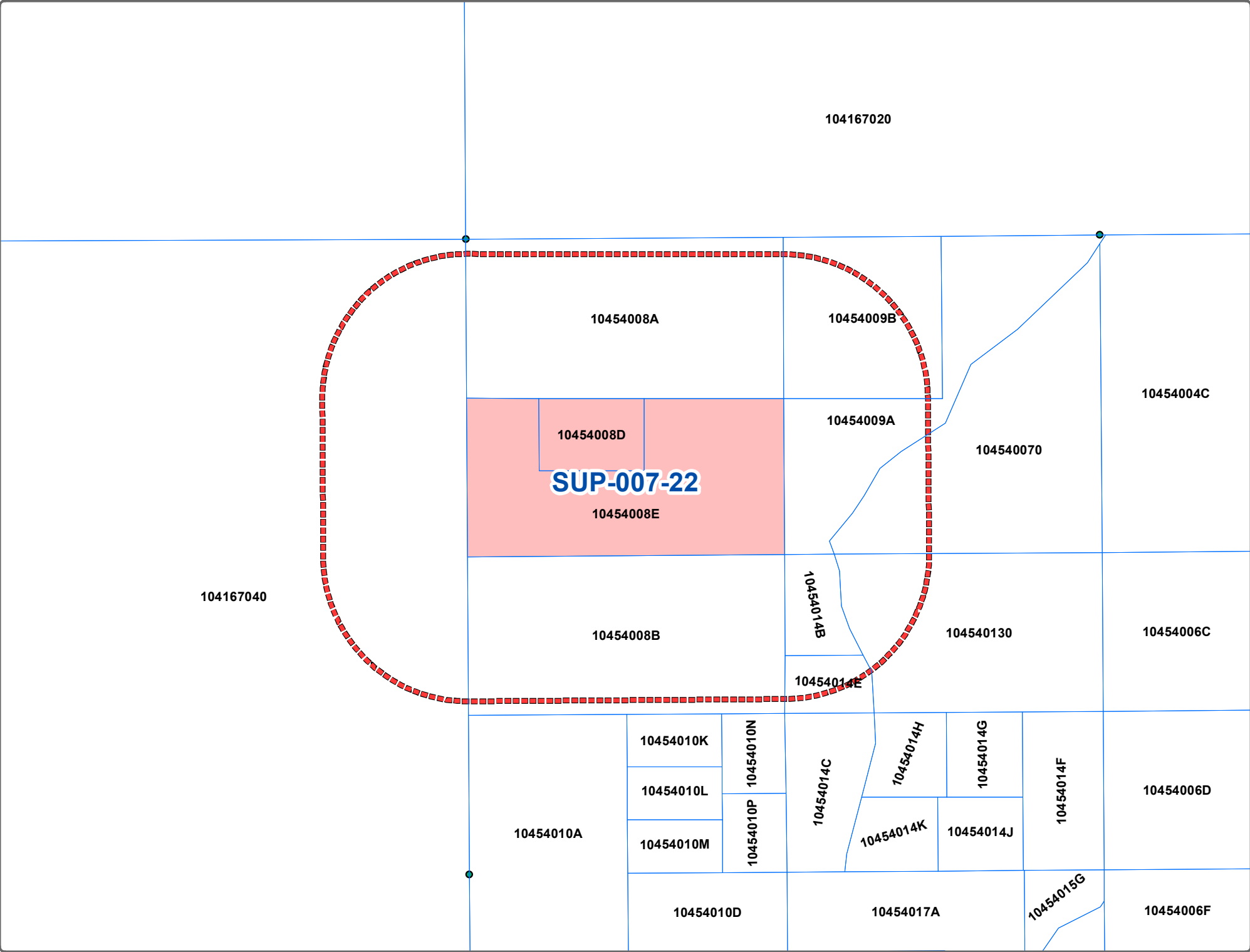


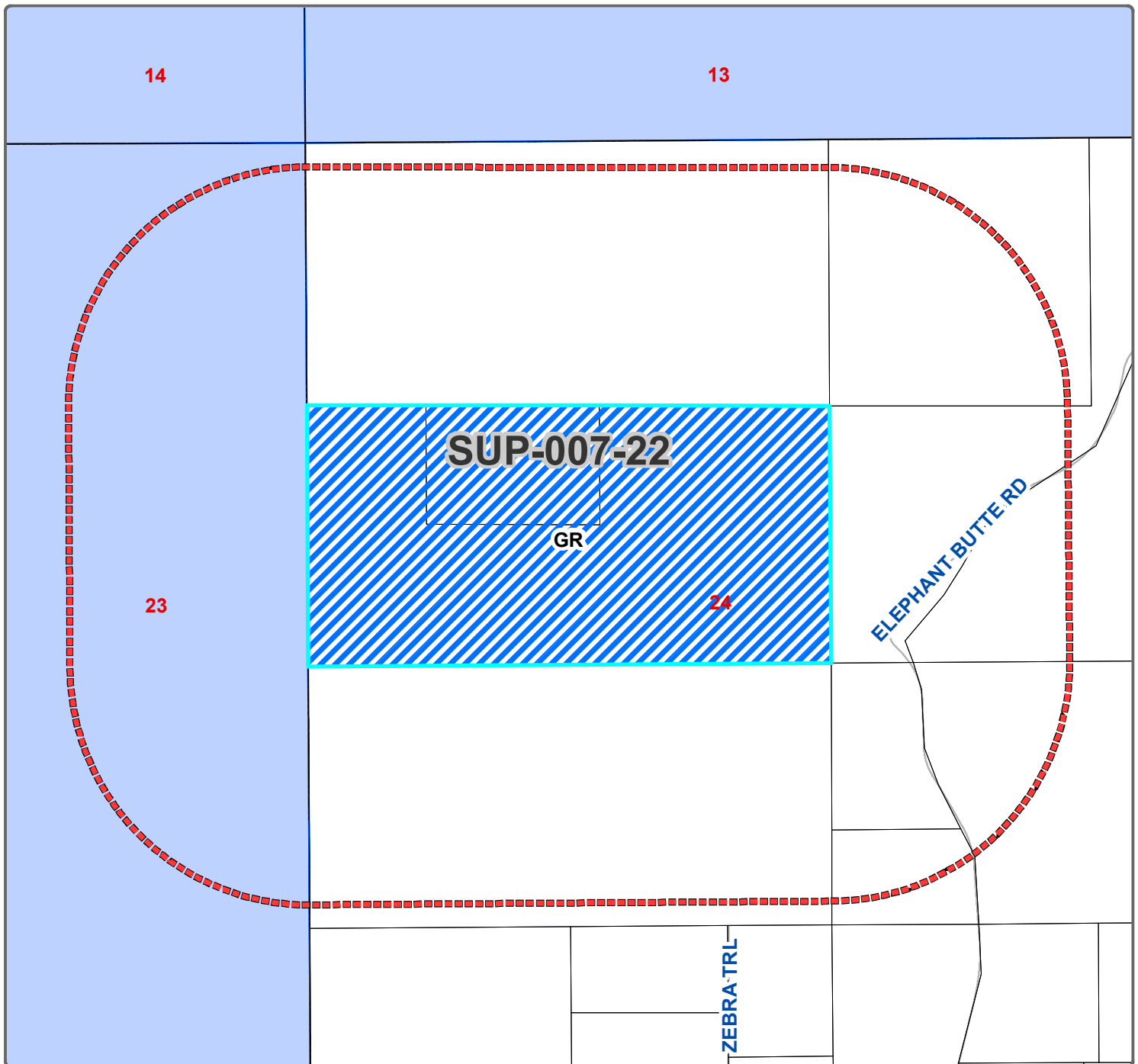


# Special User Permit



<b>Legal Description:</b> Situated in a portion of Section 24, Township 1 South, Range 10 East, of the G.R.B & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.		<b>Owner/Applicant:</b> ELEPHANT CORPORATION	
		<b>Drawn By:</b> GIS / IT /RWH	<b>Date:</b> 11/15/2022
<b>Sheet No.</b> 1 of 1	<b>Section</b> 24	<b>Township</b> 01S	<b>Range</b> 10E
<b>Case Number:</b> SUP-007-22			





## Special Use Permit

SUP-007-22 – PUBLIC HEARING/ACTION: Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus ten (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East, of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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

Current Zoning: GR

Current Land Use: Rural Living



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Legal Description:

Situated in a portion of Section 24, Township 1 South, Range 10 East, of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.



Sheet No.  
1 of 1

Owner/Applicant: ELEPHANT CORPORATION

Drawn By: GIS / IT / RWH

Date: 11/15/2022

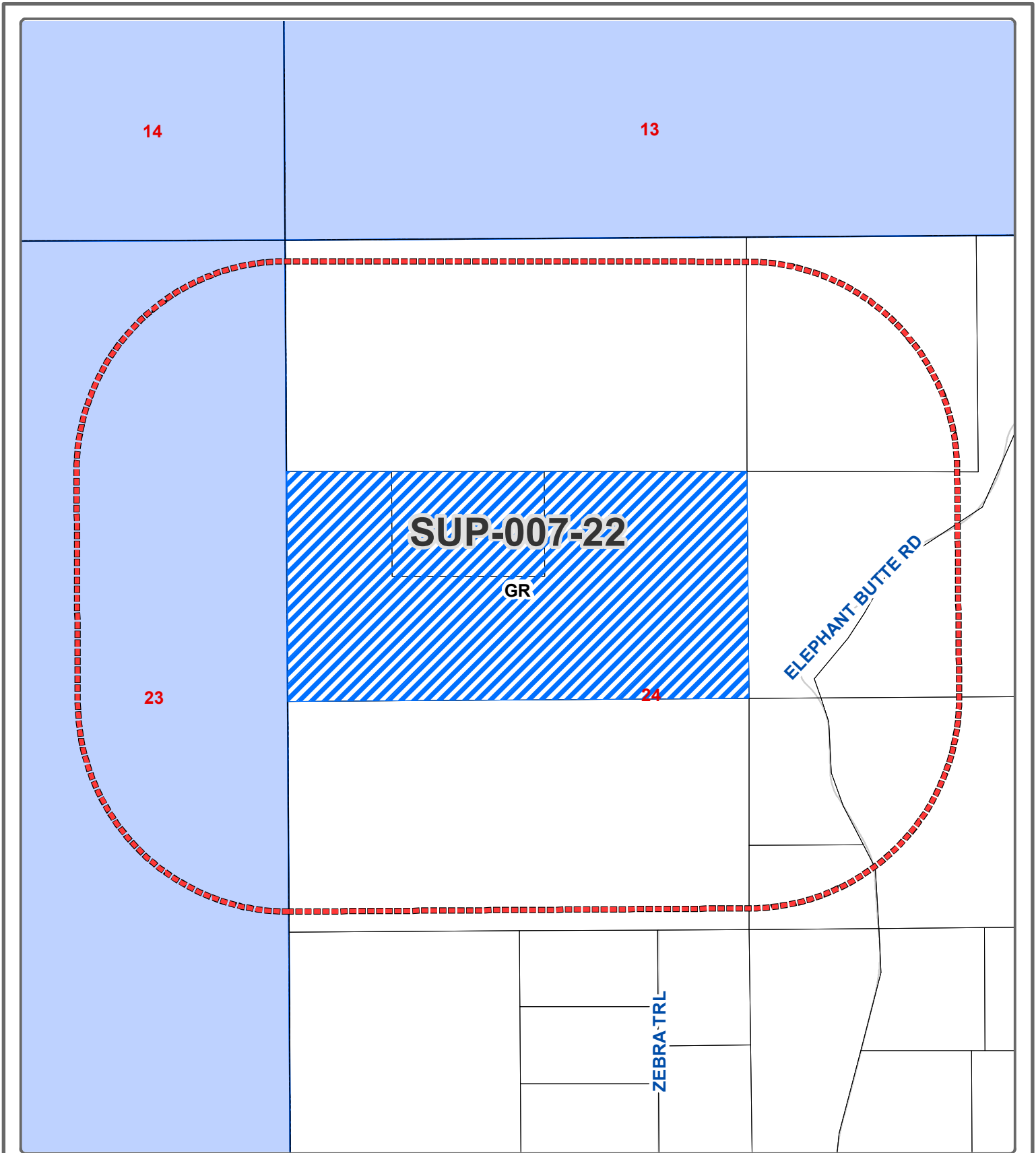
Section 24

Township 01S



Range 10E

Case Number:

**SUP-007-22**



## Special Use Permit

ELEPHANT CORPORATION			<b>Legal Description:</b>  Situatied in a portion of Section 24, Township 1 South, Range 10 East, of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.			Current Zoning: GR Current Land Use: Rural Living
GIS/IT - RWH		11/15/2022				
Section 24	Township 01S	Range 10E				
SUP-007-22						
			T01S-R10E Sec 24	Sheet No. 1 of 1		

**EXISTING ZONING AND USE:**

The existing zoning is General Rural (GR). There is an existing bed and breakfast/short-term rental in a 1.7-story building (according to a 1996 Pinal County Rural Property Record Card and a 1997 appraisal record) on the property, a shed, an above ground pool, an electrical transformer, a parking area, and an access road.

