



PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-007-22

1 / 25 / 2023

Community Development Department

SUP-007-22

□ **Proposal:**

- **SUP-007-22** – 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.

□ **Location:**

- The subject site is located about 6 miles northeast of the intersection of Highway 60 with Highway 79, about 2.5 miles north of the unincorporated area of Queen Valley.

□ **Applicant:**

- Copper Cactus Resorts LLC

□ **Owner:**

▣ Elephant Corporation, Inc.

□ **Agent:**

▣ Iplan Consulting/Greg Davis.

□ **Size:**

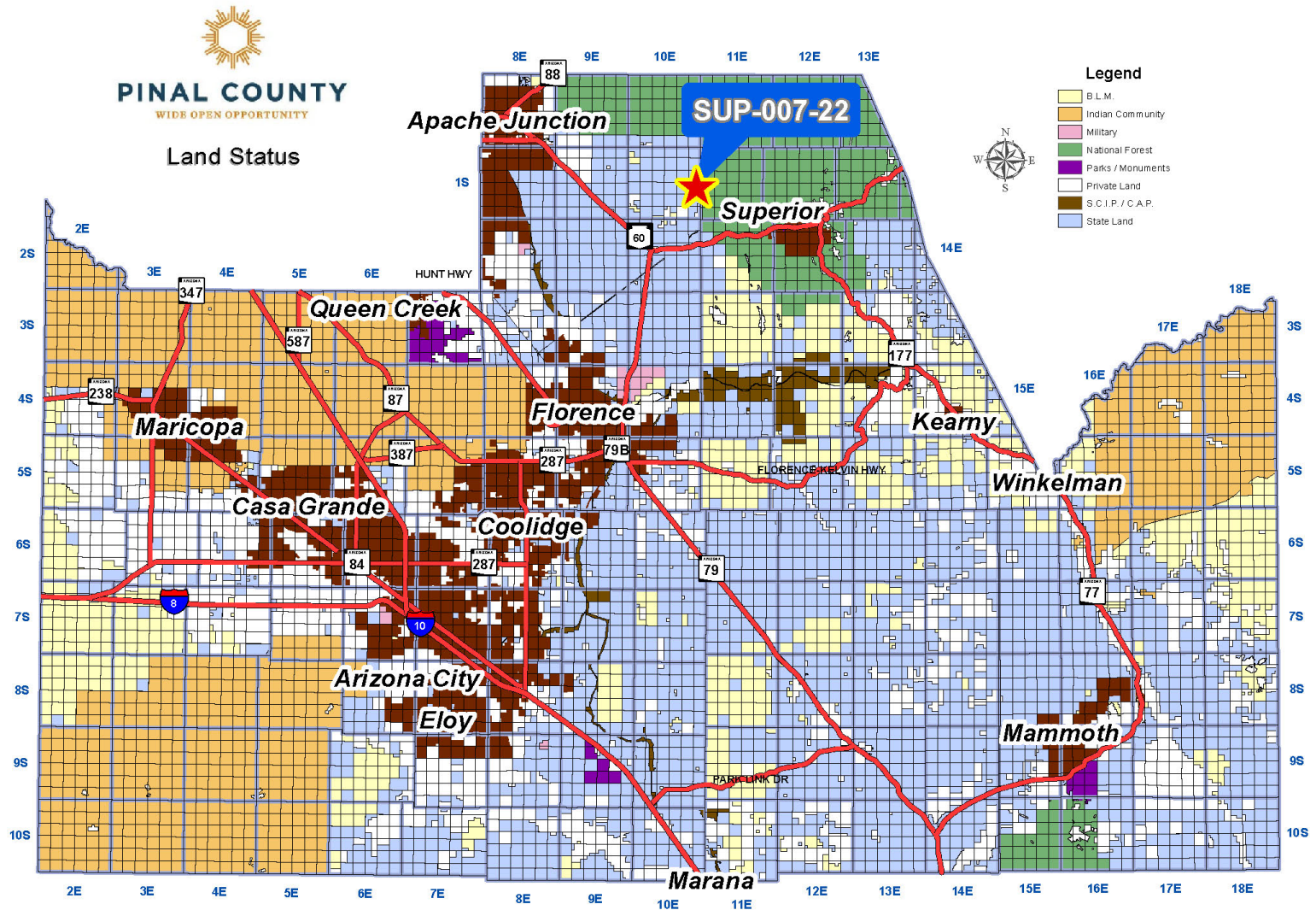
▣ 20± acres.

