

THE PLANNING AND ZONING COMMISSION
MEETS REGULARLY ON THE SECOND
WEDNESDAY OF EACH MONTH

Posting Information:
DS Building 3250 E. Kino Ave
Posted: _____
Time: _____
By: _____

AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
APRIL 9, 2025
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

<u>District 1</u>	<u>District 2</u>	<u>District 3</u>	<u>District 4</u>	<u>District 5</u>
Eugene Kirkham	Bo Hellams	Bruce Hubbard	Cullin Pattillo	Larry Morse
Michael Bradshaw	John Hassett - Chair	Melanie Martin	Rex Ruge	LaJuana Gillette – Vice Chair

Pursuant to A.R.S. §38-431.02(H), the public will have physical access to the meeting place fifteen (15) minutes prior to the meeting.

Mohave County Planning and Zoning Commission members will attend in person or via telephone conference calls.

Pledge of Allegiance

Roll Call

Announcements

Approval of March 12, 2025, meeting minutes

Planning and Zoning Commission meetings are located in the Mohave County Administration Building. We ask persons attending the meetings to remember that the Administrative Building Campus is a tobacco-free area. Only bottled water, no food or soda, is allowed in the Auditorium where the meetings are held.

THE PLANNING & ZONING COMMISSION MAY, BY MOTION, RECESS INTO EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE FROM THE BOARD'S ATTORNEY(S) ON ANY ITEM CONTAINED IN THIS AGENDA PURSUANT TO ARS 38-431.03 (A) (3).

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential-Recreation/ Ten Acre Minimum) zone to an R-E/1A (Residential-Recreation/ One Acre Minimum Lot Size) zone, to allow for a minor land division, in the Scenic vicinity (south of Saw Mill Way, east of Frehner Road), Mohave County, Arizona. **Stovall Land Surveying for Brent Walker.**
VB

02. Evaluation of a request for an **EXTENTION OF TIME OF A SPECIAL USE PERMIT** for Assessor's Parcel No. 402-32-240 to allow for the completion of the conditions of BOS Resolution 2022-040, which approved a billboard in a C-2H (Highway Commercial) zone, in the Littlefield vicinity (southeast of Farm Road, southwest of Willow Road), Mohave County, Arizona. **KTH Consulting for Lovino Leasing Enterprises, LLC. MS**
03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-61-257 from an A-R (Agricultural Residential) zone to an R-1 (Single-Family Residential) zone, to allow for a minor land division, in the Beaver Dam vicinity (north of Front Street, east of Virgin Acres Boulevard), Mohave County, Arizona. **Brown Consulting for Shelly Blanchard. CB**
04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential, One Acre Minimum Lot Size) zone to an S-D/R (Special Development, Residential) zone, to allow for zero lot line rear setback for accessory structures, in the Centennial Park vicinity (north of West Cannon Avenue, east of South Richard Street), Mohave County, Arizona. **Thomas Timpson for Gene and Shirley Dockstader. MS**

LAKE HAVASU AREA

05. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity (south of El Mirage Road, east of West Wagon Wheel Drive), Mohave County, Arizona. **Impact 928 Inc. VB**

SOUTH MOHAVE VALLEY AREA

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-16-012 and -013 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park, in the Mohave Valley vicinity (south of Boundary Cone Road, west of Chauncey Boulevard), Mohave County, Arizona. **David and Donna Padua. CB**

GOLDEN VALLEY AREA

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 316-14-024 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance, in the Dolan Springs vicinity (east of Hermosa Drive, south of 9th Street), Mohave County, Arizona. **Daniel Solis. VB**
08. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 306-38-013 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity (east of Aztec Road, south of Dunlap Drive), Mohave County, Arizona. **Charles Richard Anaya Jr. MS**
09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-25-009E from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity (south of Rainwater Drive, west of San Pedro Road), Mohave County, Arizona. **Chris Mauser. CB**

10. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-41-012E from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity (south of Abrigo Drive, east of Teddy Roosevelt Road), Mohave County, Arizona. **Michael Burson** VB
11. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Suburban Development Area land use designation and a **REZONE** from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity (south of Moenkopi Drive, west of Naco Road), Mohave County, Arizona. **Theresa Labrousse**. MS
12. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Low Density Residential land use designation to a General Commercial land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity (north of Highway 68, east of Kirkland Road), Mohave County, Arizona. **KTH Consulting for Jasa, LLC**. CB
13. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, in the Golden Valley vicinity (south of Unkar Drive, west of Colorado Road), Mohave County, Arizona. **KTH Consulting for Jeffrey Reynolds and Michael Roy**. MS

MOHAVE COUNTY GENERAL AREA

14. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 326-02-156 from an A (Agricultural Residential) zone to a C-MO (Commercial Manufacturing Open Lot Storage) zone, to allow for a storage facility, in the Dolan Springs vicinity (north of Pierce Ferry Road, west of Canyon Drive), Mohave County, Arizona. **D & D Storage LLC**. CB

KINGMAN AREA

15. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Residential land use designation to a Suburban Residential land use designation and a **REZONE** from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone for Assessor's Parcel No. 331-15-023, to allow for a minor land division, in the Kingman vicinity (north of Calle Charcas, west of Calle Patilla), Mohave County, Arizona. **Kevin Jewkes and Sharon Tyler**. VB

OTHER

16. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
17. Call to the Public

Planning and Zoning Commission Agenda

April 9, 2025

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According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services to all persons with disabilities. If you need accommodation for this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5816.

Supporting documentation for agenda items may be reviewed on www.mohave.gov (*PDF Reader required*) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409

01. **Evaluation of a request for a REZONE of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division in the Scenic vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Stovall Land Surveying for Brent Walker of Sandy, Utah.

Assessor's Parcel No. 402-43-048 is described as S2 NE4 SW4 SW4, in Section 36, Township 40 North, Range 16 West.

The site is approximately five (5) acres and is located south of Saw Mill Way, east of Frehner Road. The site is accessed from Highway 91, south on Scenic Boulevard, east on Spring Rain Drive, north on Frehner Road, east on Jedediah Smith Trail, north on Cora Lane approximately 670 feet to site.

The site is vacant with a natural wash running east to west with a smaller wash running south. The surrounding land uses consist of primarily vacant land with a few single-family homes.

The applicant requests this rezone from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Low Density Residential Area.

The site is not within a Fire District. Electric, water and sewer services do not appear to be available. Scenic Boulevard, Spring Rain Drive and Frehner Road are all paved and on the County's Road maintenance system. Jedediah Smith Trail and Cora Lane are unpaved and not on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-0403G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There does not appear to be any significant environmental features affecting the site other than the noted washes.
- g. Electric, water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The site shall be rezoned from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least 30 days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814. K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 402-43-048 Current Zoning: R-E/10A Parcel Size 5 Acres

Legal Description:

S 1/2 NE 1/4 SW 1/4 SW 1/4 SECTION 35 T. 40 N., R.16 W., G.&S.R.M., MOHAVE COUNTY,

ARIZONA

Water Provider: WELL Electric provider: _____ Sewer provider: SEPTIC

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): BRENT D, WALKER

Mailing Address: 1761 E. SUNRISE PARK CIRCLE City: SANDY State: UT Zip: 84093

Phone number: [REDACTED]

Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: JAMES TODD STOVALL PLS, STOVALL LAND SURVEYING

Mailing Address: 7065 W ANN ROAD STE130-338 City: LAS VEGAS State: NV Zip: 89130

Phone number: [REDACTED]

Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: RE-1 ACRE MINIMUM LOT SIZE

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

RESIDENTIAL DEVELOPMENT

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.