**SURROUNDING ZONING AND USE:**

North: General Rural (GR) – Vacant, natural desert

South: General Rural (GR) - Vacant, natural desert

East: General Rural (GR) - Vacant, natural desert

West: General Rural (GR) - Vacant, natural desert

**ACCESS:** The site is accessed from Highway 60, through the unincorporated community of Queen Valley, via Elephant Butte Road.

**PUBLIC PARTICIPATION:**

Neighborhood Meeting(s):	March 14, 2022
Newspaper Advertising:	November 24, 2022
Site posting, Applicant:	November 24, 2022
Site posting, County:	November 28, 2022

**FLOOD ZONE:**

Parcel 10454008D is within Flood Zone X of minimal flood hazard. Parcel 10454008E is partly within Flood Zone X but there is a wash that runs along this parcel and the area along the wash is within Flood Zone A.

**HISTORY/ANALYSIS:** The property was bought by the Elephant Corporation in 1996. The two parcels were split in 1998. The two story building in parcel 10454008E was built in 1986, while the shed was built in 1988 according to a 1996 Pinal County Rural Property Record Card and a 1997 appraisal record.

The subject properties are in the General Rural zone of the Pinal County Development Services Code and are both designated as Major Open Space in the Pinal County Comprehensive Plan. Major Open Space (or 1 du/ac) indicates lands the County is interested in preserving for recreation purposes or for cultural or ecological reasons (p.91). The proposed development use agrees with the Comprehensive Plan recommended recreational use. As a reference:

*The Pinal County Development Services Code defines “Bed and breakfast” as one dwelling (conventional construction only), or portion thereof, where short-term lodging rooms and meals are provided, for compensation. The operator shall live on the premises or on adjacent premises.*

*The Pinal County Development Services Code defines “Dwelling unit” as a room or suite of two or more rooms that is designed for or is occupied by a person or persons for living purposes and having its own cooking and sanitary facilities.*

*The Pinal County Development Services Code defines “Dwelling” as a building or portion thereof designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, duplexes, townhouses, triplexes, manufactured homes, mobile homes, modular homes, and multiple-family dwellings, but not including hotels, motels, boarding, and lodging houses.*

*The Pinal County Development Services Code defines “Campground” as an open area or tract of land, with or without sanitation facilities or water, for overnight or limited camping of tents, trailers, recreational vehicles or other vehicles intended for camping purposes.*

The applicant is requesting a Special Use Permit to operate the bed and breakfast and the proposed 20 camping uses on the property because both camping and Bed and Breakfast camping is not mentioned in the GR zone. According to PCDSC 2.151.010.o, *a Special Use Permit can be issued for such other uses as the planning commission may deem appropriate in the public interest.*

According to the submitted narrative, the ranch currently operates as a bed and breakfast inn offering accommodations for a maximum of 18 guests in the main building (7 rental rooms). The ranch is open to the public, but only by invitation and/or having advanced reservations. This limits the number of people on site at any given time. The ranch operates year-round with the office open between 8am and 10pm. There are no long-term rentals on the property and the guests generally stay just for a few days to a week at a time.

The SUP case the Commission is considering, is for the operation of a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (N). These factors include, but are not limited to:

- traffic conditions;
- provision of services and utilities to the site;
- the relationship of the proposed special use and surrounding uses;
- whether the proposed use is beneficial to the public health, safety and general welfare of the community;
- access to streets that are adequately designed and constructed to handle the volume generated by the use;
- does not result in the use of a residential street for non-residential through traffic;
- whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;
- the need for the proposed special use in the neighborhood/community;
- public input.

If the Commission deems there is sufficient evidence to grant this SUP, then staff has included stipulations relating to the operation and permitting of the facility.

To date, a letter of support has been received regarding the requested Special Use Permit.

There were no transportation comments from the **Pinal County Public Works Department** which reviewed the proposal.

The **Pinal County Engineering Division** reviewed the proposal and their stipulations are attached to the correspondence section of this report.

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-007-22**. 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

**STAFF SUMMARY:** The applicant, Copper Cactus Resorts LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This Special Use Permit will allow the operation of a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone
2. To date, one letter of support has been received regarding the requested Special Use Permit
3. The property is accessed from North Elephant Butte Road
4. The subject property is located within the Major Open Space designation of the Pinal County Comprehensive Plan and complies with the recommended use
5. Granting of the Special Use Permit 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

**STAFF RECOMMENDATION:** After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), Staff recommends approval of this request.

In addition to staff recommendations, 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 staff recommends that the Commission forward **SUP-007-22** to the Board of Supervisors with a favorable recommendation with the attached stipulations.

If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

**Stipulations of Approval:**

- 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 general 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.

Date Prepared: 12/6/2022 EE

Revised: 12/9/22 EE

Members of the Planning and Zoning Commission:

I am writing in regard to a Special Use Permit for Copper Cactus Ranch (Case #SUP-007-22).

Copper Cactus Ranch is a positive influence on its immediate neighborhood and greater community. This is a rare bed and breakfast managed by individuals that care about their neighbors, community and preservation of the surrounding untouched desert.

They organized COVID testing events early in the pandemic for the Queen Valley community. They helped the Superior's Veterans of Foreign Wars to restore and transfer deteriorating photos into a Porcelain-tiled mural. Copper Cactus Ranch has organized fundraising dinners for the same VFW. The list of community contributions could go on.

Copper Cactus Ranch is also a steward of the unique desert habitat in which it resides. They take great pains to educate their guests. Taken far beyond the adage, "Take only photos, leave only footprints," Copper Cactus helps guests identify cactus species, unique geology, and the impact of forest fires. Guests inspired by the awe of the Sonoran Desert have even rehabilitated fire damaged areas by replanting native species. At a minimum, guests learn to pronounce 'Saguaro' correctly!

Copper Cactus Ranch creates a positive influence for the community, their guests, and the neighborhood. Bed & Breakfasts do not typically espouse this commitment and love the way Copper Cactus Ranch does.

I strongly urge the board to support Elephant Corporation & Copper Cactus Resorts' application for a Special Use Permit to operate a bed and breakfast with 20 camp sites.

With Respect,

A handwritten signature in black ink, appearing to read "Taliesin Graff". The signature is fluid and cursive, with a small flourish at the end.

Taliesin Graff

01 December 2022

Pinal County  
Community Development Department  
P.O. Bx 2973 (85 N Florence St.)  
Florence AZ 85132

Attention: Evan Evangelopoulos 520-866-6642

Ref: SUP-007-02 Public Hearing

As a Property Owner with property adjacent to the Copper Cactus Ranch;  
I recently purchased the parcel located to the East of The Copper Cactus Ranch, between the ranch and Elephant Butte Road.

Property division of parcel 10454009A – Tishman Parcel (Escrow Closed June 2022 – APN Pending)  
This parcel includes the easement/access road to the Copper Cactus Ranch.

I have been spending time in Queen Valley and Apache Junction for many years. The owners of the Ranch have demonstrated exceptional care and stewardship of the land. The improvements to the ranch property have resulted in an amazing transformation as mentioned by many other property owners in the area.

The owners of the Ranch have been an outstanding resource to Queen Valley and the local communities. Their community outreach and professionalism during the COVID emergency has been exceptional and filled an important community service. The Copper Cactus Ranch led a significant COVID testing clinic and outreach program in Queen Valley that was coordinated with the Queen Valley Fire Department and The Queen Valley Home Owners Association.

Their volunteer efforts at the Superior Veterans of Foreign Wars or VFW are just one of many examples of the many positive impacts to the community. The fund-raising effort led by The Copper Cactus ranch resulted in keeping the VFW post open for veterans, when it would have otherwise closed.

**I support the Special Use Permit with no restrictions.**



Ronald A. Zahoryin  
13681 Newport Ave STE 8633  
Tustin Ca 92780  
razahoryin@att.net  
Cell 818-384-2767

June 3 2020

To Whom It may Concern -

I am a happily retired gay professional who relocated to AZ one year ago.

I was delighted to discover the Copper Cactus Ranch. It is a discrete, well-run clean operation that provides a relaxed adult oasis in a beautiful setting. The camaraderie between guests is real. The food is wonderful.

I have highly recommended it to numerous friends. These friends, by the way, have disposable incomes that will filter through the local economy and vendors.

The owners and CCR are highly professional and are excellent ambassadors for the area as well as a great example of small businesses we should support at this time.

Please feel free to contact me.

Sincerely,

Bob Beavers  
331-442-2558

***QVFD***  
**Queen Valley Fire District**  
**1494 Queen Valley Drive**  
**Queen Valley, AZ. 85118-9727**  
**520-463-2913**

6-9-20

Bobby Cook  
Copper Cactus Ranch

Re: Copper Cactus Ranch

To whom it may concern

The Queen Valley Fire District would like to express our support for the Copper Cactus Ranch. Since Bobby Cook took over residency at the ranch we have seen this ranch go from an old run down shack to a very nice ranch. The ranch is very old with much historical value; it has a definite place in local Arizona history. If the ranch had been vacant during the recent fire there would have been no efforts to save the ranch from fire and it would have probably burned to the ground.

The operation of this ranch is of great value to its members and the Queen Valley fire District. For the time that Mr. Cook has occupied the ranch he and his occupants have served as the eyes on the ground in the Elephant Butte area and has also been a place where crews can get much needed rehab.

I as a lifelong resident of Queen Valley I believe the ranch serves a vital role in the area; I would be a true loss to the area if the ranch could not continue to operate.

Any questions please feel free to contact me ant time.

Sincerely



Cecil Fendley  
Fire Chief

Queen Valley Fire District  
602-918-5707

To whom it may concern,

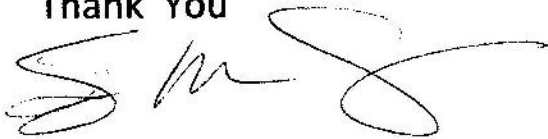
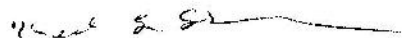
It is with pleasure we write this letter in support of Copper Cactus Ranch. They are wonderful contribution our little town of Queen valley.

They are community orientated and willing to help when they can. Just last November they helped put on a fundraiser for the VFW.

Because of the Ranch bringing in new people we have increased revenue and that is good for everyone. It is our sincere hope that they will continue to be a part of the business community of Queen Valley.

Please feel free to contact us (Kent or Shauna Stevens) if we can be of further assistance 520-463-1903.

Thank You

A large, stylized handwritten signature in black ink, likely belonging to Kent or Shauna Stevens, written over the 'Thank You' text.A smaller, more cursive handwritten signature in black ink, also likely belonging to Kent or Shauna Stevens, located below the larger signature.