County Map



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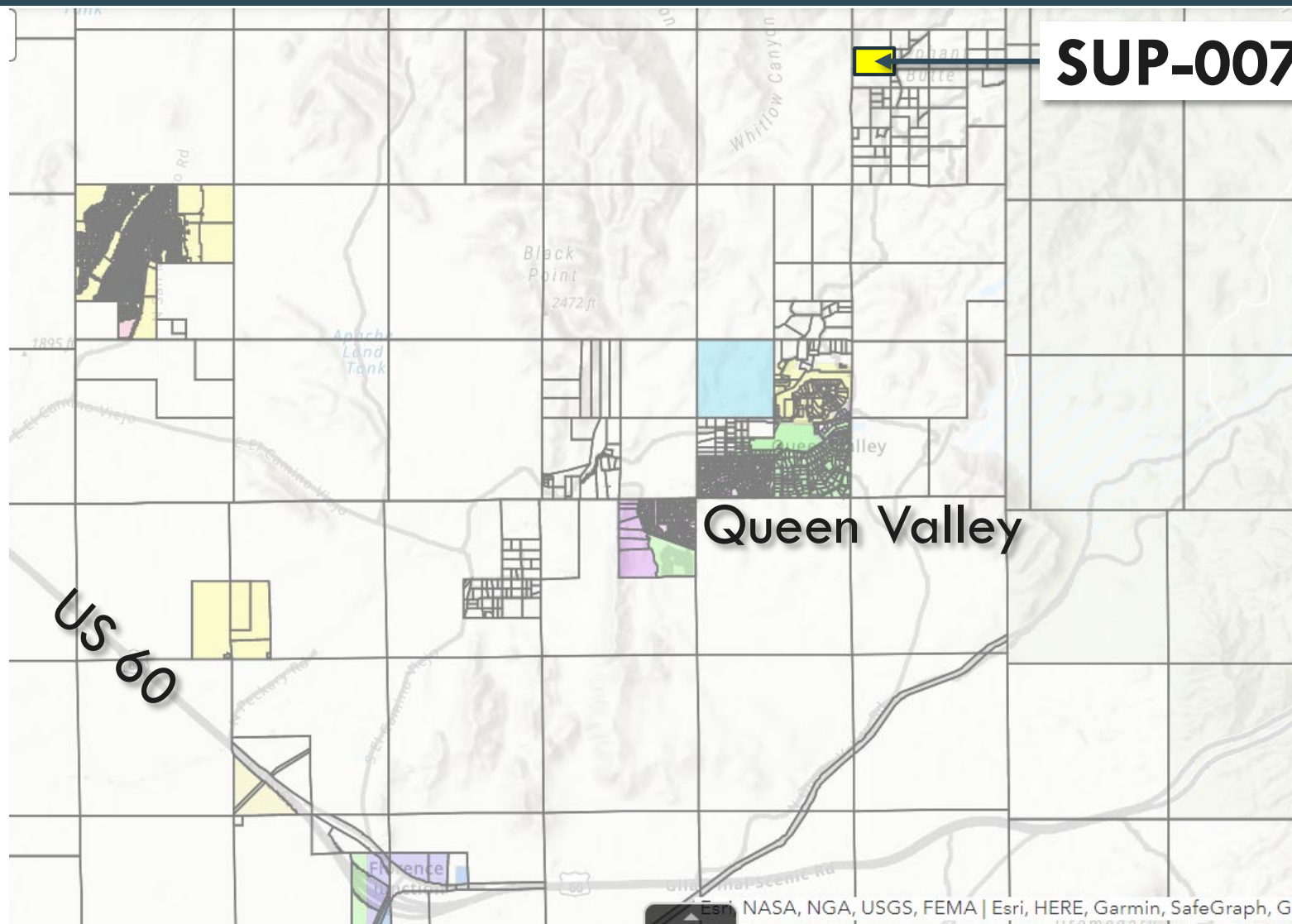