All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from RE-10A

to RE-1A for the purpose of MINOR LAND DIVISION

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

JAMES TODD STOVALL PLS/ AGENT FOR BRENT WALKER (OWNER)
Applicant / agent

Contact information:

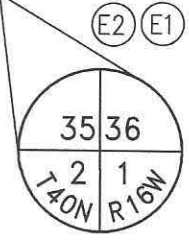
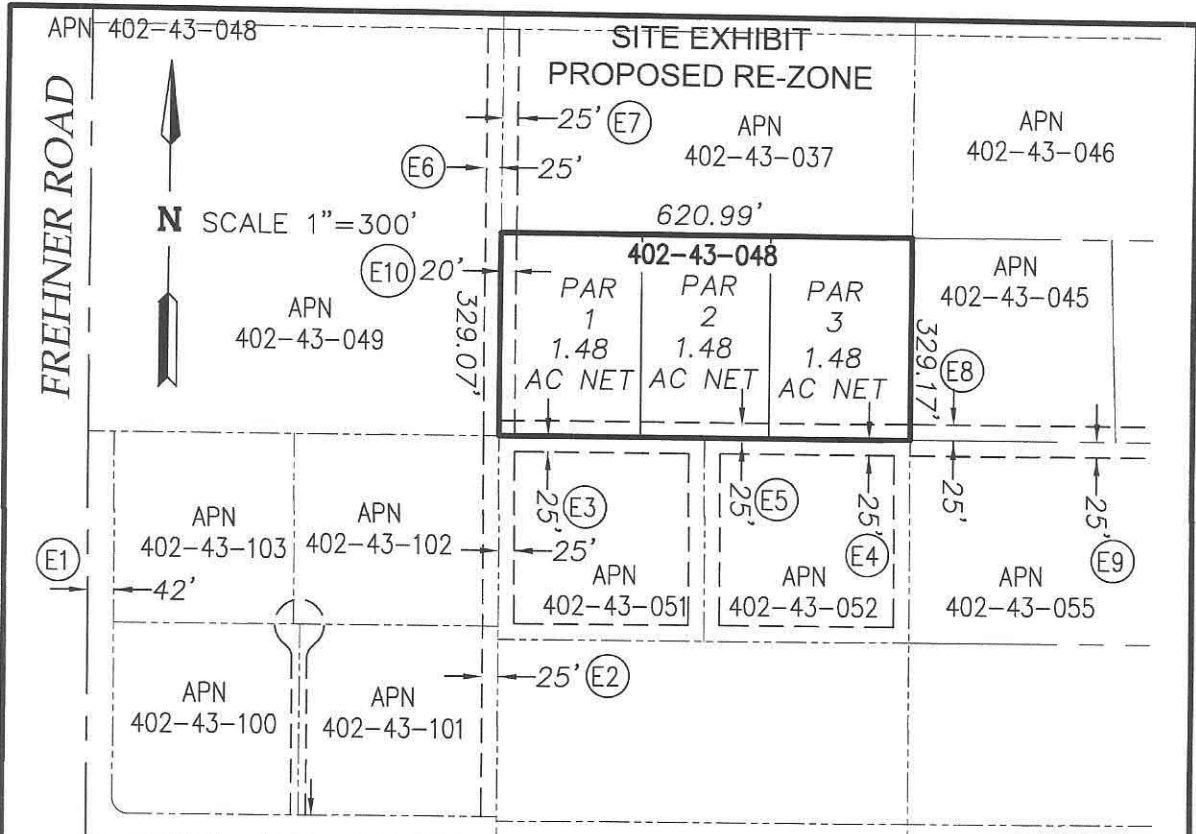
STOVALL LAND SURVEYING