Kent and Shauna Stevens

Fitz stop and Fitz's Café

1393 E Queen Valley Dr

Queen Valley AZ 85118

**From:** kpitre@bosscreek.com,  
**To:** rick2914@aol.com,  
**Subject:** Letter of support for Copper Cactus Ranch  
**Date:** Tue, Jun 9, 2020 8:28 pm

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To whom it may concern,

My husband and I own a 40 acre ranch not far from what is now the Copper Cactus Ranch that is run by Rich Homan and Bobby Cook. We remember the sad state of that ranch before new life was breathed into it by Rich and Bobby. Not only is it gratifying to see the change in the ranch but the Copper Cactus philosophy breathes life into the men who have struggled to find a place in our society where they can be accepted. It is a unique place with an important mission and I doubt there is another place like it in the world. My husband and I are getting up in years but still strive for independence and it is reassuring knowing that there is always someone at the Copper Cactus Ranch who will be willing to lend a hand and a kind word if I call out to them. That to me is the definition of a good neighbor.

Sincerely,  
Kathleen & Jim Pitre

June 19, 2019

RE: SUPPORT FOR BED & BREAKFAST AT COPPER CACTUS RANCH

To Whom It May Concern,

As a native of Pinal County and a resident of Queen Valley for the past 18 years, I'm happy to share my support for the proposal of a Bed and Breakfast on North Elephant Butte Road at the Copper Cactus Ranch. I know this 40-acre parcel well, as my husband and I lived there from 2002-2012. That said, I can't think of a better use for the property than that being proposed by owners Bobby Cook and Richard Homan.

Their hard work has already restored this historical site for the benefit of our Queen Valley Community for years to come. If anyone doubts the value of their on-going contribution, they need only consider the recent Woodbury Fire. We were safer in Queen Valley because there were eyes and ears at our northern border, not to mention a respite for firefighters fighting the blaze that threatened us all.

Just as they worked to restore the physical structures on the property, Bobby and Richard have worked to create a safe venue for men to come together in retreat - to discuss their ideas openly and to develop coping skills to deal with personal challenges. Through discussion groups and empowerment exercises designed to promote personal growth and well-being, they have created a safe haven for those lucky enough to stumble upon this oasis in the desert.

The only thing better than attending a day of self-retreat and discovery at Copper Cactus Ranch, would be spending the night there before returning to the world of work and responsibility. The approval of Copper Cactus Ranch Bed and Breakfast makes sense on every level one could consider. I completely support this use for the "ranch," and hope that my County Representatives agree.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Shope". The signature is fluid and cursive, with a large, stylized "M" and "S".

Mary Shope

Queen Valley Resident

Rhonda L. Rakes Brown  
717 E. Queen Creek Drive  
Queen Valley, AZ 85118

June 6, 2019

Copper Cactus Ranch Club  
4516 N. Elephant Butte Road  
Queen Valley, AZ 85118

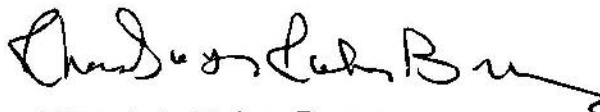
Dear Bobby and Richard,

I am writing this letter on behalf of the Auxiliary to the Veterans of Foreign Wars Post 3584, to express our thanks and gratitude to the Copper Cactus Ranch Club for your participation during our fundraiser held November 4, 2018 at Fitz's Café in Queen Valley. It was through your assistance that we were able to exceed our expectations.

It is commendable to see how you organized and inspired your team to show their patriotic spirit. You made all attendees feel comfortable and welcomed.

We hope to collaborate with the Copper Cactus Ranch Club in future civic and community events.

Sincerely,

A handwritten signature in black ink, appearing to read "Rhonda L. Rakes Brown", with a long, sweeping horizontal line extending to the right.

Rhonda L. Rakes Brown  
Auxiliary President

June 5, 2020

Re: Copper Cactus Ranch Men's Retreat

To Whom It My Concern,

I wanted to take just a few minutes to offer my 100% support for Copper Cactus Ranch Men's Retreat, Bobby Cook and Rich Homan.

My name is Tom Powers. I'm a 71 year old U.S. Army veteran, a retired Los Angeles City Firefighter and former General Manager of Assisted Living and Retirements communities in Oregon.

I came to Copper Cactus Ranch not knowing what to expect but as soon as I arrived I was greeted by Bobby Cook and Richard Homan with open arms. I was going through a very rough time in my life but they assured me things will be ok in my life and I was in a safe place where I could just relax and be myself. Over the next hour or so I could feel my anxiety start to calm. Bobby and Rich both made me feel welcome and treated me with the utmost respect and kindness. Copper Cactus Ranch has a healing environment and is a support system for men like me.

I've probably visited Copper Cactus Ranch a dozen times. Every time I was there I met wonderful men of all races, ages and orientations who were there to relax, make new friends and in some cases just be somewhere they could be themselves without fearing someone may disapprove of who they are or how they spoke or their mannerisms. There is still a lot of prejudice towards gay men. Copper Cactus Ranch offers that sanctuary where all men can feel safe.

At Copper Cactus Ranch I've met Doctors, police officers, Dentists, nurses, lawyers, firefighters, business owners, construction workers, adult men from all walks of life, all races and colors. Everyone I've met has been so kind and respectful of each other and quick with a hug when one is needed a kind and reassuring word of support. It truly is a place where a man can be safe no matter their orientation, their age or how they look. The owners of Copper Cactus Ranch strive to promote respect for oneself and others, following the teachings of Martin Luther King Jr.

Bobby and Rich have built a beautiful retreat for men. As their mission statement says and I quote: "Men need a safe place for bonding and camaraderie without fear of ridicule no matter what a man's sexual orientation is. A place where values like respect for others, where owning your feelings and being kind are encouraged."

I am very proud and honored to call Bobby and Rich my friends. I consider Copper Cactus Ranch Men's Retreat my second home. I look forward to many more visits in the future.

Sincerely

A handwritten signature in cursive script that reads "Tom Powers". The signature is fluid and written in dark ink.

Copper Cactus Ranch  
Men's Retreat  
4516 N. Elephant Butte Rd.  
Queen Valley, Arizona 85118



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**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: 2-2-2022 2. Pre-application Number: Z-PA-011-22

3. The legal description of the property: See attached legal

4. Tax Assessor Parcel Number(s): 104-54-008D/E 5. Current Zoning: GR

6. Parcel size: 20 acres

7. The existing use of the property is as follows: Existing Bed and Breakfast operation

8. The exact use proposed under this request: Continued B&B plus ten (10) camp sites

9. Is the property located within three (3) miles of an incorporated community? No If yes, which ones?

10. Is an annexation into a municipality currently in progress? No  
If yes which one?:

11. Is there a zoning or building violation on the property for which the owner has been cited? No  
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: Zoning Code allows the B&B use, and the business is more sustainable with an additional stay component which is represented by the camp sites.

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: Please see the accompanying project narrative for this information.
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: Natural Gas is not available and unnecessary.
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). Less than 10/day 70/week, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? 20 spaces in all  
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? Although additional camp sites will result in more guests, the site, at 20-acres, is large enough to negate any impacts to adjacent land owners.
9. What type of landscaping are you proposing to screen this use from your neighbors? None needed.  
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. No additional signage is proposed.
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. N/A
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 area is characterized by the beautiful surrounding desert which will not be altered by this proposal.

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.

Copper Cactus Resorts LLC 4516 Elephant Butte Rd. Queen Valley, AZ 85111  
Name of Applicant Address

Signature of Applicant themen@coppercactusranch.com 520-231-5034  
E-Mail Address Phone Number

Iplan Consulting - Jason Sanks 3317 S. Higley Rd. #114-622 Gilbert, AZ 85297  
Name of Agent/Representative Address

Signature of Agent/Representative jason@iplanconsulting.com (602) 326-0581  
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. Please use attached Agency Authorization form, if applicable.

Elephant Corporation 4516 Elephant Butte Rd. Queen Valley, AZ 85118  
Name of Landowner Address

Signature of Landowner themen@coppercactusranch.com 520-231-5034  
E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

## AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development  
P.O. Box 2973  
Florence, AZ 85232

Elephant Corporation - Arizona

*[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]*

Hereinafter referred to as "Owner," is/are the owner(s) of Twenty (20) acres located at 4516 E. Elephant Butte Rd, Queen Valley, AZ 85118, and further identified

*[Insert Address of Property]*

As assessor parcel number 104-54-008D/E and legally described as follows:

*[Insert Parcel Number]*

**Insert Legal Description Here OR Attach as Exhibit A**

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Copper Cactus Resorts LLC

*[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]*

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.**

**DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

*[Signature]*

*[Signature]*

*[Address]*

*[Address]*

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

(SEAL)

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Printed Name of Notary

Signature of Notary

**NOTARATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT**

Elephant Corporation, Inc.  
[Insert Company's or Trust's Name]  
By: Steve Vinnich  
[Signature of Authorized Officer, or Trustee]  
Its: Treasurer  
[Insert Title]

Dated: May 30, 2020

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this 30<sup>th</sup> day of May, 2020 by

\_\_\_\_\_,  
[Insert Signor's Name] [Insert Title]  
\_\_\_\_\_,  
[Name of Company or Trust] [Insert State of Incorporation, if applicable] an,

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

**ALTERNATE: Use the following acknowledgment only when a second company is signing**

**On behalf of the owner:**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

(Seal)

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, who acknowledges himself/herself to be

\_\_\_\_\_  
[Insert Signor's Name]

\_\_\_\_\_, of \_\_\_\_\_  
[Title of Office Held] [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

Number 101 of the Roll of Deeds for 2020

The notary asked whether this matter had been dealt with before in the meaning of § 3 para. no. 7 Recording Act. This was denied by the person appearing.

I hereby certify the foregoing signature of

**Mr. Sten Gunnar LINNANDER**, born on July 04, 1950,  
proving his identity by valid Swedish Passport,  
resident Melsunger Straße 5, 60389 Frankfurt am Main (Germany),

as executed before me.

Frankfurt am Main (Germany), April 30. 2020



A handwritten signature in blue ink, appearing to read 'Reimer', with a long, sweeping flourish extending to the right.

Stephan Reimer

Notary



## Copper Cactus Ranch Special Use Permit Narrative

This narrative accompanies a request by Copper Cactus Ranch for a Special Use Permit to add a campground use to the existing bed and breakfast already in operation on the property. Copper Cactus Ranch is located on a portion of the 20-acre property comprised of three parcels located north of Queen Valley on Elephant Butte Road. The ranch currently operates as a bed and breakfast inn offering accommodations for a maximum of 18 guests in the main building (7 rental rooms) but also features existing campsites spread around the property in the areas shown on the site plan. Although the camping sites already exist on the site, the underlying GR/RU-125 zoning requires a Special Use Permit for them to be utilized by guests. As such, we are requesting this SUP to allow up to twenty (20) campsites for guests that prefer to camp on the property. The ranch is open to the public, but only by invitation and/or having advanced reservations. This limits the number of people on site at any given time. The ranch operates year-round with the office open between 8am and 10pm. There are no long-term rentals on the property, our guests generally stay just for a few days to a week at a time.

Access to the ranch is provided via Elephant Butte Road which connects to the community of Queen Valley about five miles south. From Queen Valley, access extends to/from U.S. Hwy 60. From Elephant Butte Road, the access drive winds through the property until it dead ends at the main ranch building. The access driveway is comprised of dirt and decomposed granite and is maintained for condition and to limit dust. A demarcated turn around will be provided at the end of the access drive to accommodate trailers and emergency vehicles. Several smaller dirt drives that spur from the main drive are planned to provide vehicular access to the proposed camp sites on the property. The camp site areas are shown on the site plan.