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Vicinity Map

SUP-007-22

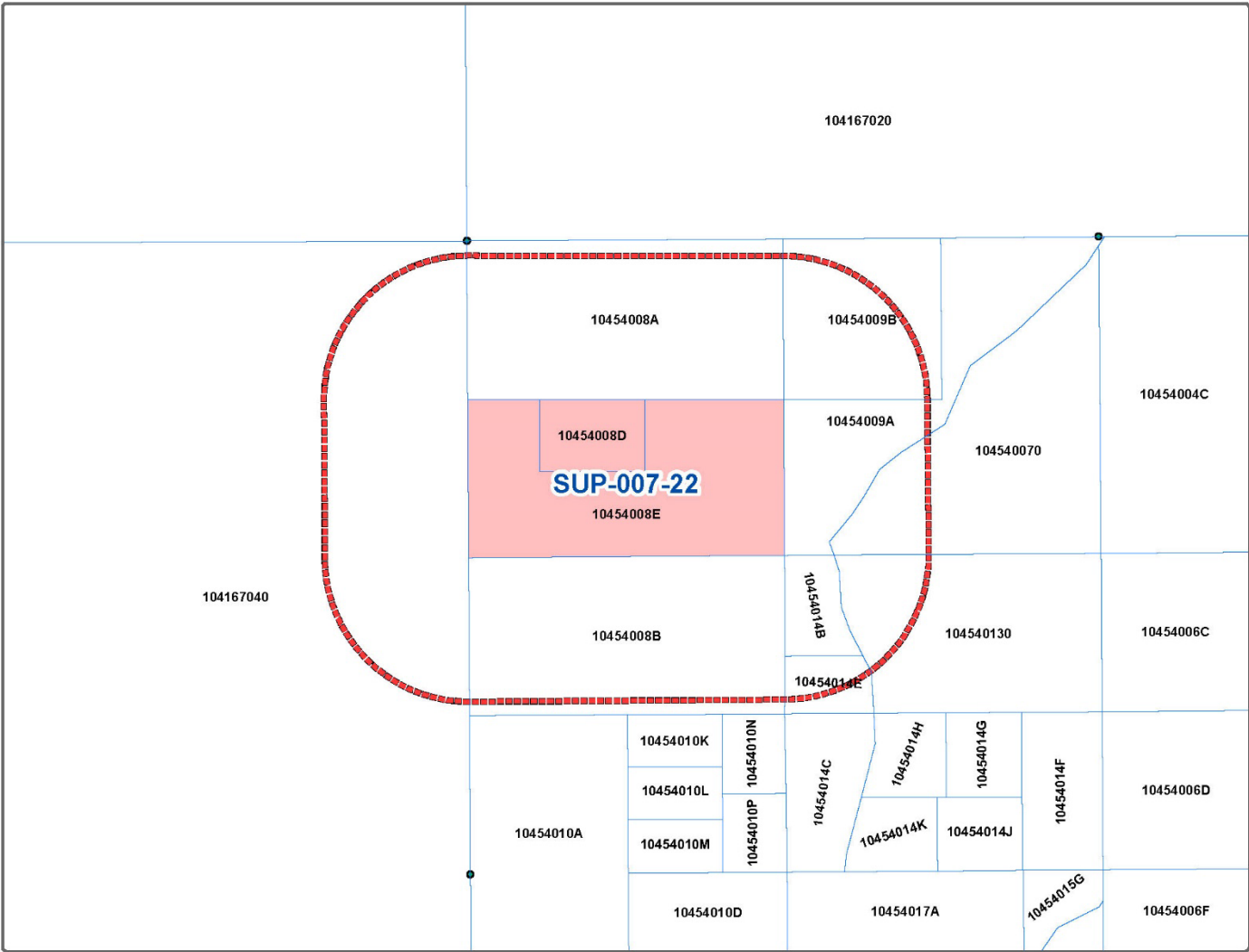