7065 W ANN ROAD STE 130-338


LAS VEGAS, NEVADA 89130

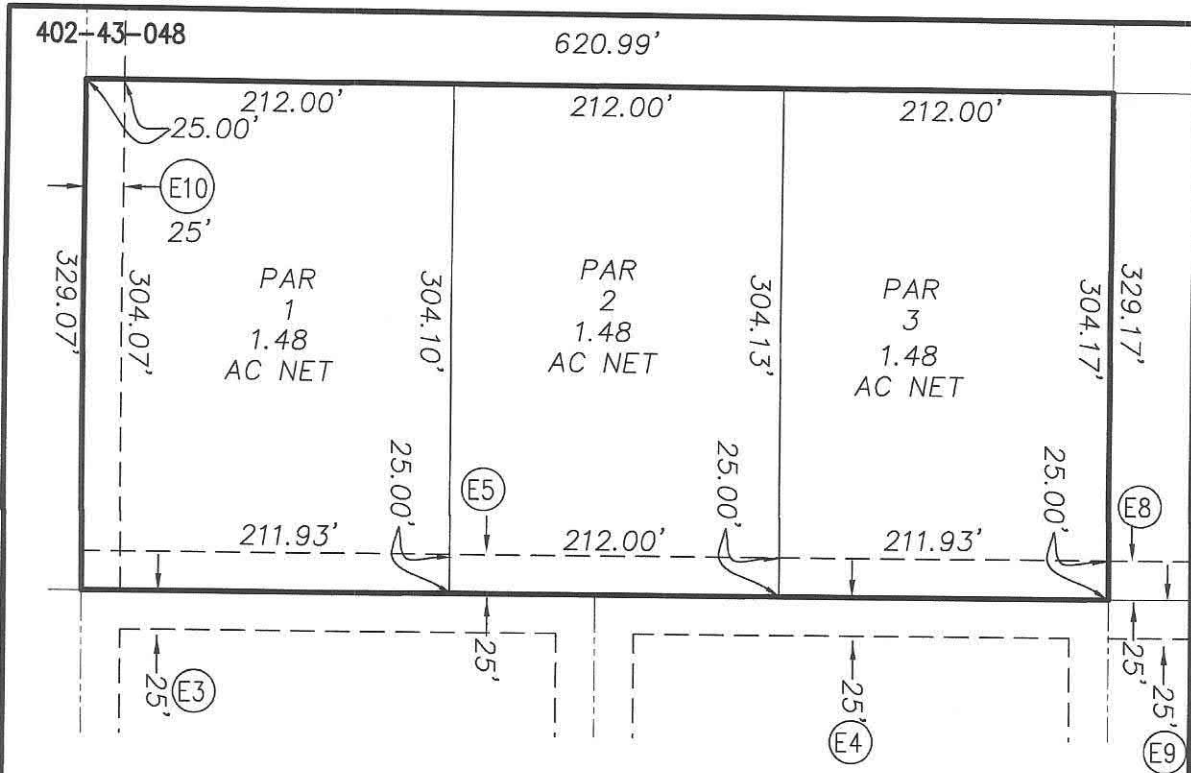
Assessor Parcel Number and Legal Description of proposed subject property:402-43-048

SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36,
TOWNSHIP 40 NORTH, RANGE 16 WEST, G&SRBM, MOHAVE COUNTY, ARIZONA




- JEDEDIAH SMITH TRAIL**
- (E1) 42' PUBLIC ROW PP 38/62
 - (E2) 25' & 42' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020049781
 - (E3) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2021017655
 - (E4) 25' ROAD EASEMENT PER DEED 204/572
 - (E5) 20' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020049782
 - (E6) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2021017652
 - (E7) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2021017656
 - (E8) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020051127
 - (E9) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020051126
 - (E10) PROPOSED 25' PUBLIC ROAD AND UTILITY EASEMENT

SITE EXHIBIT 402-43-048	JOB NO: 025-013	 STOVALL LAND SURVEYING 7065 W. ANN ROAD STE 130-338 LAS VEGAS, NEVADA 89130 (702)596-2349 stovalljt@gmail.com
	DATE: 2/12/2025	
	DRAWN BY: JTS	
	CHECKED BY: JTS	



- (E1) 42' PUBLIC ROW PP 38/62
- (E2) 25'&42' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020049781
- (E3) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2021017655
- (E4) 25' ROAD EASEMENT PER DEED 204/572
- (E5) 20' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020049782
- (E6) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2021017652
- (E7) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2021017656
- (E8) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020051127
- (E9) 25' PUBLIC ROAD AND UTILITY EASEMENT FEE#2020051126
- (E10) PROPOSED 25' PUBLIC ROAD AND UTILITY EASEMENT



SITE PLAN 402-43-048	JOB NO: 025-013		STOVALL LAND SURVEYING
	DATE: 2/12/2025		7065 W. ANN ROAD STE 130-338
DRAWN BY: JTS	LAS VEGAS, NEVADA 89130		
CHECKED BY: JTS	(702)596-2349 stovalljt@gmail.com		