### Riparian and Wildlife Movement Area

Our facility is very careful to protect the couple of acres of riparian property that are in the southern portion of the property, as noted by the Arizona Department of Game and Fish (AGFD). We have no plans to build or disturb that area as it is both beautiful and in need of protection as a sensitive area. We will ensure to continue following AGFD recommendations to setback development from these areas. Furthermore, due to their nature of occasional flooding from storm events, we would not want to place our guests or facilities in danger for this same reason. There are no plans to change or modify drainage on the site as we are stewards of our natural environment, both from an ethical perspective and a practical



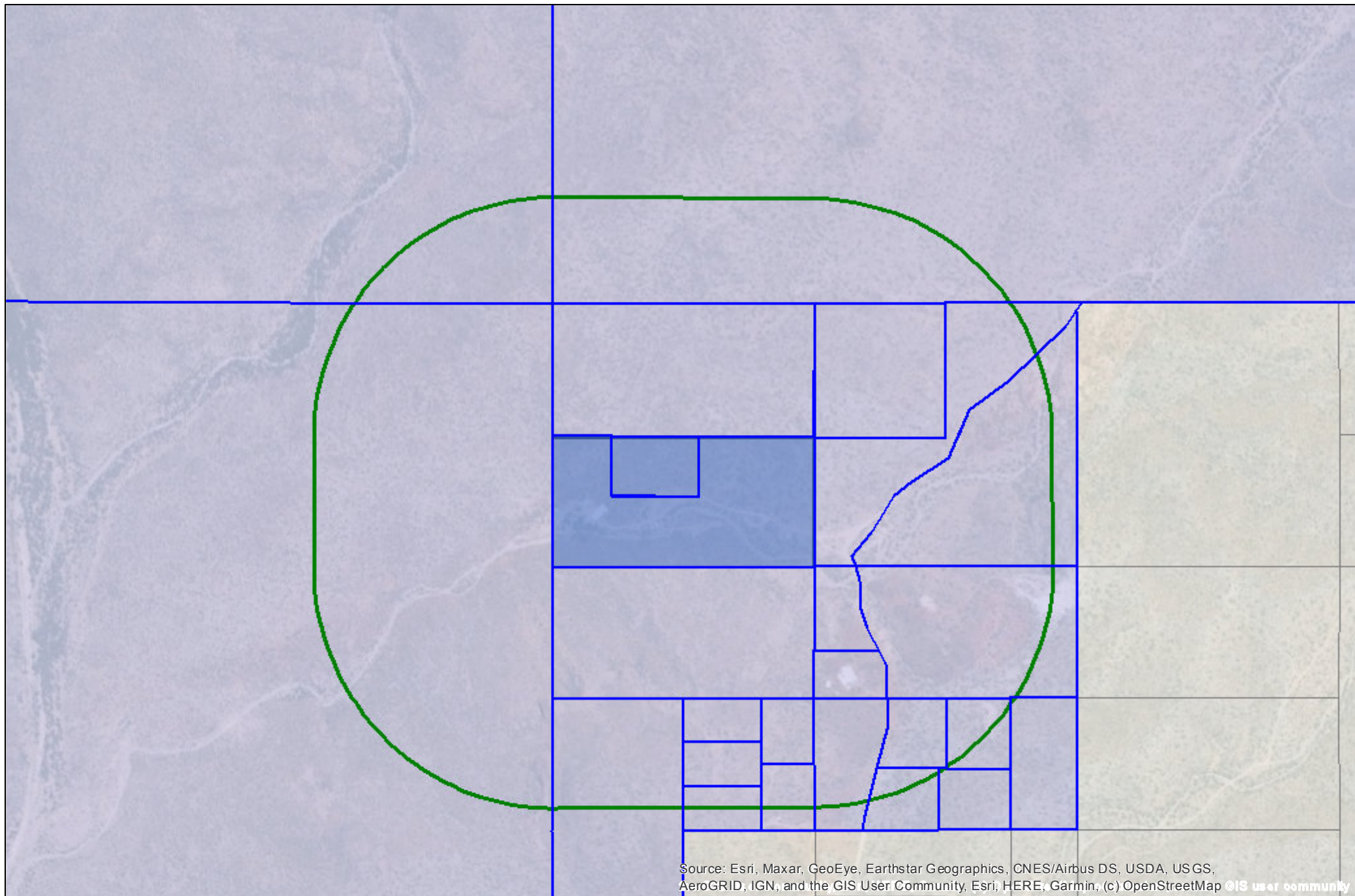
perspective. Our guests enjoy the natural beauty of the property and it is not in our interest to change this. This will also allow the natural wildlife movement to continue through our property unimpeded, another quality of our property that we cherish.





#### Utilities and Drainage

The facility utilizes a recently drilled well for water supply, a large 750-gallon septic system for waste, and power provided by SRP. Portable toilets are proposed around the tent sites for convenience to the ranch campers. The site features a rolling terrain which naturally controls the drainage for the property. No additional grading and/or drainage is needed nor proposed. All riparian corridors will remain preserved.

#### Community Stewardship

Copper Cactus Ranch has earned a reputation for being a good neighbor and steward of the beautiful natural surroundings. Many local residents visit the ranch and are good friends with the operators. The ranch has become a welcome addition to the greater Queen Valley community which is evidenced by the several letters of support for the proposal. We look forward to working with Pinal County to for the approval of this SUP and allow the ranch to continue to serve the community.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap    

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

KORAK DAVID  
1048 E 6TH PL  
MESA, AZ 85203

HAYES GEOFFREY ALLEN  
10021 E RUGGED MOUNTAIN D...  
GOLD CANYON, AZ 85118

SUSSMAN ADRIENNE  
17850 N 68TH ST UNIT 3162  
PHOENIX, AZ 85054

TEICHMAN LAURENT & SUSAN  
47 W MAIN ST  
MESA, AZ 85201

TEICHMAN LAURENT & SUSAN ...  
5680 N SCOTTSDALE RD  
PARADISE VALLEY, AZ 85253

BALLINGER ROCKY A & BREND...  
7014 115TH AVE SE  
VERONA, ND 58490

CARLSON CASSANDRA J  
921 S 96TH ST  
MESA, AZ 85208

JACKSON KENNETH M & CHAR...  
4660 E TORREY PINES LN  
CHANDLER, AZ 85249

INFINITY ONE LLC  
4962 S MARIGOLD WAY  
CHANDLER, AZ 85248

KORAK SAMUEL E  
1048 E 6TH PL  
MESA, AZ 85203

KNUTSON FAMILY LIVING TRUS...  
4270 N ELEPHANT BUTTE RD  
QUEEN VALLEY, AZ 85118

BURNS ROBERT F & NANCY F ...  
24410 S PARKSIDE DR  
SUN LAKES, AZ 85248

## **NOTICE OF NEIGHBORHOOD MEETING**

March 14, 2022

**Project Name:** Copper Cactus Ranch  
**Project Location:** 4516 N. Elephant Butte Rd.,  
Queen Valley, AZ 85118



Dear Neighbor,

On behalf of the Property Owner, this letter is being sent to notify you of a forthcoming Special Use Permit (SUP) request that is being filed with the Pinal County Planning and Development Department for the purpose of allowing a bed and breakfast and campground at the property.

The ranch currently operates as a bed and breakfast inn offering accommodations for a maximum of 18 guests in the main building but also features a few campsites spread around the property. Although the bed and breakfast operation is the main purpose of the SUP, the management would like to expand the camping aspect of the inn by integrating several additional campsites on the site. The ranch is open to the public, but only by invitation and/or having advanced reservations. This limits the number of people onsite at any given time. The ranch operates year-round with the office open between 8am and 10pm.

In order to better serve the community for this proposal, and following local County guidelines, our office will be holding a Neighborhood Meeting to discuss any issues or concerns relating to this project. This Neighborhood Meeting will be held at the following time and location:

**Date:** Tuesday, March 29, 2022  
**Start Time:** 6:00 PM  
**Location:** Copper Cactus Ranch – Main Room, see Reception  
4516 N. Elephant Butte Rd.  
Queen Valley, AZ 85118

If you would prefer to inquire about the project via email or phone rather than attend the small meeting, you are welcome to do so and my contact information is listed below. All correspondence will be logged and provided to Pinal County as part of the public record regarding the request to ensure all public interest is reviewed.

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

<p><b><u>Jason Sanks</u></b> Phone: (602) 326-0581 Email: <a href="mailto:jason@iplanconsulting.com">jason@iplanconsulting.com</a></p>
--

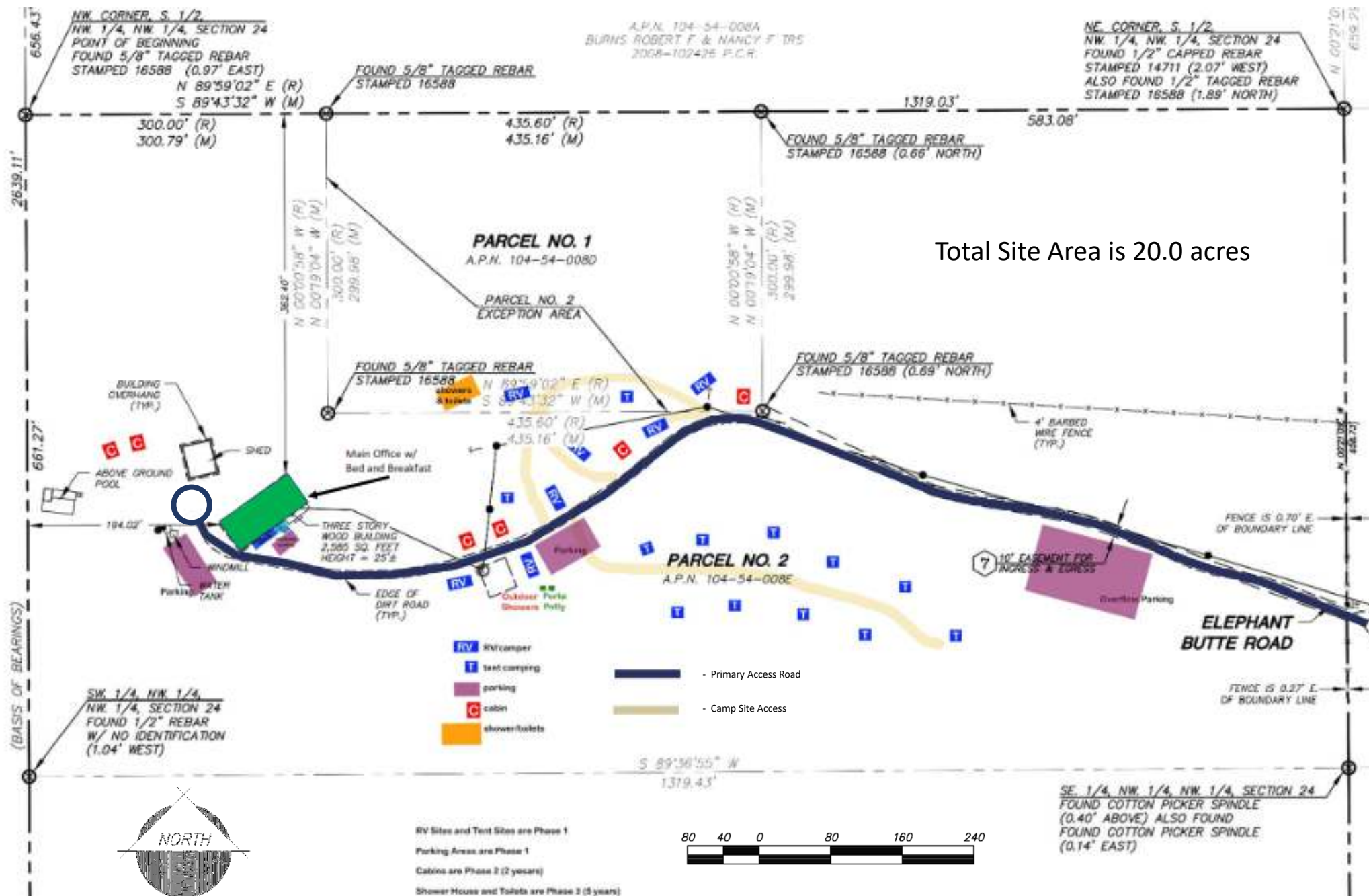
Sincerely,

Jason Sanks

Iplan Consulting

**Applicant:**  
Copper Cactus Ranch  
Rich Homen  
4516 N. Elephant Butte Rd.  
Queen Valley, Arizona 85118

**Planner:**  
**Iplan Consulting**  
**Greg Davis**  
**3317 S. Higley Rd. #114-622**  
**Gilbert, AZ 85297**



KORAK DAVID  
1048 E 6TH PL  
MESA, AZ 85203

HAYES GEOFFREY ALLEN  
10021 E RUGGED MOUNTAIN D...  
GOLD CANYON, AZ 85118

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BALLINGER ROCKY A & BREND...  
7014 115TH AVE SE  
VERONA, ND 58490