Area Map



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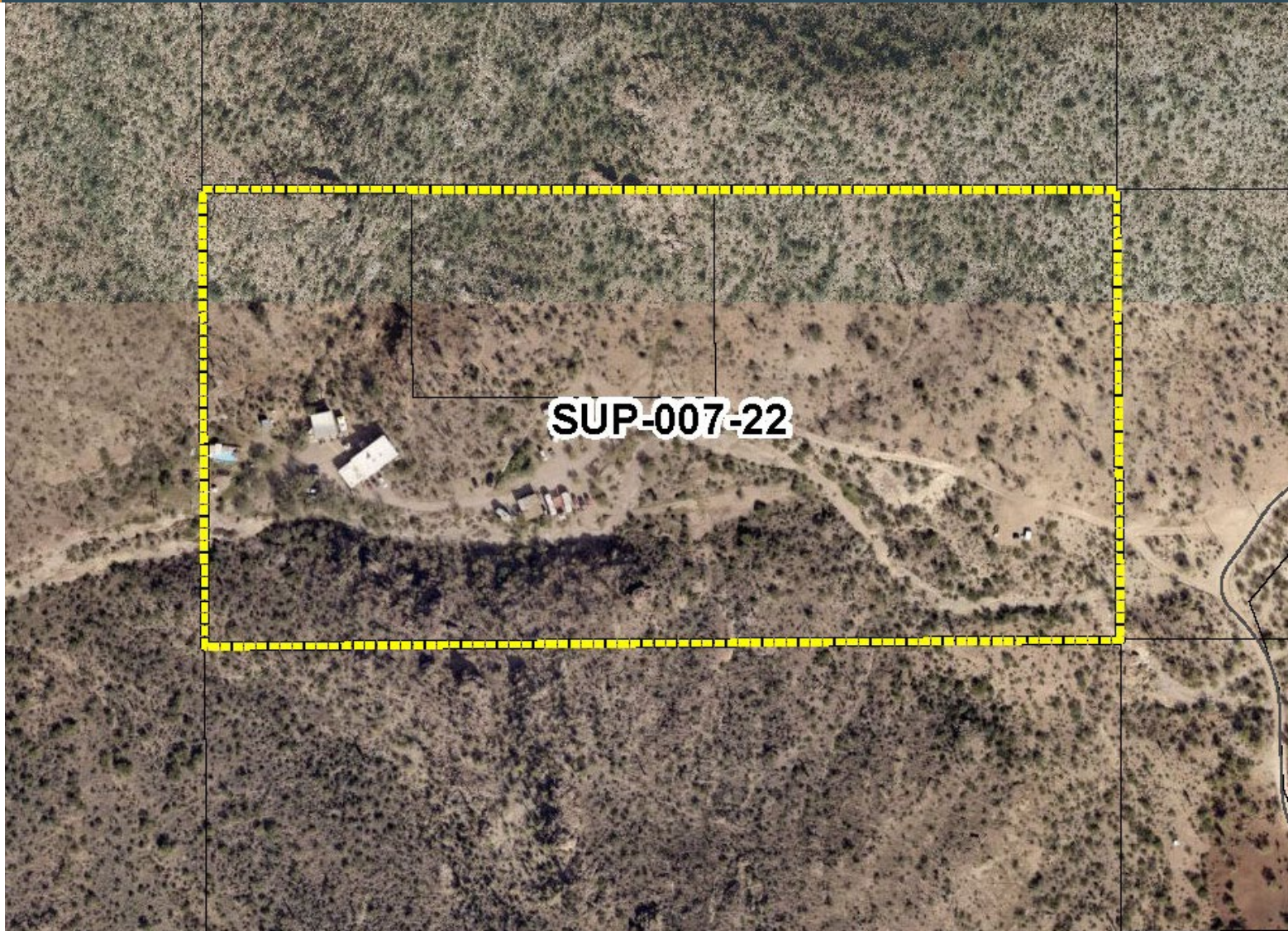