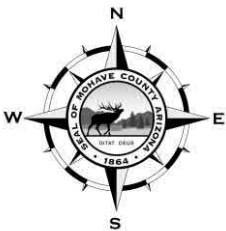
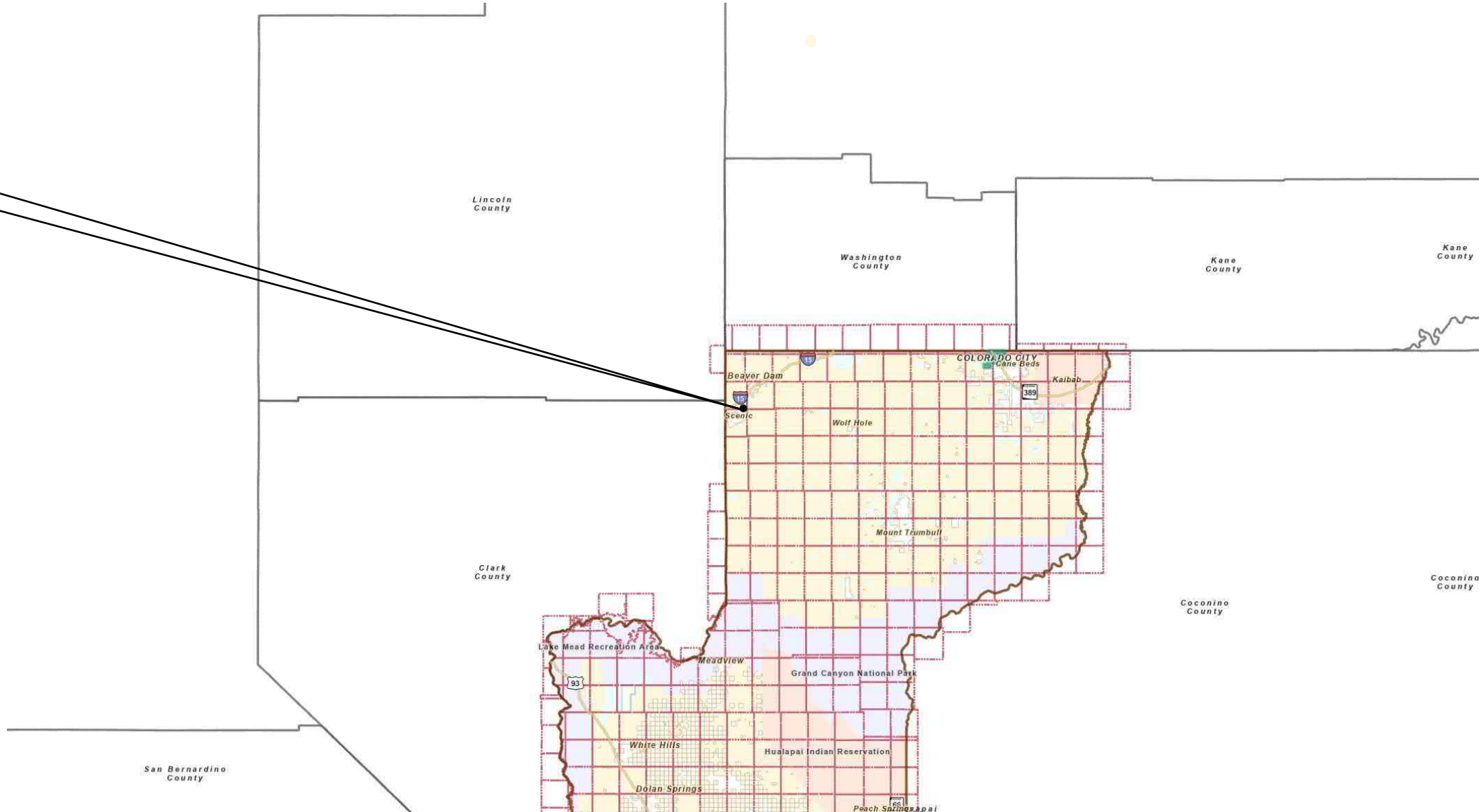
REZONE 402-43-048

GENERAL MAP

REZONE of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential-Recreation/ Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential-Recreation/ One Acre Minimum Lot Size) zone, to allow for a minor land division, in the Scenic vicinity.