CARLSON CASSANDRA J  
921 S 96TH ST  
MESA, AZ 85208

JACKSON KENNETH M & CHAR...  
4660 E TORREY PINES LN  
CHANDLER, AZ 85249

INFINITY ONE LLC  
4962 S MARIGOLD WAY  
CHANDLER, AZ 85248

KORAK SAMUEL E  
1048 E 6TH PL  
MESA, AZ 85203

KNUTSON FAMILY LIVING TRUS...  
4270 N ELEPHANT BUTTE RD  
QUEEN VALLEY, AZ 85118

BURNS ROBERT F & NANCY F ...  
24410 S PARKSIDE DR  
SUN LAKES, AZ 85248

## **NEIGHBORHOOD MEETING SUMMARY**

**Project Name:** Copper Cactus Ranch  
**Project Location:** 4516 N. Elephant Butte Rd.,  
Queen Valley, AZ 85118

**Meeting Date:** March 29, 2022  
**Meeting Time:** 6:00pm  
**Location:** Copper Cactus Ranch – Main Room



**Attendees:** Applicant, property owners/operators, and one guest of the property. No neighbors attended the meeting. However, one email of support from a neighbor was sent prior to the meeting (attached) and one phone call was received from another neighbor in support of the project but was not able to attend the meeting in person. Back in 2020, several other neighbors expressed support for the project. Their emails and letters have also been included for reference.

**Summary:** Iplan representative Jason Sanks spent an hour with the owners and a guest of the property discussing the property, its service and purpose, and its beautiful location in Queen Valley. The guest of the property talked about how wonderful the place is to “get away to” from the Phoenix area. He stays there frequently and spoke highly of everything that Copper Cactus Ranch has done for him personally and the general community.

Since no neighbors attended the meeting, Jason Sanks wrapped up the meeting around 7:00pm.

Attached: Emails and Letters of Support

## Jason Iplan

---

**From:** Laurent Teichman <l.teichman@me.com>  
**Sent:** Wednesday, March 23, 2022 6:49 PM  
**To:** Jason Iplan

Hi Jason

My name is Laurent Teichman my wife and I own the 12 acres that touch directly the ranch property and I also own another 2 acres just by it where we just drilled a well We are supporting the ranch project ,Bobbie and Richard have been amazing neighbors and constantly do so much trying to improve the road . Please feel free to contact me at 6025707252 if you need anything else .

Warm regards

Laurent Teichman

Sent from my iPad



# **Copper Cactus Ranch Special Use Permit**

# **Public Participation Documentation**

May - June 2020



## Request for Neighborhood Input

Dear neighbor,

This letter is being sent to you as an adjacent property owner to inform you of our request to Pinal County for a special use permit to allow up to ten (10) overnight camping sites on our property. These camp sites will augment the existing bed and breakfast use which occupies the main building on the west side of our land. The camp site locations are shown on the attached site plan and are positioned in the center of our land so as not to create any nuisance for any of our adjoining property owners. A copy of the project description (narrative) is also included which describes the request in more detail.

Typically, the County would ask us to hold an informational meeting somewhere near the site, but given the current COVID-19 related restrictions, we are instead sending out this letter and the attached exhibits to inform you of our request. Another purpose of the neighborhood meeting is to allow adjacent landowners the opportunity to ask questions and/or provide comments regarding our proposal. Since we can't do that in an in-person setting, I would ask that if you have any questions or comments, you please reach out to me via any of my contact information below. Any communication I receive **PRIOR TO JUNE 1<sup>st</sup>, 2020** will be documented and sent to the County for the public record.

**Greg Davis**

**480-227-9850**

**Greg@iplanconsulting.com**

With the benefit of any input received, we intend to finalize our proposal and submit our formal request to the County for their review. Ultimately, this request will go to the Planning Commission for a recommendation to the Board of Supervisors who ultimately will take action on this request. Information regarding those future public hearings will be provided by the County at a later date. Thank you for your attention to this letter and again, please reach out to me with any questions and/or comments that you might have.

On behalf of the property owner,

Greg Davis

Planning Consultant

# Copper Cactus Ranch - Parcel Map



**SITE**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## OWNER

COPPER CACTUS RANCH  
4516 ELEPHANT BUTTE ROAD  
QUEEN VALLEY, ARIZONA 85118  
CONTACT: RICH HOMEN

## PLANNER

IPLAN CONSULTING  
3317 S. HIGLEY ROAD, #114-622  
GILBERT, ARIZONA 85297  
CONTACT: GREG DAVIS

## ENGINEER

ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85208  
CONTACT: MICHAEL J. PARK, PE

## CONCEPTUAL SITE EXHIBIT

FOR

# COPPER CACTUS RANCH

A PORTION OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 10 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
PINAL COUNTY, ARIZONA

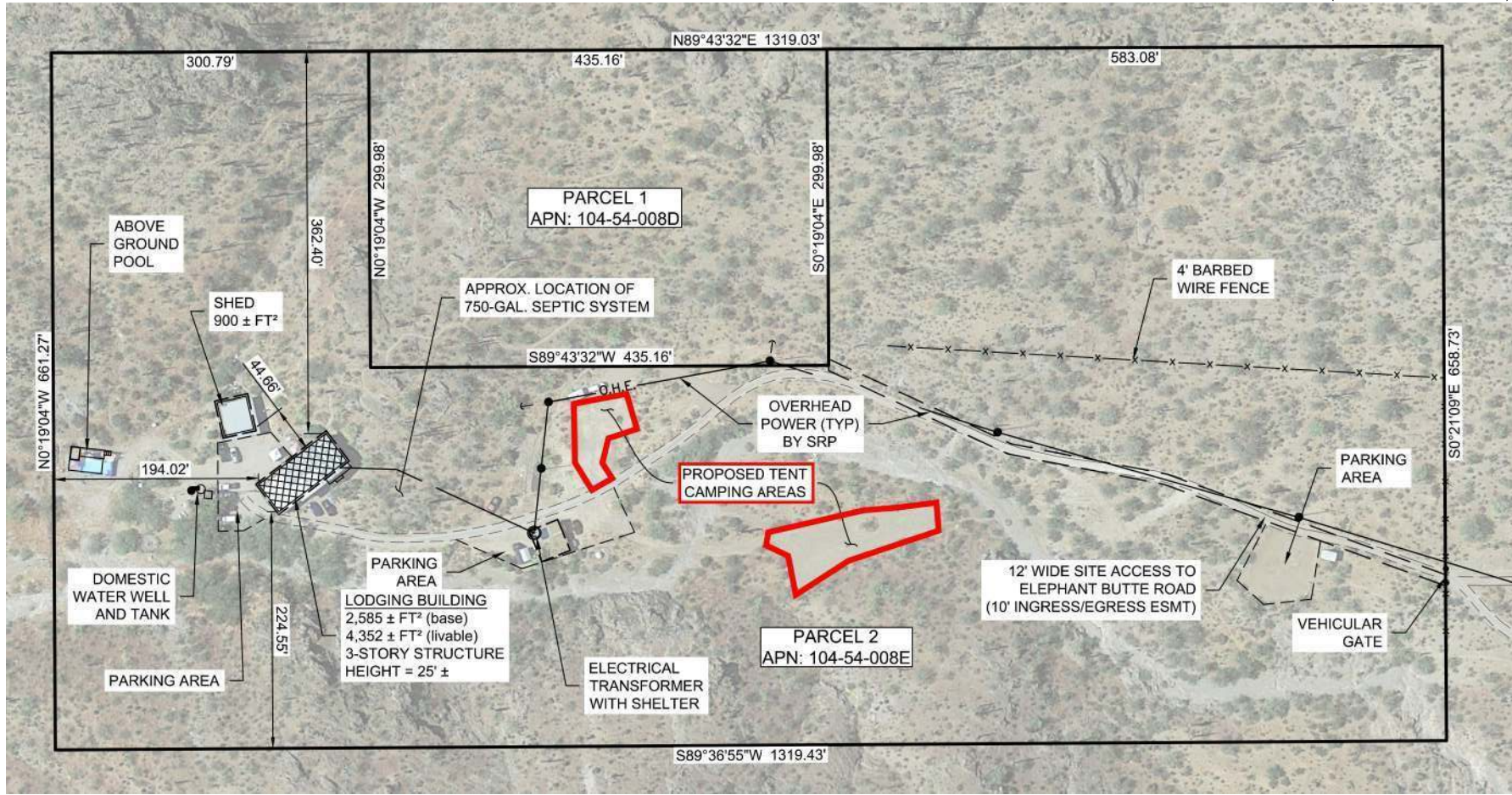
## PROPERTY INFO

APN'S:  
104-54-008D & 104-54-008E

ADDRESS:  
4516 E. ELEPHANT BUTTE ROAD  
QUEEN VALLEY, ARIZONA 85118

AREA:  
1,742,099 FT<sup>2</sup> (39.9931 ACRES)

ZONING:  
GR (GENERAL RESIDENTIAL)