Aerial Map

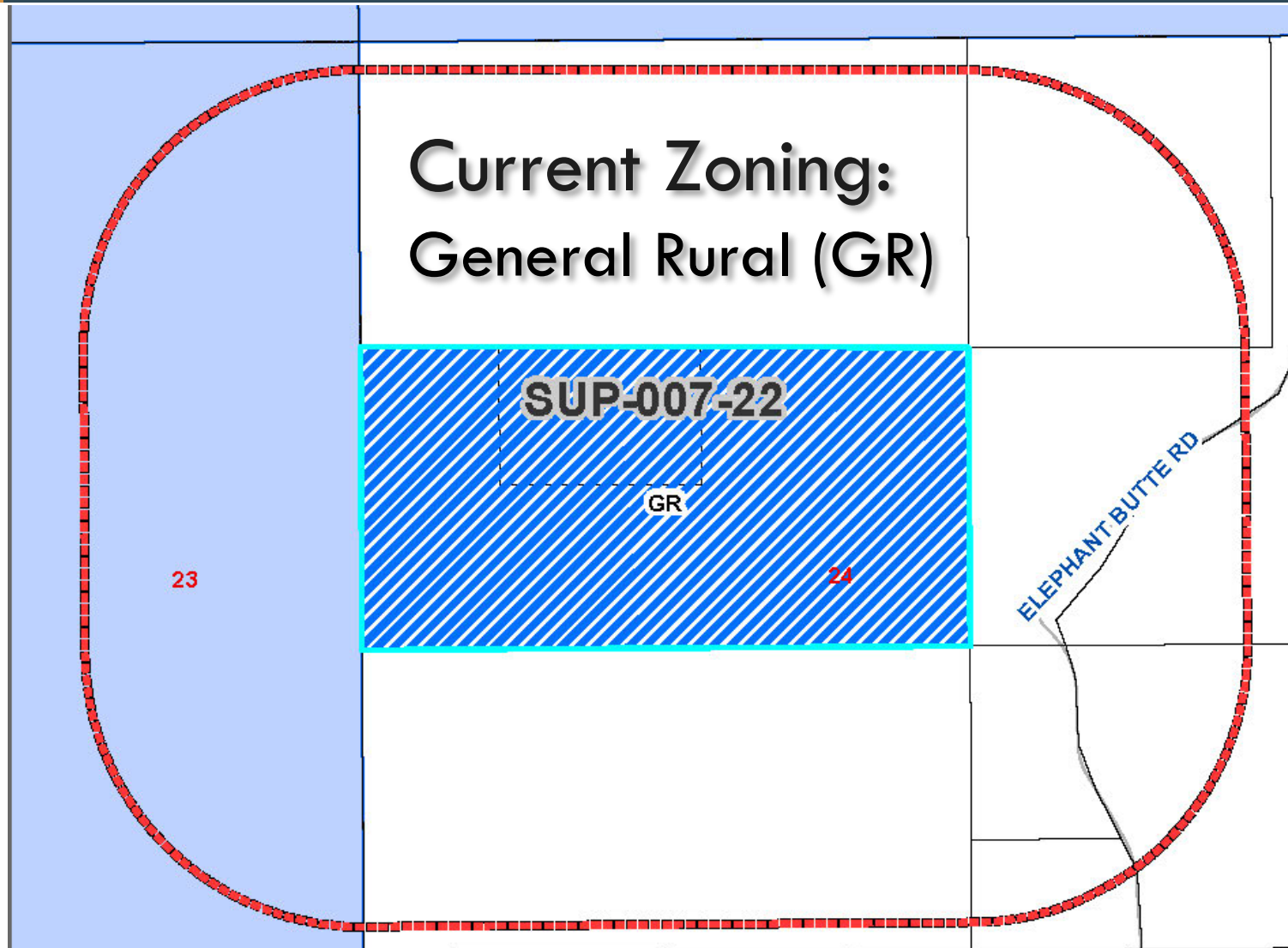


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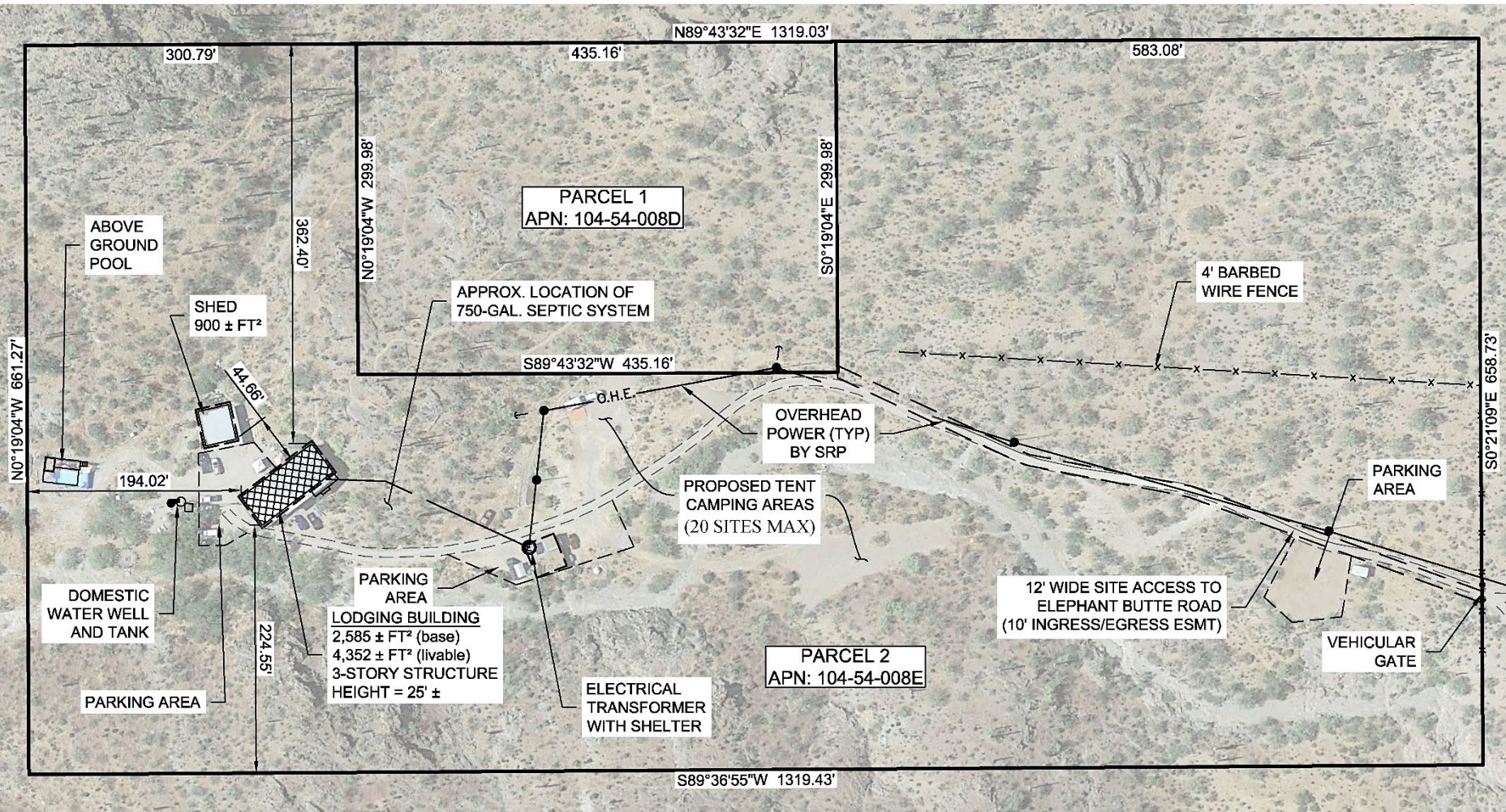
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SUP-007-22



SUP-007-22, Site Plan



North



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South



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East



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East — Elephant Butte



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West



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□ **Items for Board of Supervisors Consideration:**

- 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
- To date, three letters of support have been received regarding the requested Special Use Permit
- The property is accessed from North Elephant Butte Road
- The subject property is located within the Major Open Space designation of the Pinal County Comprehensive Plan and complies with the recommended use
- 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

- ▣ Recommendation:
 - Approval with 13 stipulations

■ 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;

■ Stipulations (Cont.):

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.

■ Stipulations (Cont.):

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.

■ Stipulations (Cont.):

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.

■ Stipulations (Cont.):

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.