Section 36
T 40 N, R 16 W

Subject
Property



REZONE 402-43-048

SITE MAP

REZONE of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential-Recreation/ Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential-Recreation/ One Acre Minimum Lot Size) zone, to allow for a minor land division, in the Scenic vicinity.

Section 36
T 40 N, R 16 W



REZONE 402-43-048

ZONING MAP

REZONE of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential-Recreation/ Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential-Recreation/ One Acre Minimum Lot Size) zone, to allow for a minor land division, in the Scenic vicinity.

Section 36
T 40 N, R 16 W



- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | C-M | | S-D/A |
| | C-MO | | S-D/C |
| | C-RE | | S-D/C-1 |
| | E | | S-D/C-2 |
| | M | | S-D/C-M |
| | M-2 | | S-D/C-RE |
| | MIXED | | S-D/M |
| | M-X | | S-D/R |
| | N-P | | S-D/R-1 |
| | R-1 | | S-D/R-E |
| | R-2 | | S-D/R-M |
| | R-E | | S-D/R-O |



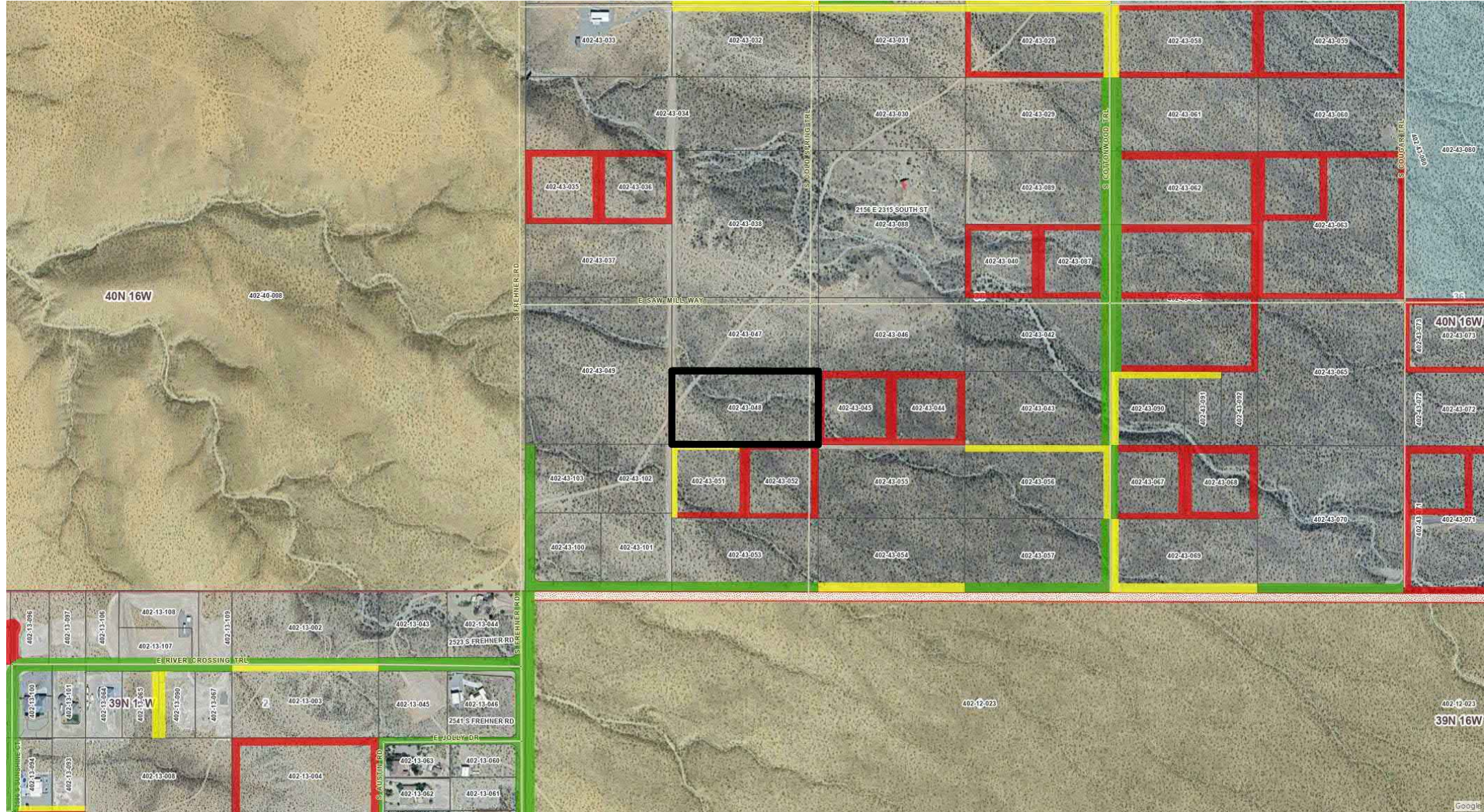
REZONE 402-43-048

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential-Recreation/ Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential-Recreation/ One Acre Minimum Lot Size) zone, to allow for a minor land division, in the Scenic vicinity.

Section 36
T 40 N, R 16 W

- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



REZONE 402-43-048 REQUEST

REZONE of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential-Recreation/ Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential-Recreation/ One Acre Minimum Lot Size) zone, to allow for a minor land division, in the Scenic vicinity.

Section 36
T 40 N, R 16 W



02. **Evaluation of a request for an EXTENTION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240, to allow for the completion of the conditions of BOS Resolution 2022-040, allowing for a billboard in the Littlefield vicinity, Arizona.**

This evaluation is to determine whether an Extension of Time for a Special Use Permit should be granted for the above-described property as requested by KTH Consulting on behalf of Iovino Enterprises I, LLC of Las Vegas, Nevada.

Assessor's Parcel No. 402-32-240 is described as a portion of the S1/2 NW1/4 of Section 3, Township 40 North, Range 15 West.