COPPER CACTUS RANCH  
PINAL COUNTY, ARIZONA  
CONCEPTUAL SITE EXHIBIT

JOB #	04/23/20
DATE	1" = 100'
SCALE	CAP
DRAWN	SHT 1 OF 1

ELEPHANT CORPORATION  
4516 N ELEPHANT BUTTE RD QUEEN  
VALLEY, AZ 85118

BURNS ROBERT F & NANCY F TRS  
24410 S PARKSIDE DR  
SUN LAKES AZ 85248

SUSSMAN ADRIENNE  
17850 N 68TH ST UNIT 3162  
PHOENIX, AZ 85054

KNUTSON FAMILY LIVING TRUST  
4270 N ELEPHANT BUTTE RD  
Queen Valley, AZ, 85118

HEWITT LINDA J REVOCABLE TRUST  
26247 S LAKESIDE DR  
Sun Lakes, AZ, 85248

JACKSON KENNETH M  
4660 E TORREY PINES LN  
Chandler, AZ, 85249

MATTESON RUSSELL  
2556 E PARK AVE  
GILBERT, AZ, 85234

TIDWELL RUSSELL & TONI  
40500 N DOMIANO ST  
SAN TAN VALLEY, AZ, 85140

GERARD GERALD A & LARAINÉ J  
635 E FAIRVIEW ST  
Gilbert, AZ, 85295

TEICHMAN LAURENT & SUSAN J  
5680 N SCOTTSDALE RD  
PARADISE VALLEY, AZ, 85253

KNUTSON ALBERT L AS TRUSTEE  
4270 N ELEPHANT BUTTE RD  
Queen Valley, AZ, 85118

KNOUSE THERON I & SHIRLEY M  
480 S RIVER ST  
WAPWALLOPEN, PA, 18660

SERENITY TRUST OF ELEPHANT BUTTE  
4270 N ELEPHANT BUTTE RD QUEEN  
VALLEY, AZ 85118

CARLSON CASSANDRA J  
4332 N ELEPHANT BUTTE RD QUEEN  
VALLEY, AZ 85118

INFINITY ONE LLC  
4962 S MARIGOLD WAY  
CHANDLER, AZ, 85248

## Copper Cactus Ranch – Neighborhood Outreach Summary

Name	Address/Parcel(s)	Contact Type	Occupies Parcel
Kent & Shauna Stevens	1393 E. Queen Valley Dr. – Queen Valley	Letter	Yes
<b>Comments:</b> <i>Support proposal, community oriented folks, are helping bring more business to the area.</i>			
Tom Powers	4516 N. Elephant Butte Rd. – Queen Valley	Letter	Yes
<b>Comments:</b> <i>Supports use and stresses how important the ranch is to the people it serves.</i>			
Cecil Fendley	Queen Valley Fire District Chief	Letter	Yes
<b>Comments:</b> <i>Supports use. Owners took a run-down ranch and made it into a beautiful retreat. Owners are community minded and help where needed. Owners helped limit the spread of the recent Woodbury fire.</i>			
Albert Knutson	104540070, 10454014C/E	Email	Yes
<b>Comments:</b> <i>Opposed to any increase in traffic or anything that would affect the peace and serenity of the area.</i>			
Toni Tidwell	10454010L	Phone	No
<b>Comments:</b> <i>Supports proposal as long as it doesn't infringe on other's property rights.</i>			
Mary Shope	Queen Valley Resident	Letter	Yes
<b>Comments:</b> <i>Supports the use, have seen the work the owners put into protecting the environment and historic nature of the ranch. Very good neighbors who contribute to the larger community.</i>			
Rhonda Brown	717 E. Queen Creek Drive – Queen Valley	Letter	Yes
<b>Comments:</b> <i>Supports ranch, works with them at the VFW fundraisers, very patriotic owners.</i>			
John Oertle	104540130	Phone	No
<b>Comments:</b> <i>Opposed to use of property as a men's club...concerned about illegal activities.</i>			
Linda Hewitt	10454009A	Email	No
<b>Comments:</b> <i>Opposed to garbage flowing in creek, ruin view of future home, more traffic, more people, lower property values.</i>			
Laurent Teichman	10454010N & 190454010P	Phone	No
<b>Comments:</b> <i>Supports proposal...good neighbors. Would like to see more use of the area to bring improvements and utilities in the future.</i>			
Bob Beavers	Queen Valley Resident	Letter	Yes
<b>Comments:</b> <i>Supports the ranch and believes it will bring more business to the Queen Valley area.</i>			
Kathleen Pitre	Queen Valley Resident	Email	Yes
<b>Comments:</b> <i>Supports the use, very pleased with the stewardship of the owners. Excellent neighbors.</i>			

**QVFD**  
**Queen Valley Fire District**  
**1494 Queen Valley Drive**  
**Queen Valley, AZ. 85118-9727**  
**520-463-2913**

6-9-20

Bobby Cook  
Copper Cactus Ranch

Re: Copper Cactus Ranch

To whom it may concern

The Queen Valley Fire District would like to express our support for the Copper Cactus Ranch. Since Bobby Cook took over residency at the ranch we have seen this ranch go from an old run down shack to a very nice ranch. The ranch is very old with much historical value; it has a definite place in local Arizona history. If the ranch had been vacant during the recent fire there would have been no efforts to save the ranch from fire and it would have probably burned to the ground.

The operation of this ranch is of great value to its members and the Queen Valley fire District. For the time that Mr. Cook has occupied the ranch he and his occupants have served as the eyes on the ground in the Elephant Butte area and has also been a place where crews can get much needed rehab.

I as a lifelong resident of Queen Valley I believe the ranch serves a vital role in the area; I would be a true loss to the area if the ranch could not continue to operate.

Any questions please feel free to contact me ant time.

Sincerely



Cecil Fendley  
Fire Chief

Queen Valley Fire District  
602-918-5707

To whom it may concern,

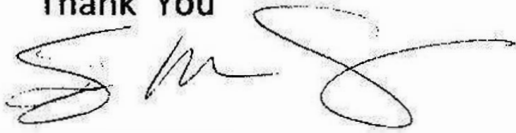
It is with pleasure we write this letter in support of Copper Cactus Ranch. They are wonderful contribution our little town of Queen valley.

They are community orientated and willing to help when they can. Just last November they helped put on a fundraiser for the VFW.

Because of the Ranch bringing in new people we have increased revenue and that is good for everyone. It is our sincere hope that they will continue to be a part of the business community of Queen Valley.

Please feel free to contact us (Kent or Shauna Stevens) if we can be of further assistance 520-463-1903.

Thank You

A large, stylized handwritten signature in black ink, likely belonging to Kent Stevens.A smaller, more cursive handwritten signature in black ink, likely belonging to Shauna Stevens.

Kent and Shauna Stevens

Fitz stop and Fitz's Café

1393 E Queen Valley Dr

Queen Valley AZ 85118

Rhonda L. Rakes Brown  
717 E. Queen Creek Drive  
Queen Valley, AZ 85118

June 6, 2019

Copper Cactus Ranch Club  
4516 N. Elephant Butte Road  
Queen Valley, AZ 85118

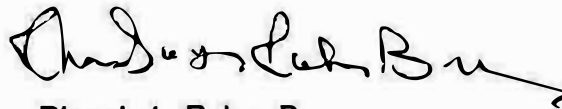
Dear Bobby and Richard,

I am writing this letter on behalf of the Auxiliary to the Veterans of Foreign Wars Post 3584, to express our thanks and gratitude to the Copper Cactus Ranch Club for your participation during our fundraiser held November 4, 2018 at Fitz's Café in Queen Valley. It was through your assistance that we were able to exceed our expectations.

It is commendable to see how you organized and inspired your team to show their patriotic spirit. You made all attendees feel comfortable and welcomed.

We hope to collaborate with the Copper Cactus Ranch Club in future civic and community events.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rhonda L. Rakes Brown', with a long, sweeping horizontal line extending to the right.

Rhonda L. Rakes Brown  
Auxiliary President

June 5, 2020

Re: Copper Cactus Ranch Men's Retreat

To Whom It My Concern,

I wanted to take just a few minutes to offer my 100% support for Copper Cactus Ranch Men's Retreat, Bobby Cook and Rich Homan.

My name is Tom Powers. I'm a 71 year old U.S. Army veteran, a retired Los Angeles City Firefighter and former General Manager of Assisted Living and Retirements communities in Oregon.

I came to Copper Cactus Ranch not knowing what to expect but as soon as I arrived I was greeted by Bobby Cook and Richard Homan with open arms. I was going through a very rough time in my life but they assured me things will be ok in my life and I was in a safe place where I could just relax and be myself. Over the next hour or so I could feel my anxiety start to calm. Bobby and Rich both made me feel welcome and treated me with the utmost respect and kindness. Copper Cactus Ranch has a healing environment and is a support system for men like me.

I've probably visited Copper Cactus Ranch a dozen times. Every time I was there I met wonderful men of all races, ages and orientations who were there to relax, make new friends and in some cases just be somewhere they could be themselves without fearing someone may disapprove of who they are or how they spoke or their mannerisms. There is still a lot of prejudice towards gay men. Copper Cactus Ranch offers that sanctuary where all men can feel safe.

At Copper Cactus Ranch I've met Doctors, police officers, Dentists, nurses, lawyers, firefighters, business owners, construction workers, adult men from all walks of life, all races and colors. Everyone I've met has been so kind and respectful of each other and quick with a hug when one is needed a kind and reassuring word of support. It truly is a place where a man can be safe no matter their orientation, their age or how they look. The owners of Copper Cactus Ranch strive to promote respect for oneself and others, following the teachings of Martin Luther King Jr.

Bobby and Rich have built a beautiful retreat for men. As their mission statement says and I quote: "Men need a safe place for bonding and camaraderie without fear of ridicule no matter what a man's sexual orientation is. A place where values like respect for others, where owning your feelings and being kind are encouraged."

I am very proud and honored to call Bobby and Rich my friends. I consider Copper Cactus Ranch Men's Retreat my second home. I look forward to many more visits in the future.

Sincerely

A handwritten signature in cursive script that reads "Tom Powers". The signature is written in dark ink and is positioned below the word "Sincerely".

Copper Cactus Ranch  
Men's Retreat  
4516 N. Elephant Butte Rd.  
Queen Valley, Arizona 85118

June 19, 2019

RE: SUPPORT FOR BED & BREAKFAST AT COPPER CACTUS RANCH

To Whom It May Concern,

As a native of Pinal County and a resident of Queen Valley for the past 18 years, I'm happy to share my support for the proposal of a Bed and Breakfast on North Elephant Butte Road at the Copper Cactus Ranch. I know this 40-acre parcel well, as my husband and I lived there from 2002-2012. That said, I can't think of a better use for the property than that being proposed by owners Bobby Cook and Richard Homan.

Their hard work has already restored this historical site for the benefit of our Queen Valley Community for years to come. If anyone doubts the value of their on-going contribution, they need only consider the recent Woodbury Fire. We were safer in Queen Valley because there were eyes and ears at our northern border, not to mention a respite for firefighters fighting the blaze that threatened us all.

Just as they worked to restore the physical structures on the property, Bobby and Richard have worked to create a safe venue for men to come together in retreat - to discuss their ideas openly and to develop coping skills to deal with personal challenges. Through discussion groups and empowerment exercises designed to promote personal growth and well-being, they have created a safe haven for those lucky enough to stumble upon this oasis in the desert.

The only thing better than attending a day of self-retreat and discovery at Copper Cactus Ranch, would be spending the night there before returning to the world of work and responsibility. The approval of Copper Cactus Ranch Bed and Breakfast makes sense on every level one could consider. I completely support this use for the "ranch," and hope that my County Representatives agree.

Sincerely,

A handwritten signature in black ink that reads "Mary Shope". The signature is fluid and cursive, with the first name "Mary" and last name "Shope" clearly distinguishable.

Mary Shope

Queen Valley Resident

June 3, 2020

To Whom It may Concern -

I am a happily retired gay professional who relocated to AZ one year ago.

I was delighted to discover the Copper Cactus Ranch. It is a discrete, well-run clean operation that provides a relaxed adult oasis in a beautiful setting. The camaraderie between guests is real. The food is wonderful.

I have highly recommended it to numerous friends. These friends, by the way, have disposable incomes that will filter through the local economy and vendors.

The owners and CCR are highly professional and are excellent ambassadors for the area as well as a great example of small businesses we should support at this time.

Please feel free to contact me.

Sincerely,

Bob Beavers  
331-442-2558

**From:** kpitre@bosscreek.com,

**To:** rick2914@aol.com,

**Subject:** Letter of support for Copper Cactus Ranch

**Date:** Tue, Jun 9, 2020 8:28 pm

---

To whom it may concern,

My husband and I own a 40 acre ranch not far from what is now the Copper Cactus Ranch that is run by Rich Homan and Bobby Cook. We remember the sad state of that ranch before new life was breathed into it by Rich and Bobby. Not only is it gratifying to see the change in the ranch but the Copper Cactus philosophy breathes life into the men who have struggled to find a place in our society where they can be accepted. It is a unique place with an important mission and I doubt there is another place like it in the world. My husband and I are getting up in years but still strive for independence and it is reassuring knowing that there is always someone at the Copper Cactus Ranch who will be willing to lend a hand and a kind word if I call out to them. That to me is the definition of a good neighbor.

