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DATE/TIME: 05/07/2025 1356
FEE: \$0.00
PAGES: 4
FEE NUMBER: 2025-036850

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

RESOLUTION NO. 2025-SUP-016-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY LOCATED AT 39440 N. KENNEDY DRIVE, SAN TAN VALLEY, ARIZONA (TAX PARCEL 104-26-0400) TO ALLOW FOR THE OPERATION OF A COMMERCIAL KENNEL, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. 2025-SUP-016-24

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to the Pinal County Development Services Code § 2.151.010 to approve Special Use Permits in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on November 19, 2024, the Pinal County Community Development Department (the "**Department**") received an application from Jon Mott, owner of certain property located at 39440 N. Kennedy Drive (Tax Parcel No. 104-26-0400) and legally described in the attached **Exhibit "A"** (the "**Property**"), requesting a Special Use Permit to operate a commercial Kennel on a 34± acre parcel in the SR Suburban Ranch Zone under Case No. SUP-016-24 (the "**SUP Application**"); and,

WHEREAS, on March 20, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the SUP Application and considered the same (the "**Public Hearing**") along with twelve (12) stipulations as set forth in the staff report presented to the Commission, and as set forth in the attached **Exhibit "B"** (the "**Stipulations**"); and,

WHEREAS, after the Public Hearing the Commission voted 7-3 in favor of forwarding a recommendation of approval of the SUP Application to the Board subject to the Stipulations.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the SUP Application requesting approval to operate a commercial kennel on the Property is hereby approved, subject to the Stipulations set forth in **Exhibit "B"**.

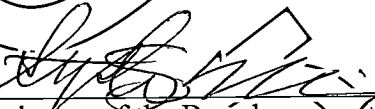
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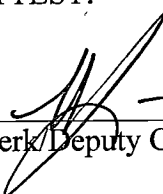
[Signatures appear on the following page.]

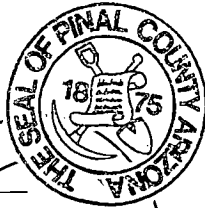
RESOLUTION NO. 2025-SUP-016-24

PASSED AND ADOPTED this 7th day of May, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:


Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:

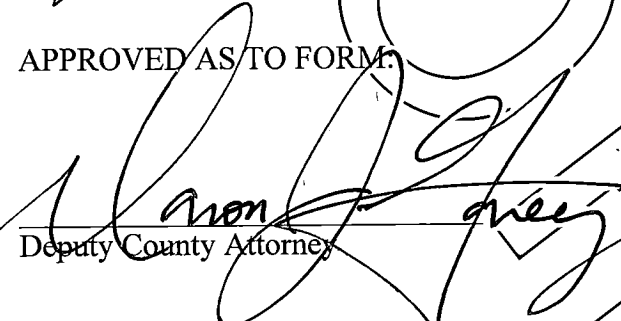

Deputy County Attorney

EXHIBIT "A"

TO

RESOLUTION NO. 2025-SUP-016-24

LEGAL DESCRIPTION

Lot 37, Country Mini-Farms Amended, according to Book 17 of Maps, page 34, records of Pinal County, Arizona.

EXHIBIT "B"

RESOLUTION NO. 2025-SUP-016-24

[Stipulations of Approval]

1. The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors approval;
2. Approval of this Special Use Permit (SUP) will require, at time of application for development, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. The applicant shall secure and maintain a commercial kennel license issued from Pinal County Animal Control for the duration of business operations. Applicant shall adhere to all standards as required by Pinal County Animal Control;
4. The applicant/property owner shall submit a site plan application within one (1) year from the effective date of this resolution or the Special Use Permit will become null and void;
5. Commercial Kennel uses shall be limited to breeding operations as described in the application narrative. Expansion of commercial kennel uses shall be contingent upon amendment to the approved SUP by the Board of Supervisors;
6. SUP-016-24 shall meet Lighting Zone-1 requirements;
7. Signage on the site shall not be permitted;
8. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Division;
9. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
10. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
11. A Traffic Impact Statement may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval; and
12. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area.