Sincerely,  
Kathleen & Jim Pitre

OWNER

COPPER CACTUS RANCH  
4516 ELEPHANT BUTTE ROAD  
QUEEN VALLEY, ARIZONA 85118  
CONTACT: RICH HOMEN

ENGINEER

ATWELL, LLC  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85208  
CONTACT: MICHAEL J. PARK, PE

PLANNER

IPLAN CONSULTING  
3317 S. HIGLEY ROAD, #114-622  
GILBERT, ARIZONA 85297  
CONTACT: GREG DAVIS

CONCEPTUAL SITE EXHIBIT  
FOR  
COPPER CACTUS RANCH  
A PORTION OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 10 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
PINAL COUNTY, ARIZONA

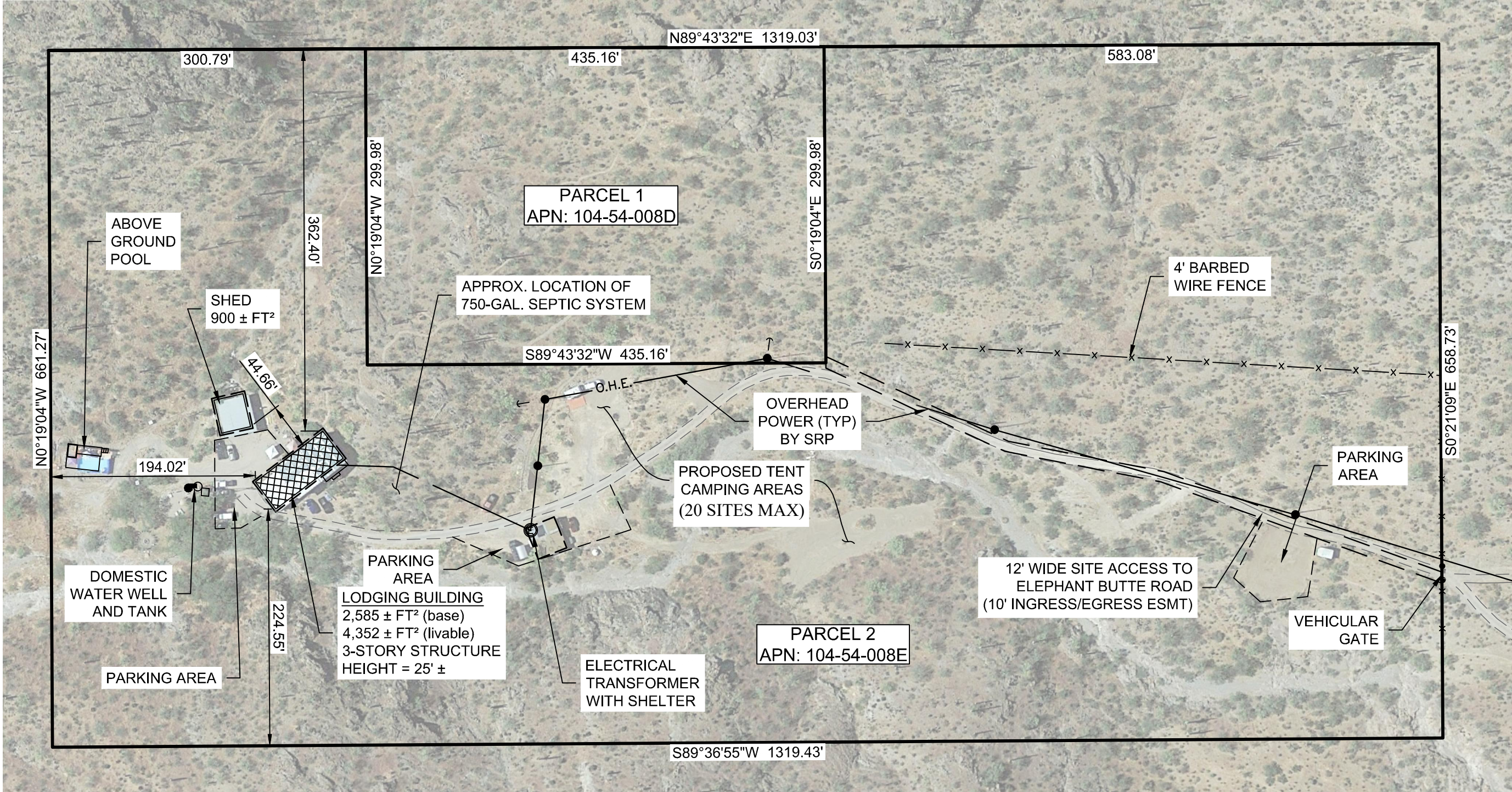
PROPERTY INFO

APN'S:  
104-54-008D & 104-54-008E

ADDRESS:  
4516 E. ELEPHANT BUTTE ROAD  
QUEEN VALLEY, ARIZONA 85118

AREA:  
1,742,099 FT² (39.9931 ACRES)

ZONING:  
GR (GENERAL RESIDENTIAL)



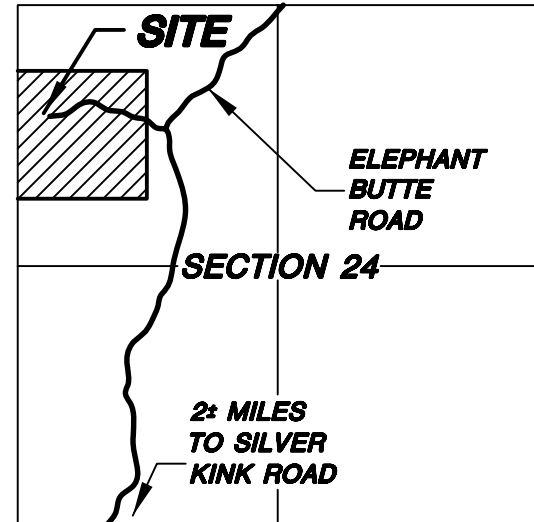
COPPER CACTUS RANCH  
PINAL COUNTY, ARIZONA  
CONCEPTUAL SITE EXHIBIT

JOB #	04/23/20
DATE	1" = 100'
SCALE	CAP
DRAWN	1 OF 1
SHT	



# ALTA / NSPS LAND TITLE SURVEY

OF A PORTION 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



## VICINITY MAP

NOT TO SCALE

## NOTES

- The basis of bearing is the West line of the Northwest quarter of Section 24, using a bearing of North 00 degrees 19 minutes 04 seconds West, as per the RECORD OF SURVEY, in 2013-071037, records of Pinal County, Arizona.
- All title information and the description shown is based on a Commitment for Title Insurance issued by Pioneer Title Agency Inc., file Number 74204587, dated January 16, 2020 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- There are no striped parking spaces on the subject property.
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property abuts Elephant Butte Road, being an improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

## SCHEDULE "B" ITEMS

- 7 EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Fee No. 96-40898  
Purpose ingress and egress  
(PLOTTED HEREON)

## REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

WARRANTY DEED IN 240-083-92469, PINAL COUNTY RECORDS

REPORT OF SURVEY IN BOOK 05 OF MAPS, PAGE 245, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 03 OF MAPS, PAGE 146, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 11 OF MAPS, PAGE 024, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 13 OF MAPS, PAGE 040, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 16 OF MAPS, PAGE 076, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 16 OF MAPS, PAGE 115, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 16 OF MAPS, PAGE 116, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 16 OF MAPS, PAGE 284, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 18 OF MAPS, PAGE 271, PINAL COUNTY RECORDS

RECORD OF SURVEY IN 2013-071037, PINAL COUNTY RECORDS

## SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

## DESCRIPTION

### PARCEL NO. 1:

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:

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.

### PARCEL NO. 3:

The North half of the Southwest 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;

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

AREA = 39.99 ACRES

1,742,099 SQ. FT.

## CERTIFICATION

To: ELEPHANT CORPORATION, an Arizona corporation; and PIONEER TITLE AGENCY INC.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on January 27, 2020.

Date of Plat or Map: February 3, 2020.  
David S. Klein  
R.L.S. 42137



ALTA / NSPS LAND TITLE SURVEY

4516 N. ELEPHANT BUTTE ROAD  
QUEEN VALLEY, AZ 85118

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

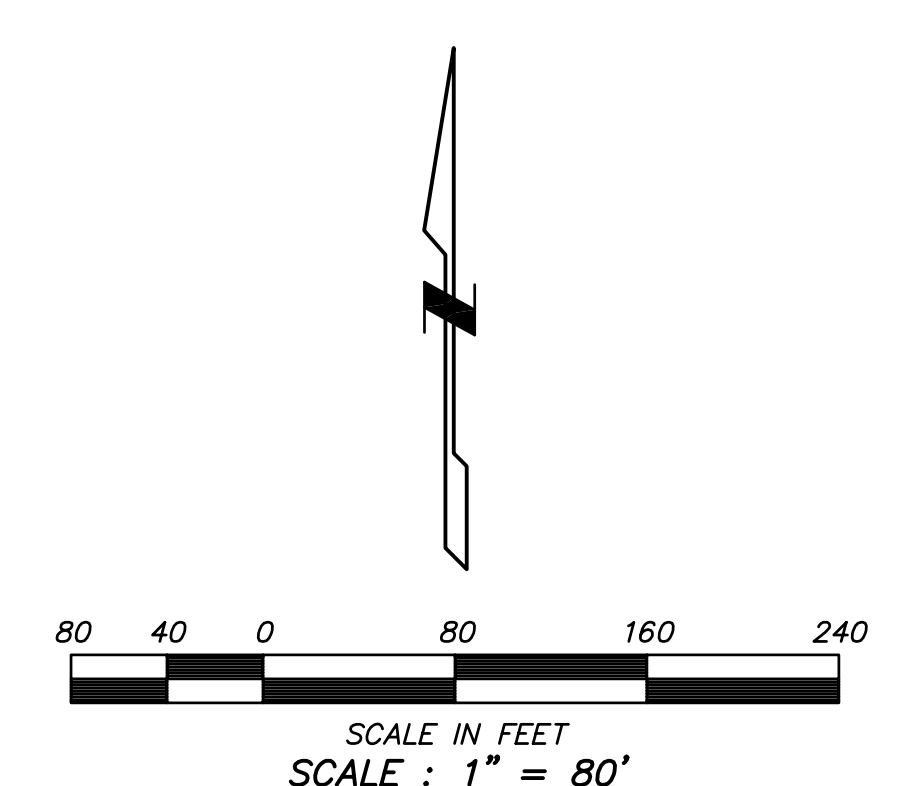
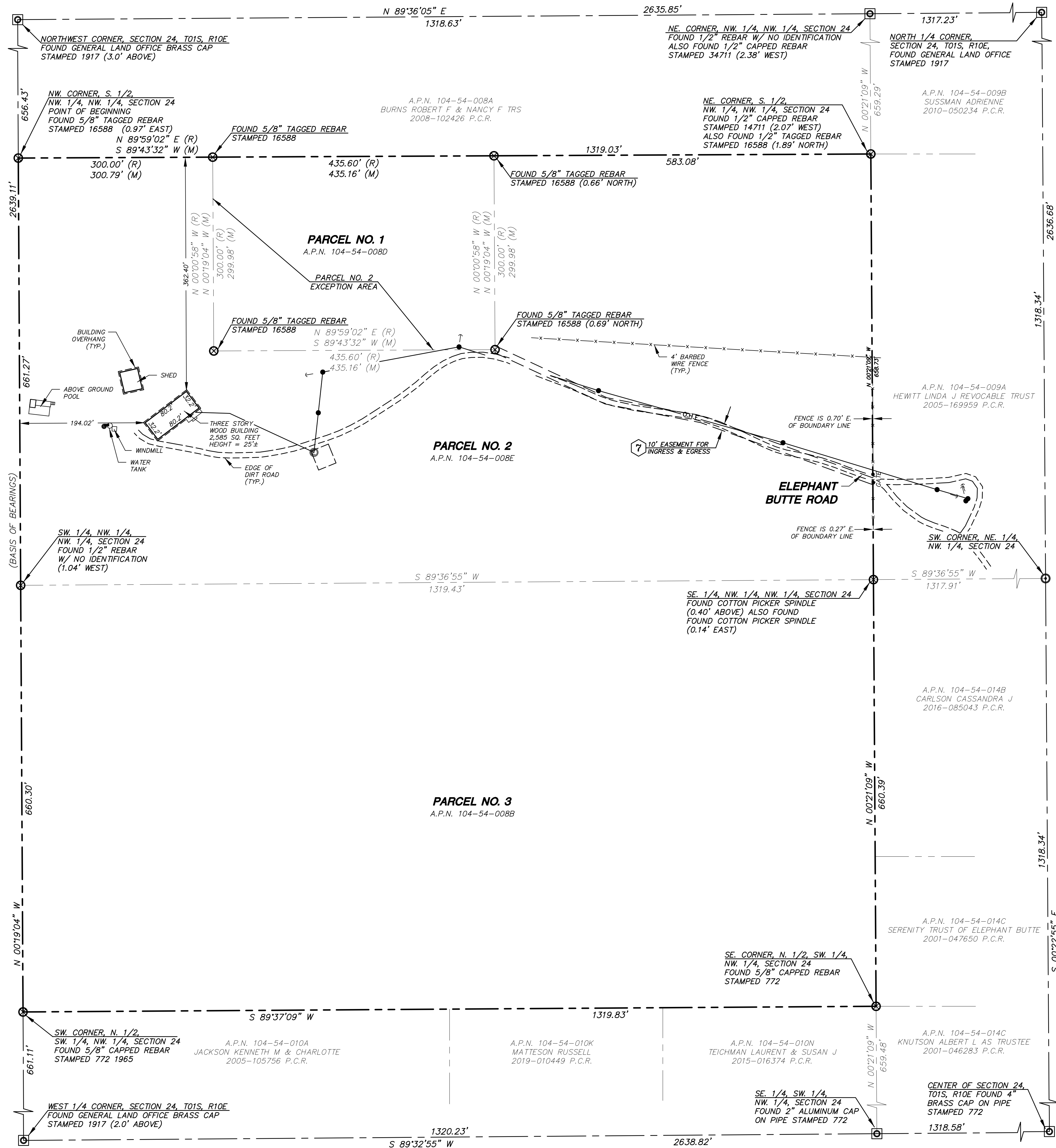
**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: MD CHK: DB

SHEET 1 OF 2

DATE: 2/3/20

JOB: 202001029



- LEGEND**
- BOUNDARY LINE
  - - - CENTER LINE OR MONUMENT LINE
  - X- FENCE
  - O.H.E.- OVERHEAD ELECTRIC LINE
  - ⊗ INDICATES CORNER (FOUND AS NOTED)
  - ⊙ CALCULATED POSITION PER FOUND MONUMENT
  - ⊕ SCHEDULE B ITEM
  - ⌋ DOWN GUY
  - ⊖ ELECTRIC METER
  - ⊙ GUARD POST OR GATE POST
  - POWER POLE
  - ASSESSORS PARCEL NUMBER
  - A.P.N. PINAL COUNTY RECORDS
  - P.C.R. RIGHT OF WAY
  - R/W BK. BOOK
  - P.G. PAGE
  - (TYP.) TYPICAL
  - (R) RECORD PER DESCRIPTION
  - (M) MEASURED



REVISIONS	
DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY  
4516 N. ELEPHANT BUTTE ROAD  
QUEEN VALLEY, AZ 85118

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: MD CHK: DB  
SHEET 2 OF 2  
DATE: 2/3/20  
JOB: 202001029

# Hearing Notices

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **15th DAY OF DECEMBER 2022**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING WEBPAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS **15TH** DAY OF **NOVEMBER 2022**, by Pinal County Community Development Dept.

By:   
Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR 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

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 2973 (85 N FLORENCE ST)  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON DECEMBER 5, 2022**

Contact for this matter: Evan Evangelopoulos, Planner, e-mail address:

[evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)

Phone # (520) 866-6642 Fax # (520) 866-6530

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**[Anything below this line is not for publication.]**

PUBLISHED ONCE:  
Florence Reminder & Blade Tribune  
Superior Sun

## Notice of Hearing



Published in Pinal Central Dispatch on November 24, 2022

### Location

Pinal County,

### Notice Text

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 15th DAY OF DECEMBER 2022, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-007-22 - PUBLIC HEARING/ACTION: Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20 acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING WEBPAGE FOR THE P&Z COMMISSION AT: <http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> DATED THIS 15TH DAY OF NOVEMBER 2022, by Pinal County Community Development Dept. /s/Brent Billingsley Brent Billingsley, Community Development Director TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR 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 WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 2973 (85 N FLORENCE ST) FLORENCE, AZ 85132 NO LATER THAN 5:00 PM ON DECEMBER 5, 2022 Contact for this matter: Evan Evangelopoulos, Planner, e-mail address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov) Phone # (520) 866-6642 Fax # (520) 866-6530 No. of publications: 1; date of publication: Nov. 24, 2022.

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **15th DAY OF DECEMBER 2022**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, **SPECIAL USE PERMIT** IN PINAL COUNTY, ARIZONA.

**SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.

Information regarding the case can be found online at:  
<http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

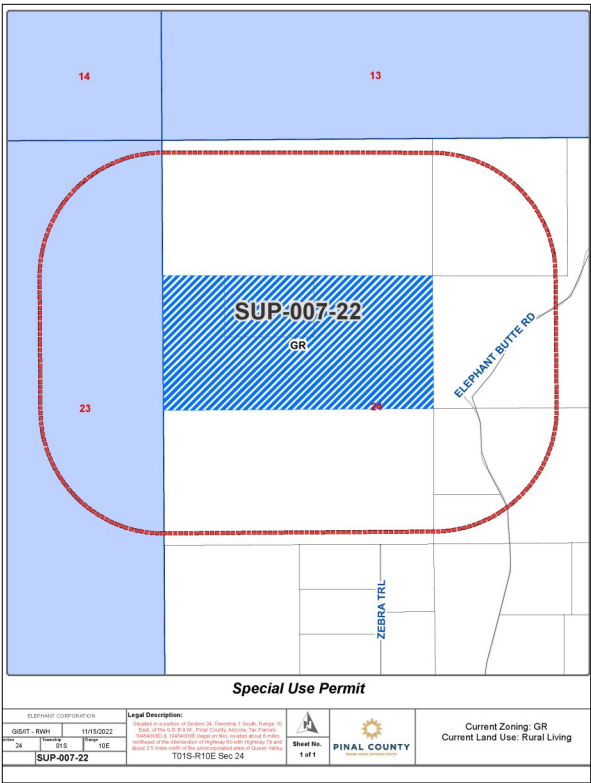
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

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WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. BOX 2973 (85 N. Florence St.), FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON DECEMBER 5, 2022**  
Contact for this matter:  
**Evan Evangelopoulos, Planner**  
e-mail Address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone: (520) 866-6642 Fax: (520) 866-6530



**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **15th DAY OF DECEMBER 2022**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, **SPECIAL USE PERMIT** IN PINAL COUNTY, ARIZONA.

**SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.

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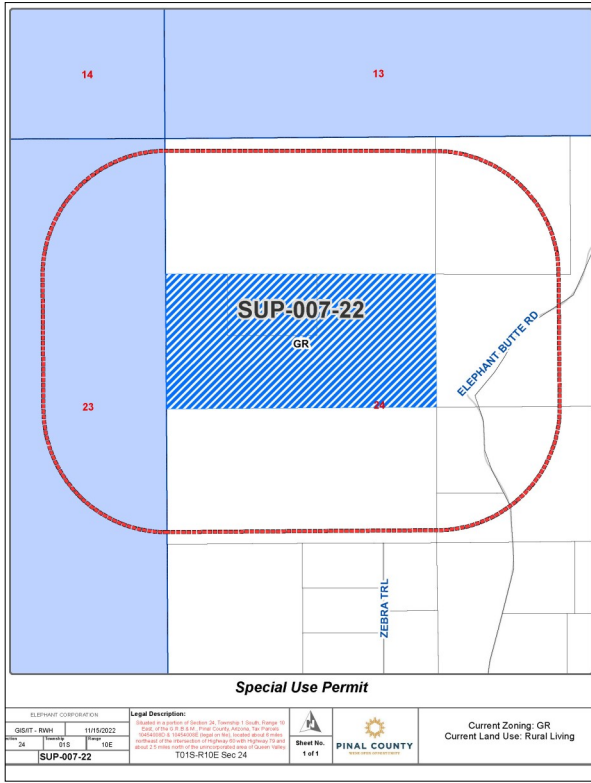
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WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. BOX 2973 (85 N. Florence St.), FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON DECEMBER 5, 2022**  
Contact for this matter:  
**Evan Evangelopoulos, Planner**  
e-mail Address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone: (520) 866-6642 Fax: (520) 866-6530



PINAL COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
P O BOX 2973 (85 N. FLORENCE ST.)  
FLORENCE, AZ 85132

# **NOTICE OF PUBLIC HEARING**


PINAL COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
P O BOX 2973 (85 N. FLORENCE ST.)  
FLORENCE, AZ 85132

# **NOTICE OF PUBLIC HEARING**

## CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 11/28/2022.

COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Evan Evangelopoulos, Planner  
[Signature] [Print name and title]

DATED: 11/28/2022

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **15th DAY OF DECEMBER 2022**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

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DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING WEBPAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS **15TH** DAY OF **NOVEMBER 2022**, by Pinal County Community Development Dept.

By:  Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

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- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
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- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 2973 (85 N FLORENCE ST)  
FLORENCE, AZ 85132  
**NO LATER THAN 5:00 PM ON DECEMBER 5, 2022**

Contact for this matter: Evan Evangelopoulos, Planner, e-mail address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone # (520) 866-6642 Fax # (520) 866-6530

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**[Anything below this line is not for publication.]**

PUBLISHED ONCE:  
Florence Reminder & Blade Tribune  
Superior Sun

# Hearing Notices

**NOTICE OF PUBLIC HEARING MEETING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **25<sup>th</sup>** DAY OF **JANUARY 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and lplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.

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DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ONLINE ON THE NOTICE OF HEARING PAGE AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS **28<sup>th</sup>** DAY OF **DECEMBER 2022**, by Pinal County Community Development Dept.

By: 

Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR 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

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 2973 (85 N FLORENCE ST)  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON JANUARY 13<sup>th</sup>, 2023.**

Contact for this matter: Evan Evangelopoulos, e-mail address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone #: (520) 866-6642, Fax: (520) 866-6435

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**[Anything below this line is not for publication.]**

PUBLISHED ONCE:  
Pinal Central Dispatch  
Superior Sun

## Notice of Hearing



Published in Pinal Central Dispatch on January 5, 2023

### Location

Pinal County,


### Notice Text

NOTICE OF PUBLIC HEARING MEETING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 25th DAY OF JANUARY 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-007-22 - PUBLIC HEARING/ACTION: Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20 acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ONLINE ON THE NOTICE OF HEARING PAGE AT: <http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> DATED THIS 28th DAY OF DECEMBER 2022, by Pinal County Community Development Dept. By: /s/Brent Billingsley Brent Billingsley, Community Development Director TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR 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 WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 2973 (85 N FLORENCE ST) FLORENCE, AZ 85132 NO LATER THAN 5:00 PM ON JANUARY 13th, 2023. Contact for this matter: Evan Evangelopoulos, e-mail address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov) Phone #: (520) 866-6642, Fax: (520) 866-6435 No. of publications: 1; dates of publication: Jan. 05, 2023.

## CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 10/1/2023.

COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Evan Evangelopoulos, Planner  
[Signature] [Print name and title]

DATED: 10/1/2023

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**NOTICE OF PUBLIC HEARING MEETING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **25<sup>th</sup>** DAY OF **JANUARY 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**SUP-007-22 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and lplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus twenty (20) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), 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.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.  
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ONLINE ON THE NOTICE OF HEARING PAGE AT:

<http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS **28<sup>th</sup>** DAY OF **DECEMBER 2022**, by Pinal County Community Development Dept.

By:  Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR 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

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 2973 (85 N FLORENCE ST)  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON JANUARY 13<sup>th</sup>, 2023.**

Contact for this matter: Evan Evangelopoulos, e-mail address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone #: (520) 866-6642, Fax: (520) 866-6435

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**[Anything below this line is not for publication.]**

PUBLISHED ONCE:  
Pinal Central Dispatch  
Superior Sun