The site is approximately 9.23 acres in size and is located southeast of Farm Road and southwest of Willow Road. The site is accessed from Interstate 15, then exit 9 on to Desert Springs Road, then northeast on to Farm Road, approximately 0.13 miles to the site.

The site currently contains one (1) billboard, with a proposed truck stop. The terrain appears to be relatively flat. The surrounding land uses consist of commercial uses, vacant land, and single-family residences.

The applicant requested the Special Use Permit to allow for a billboard. The Special Use Permit was originally conditionally approved by the Mohave County Board of Supervisors on March 7, 2022, via BOS Resolution No. 2022-040. The Mohave County General Plan designates this site as General Commercial.

This will be the third Extension of Time requested by the applicant and will allow time for the County permit to be reviewed and issued, and the billboard to be constructed. On May 6, 2024, the Mohave County Board of Supervisors extended the time until March 7, 2025, via BOS Resolution No. 2024-103. The applicant cited the need to find a commercial contractor to be contracted for the work as the reason for not completing the project prior to the expiration of the last Extension of Time.

The site is within the Beaver Dam/Littlefield Fire District. Electric service appears to be available. Sewer and water services do not appear to be available. Farm Road is paved and is on the County's road maintenance system. Willow Road is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panels #04015C-0093G and #04015C-0095G indicate the parcel described to be in Zone X, not in a Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect comply with the Mohave County General Plan.
- c. The site appears to be adequate for the action.
- d. The neighboring area does contain other uses similar to the above proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There does not appear to be any environmental features affecting the site.

- g. Electric service appears to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. Compliance with the conditions of B.O.S. Resolution No. 2022-040.
2. This Extension of Time is for Assessor's Parcel No. 306-31-005B and will be in effect until **March 7, 2026**.

Request for an Extension of Time

Approval Information

Approved B.O.S. Resolution No. 2024-103 Dated MAY 6, 2024

Property Information

Assessor Parcel Number: 402-32-240

Legal Description:

A PORTION OF SECTION 3, T40N, R15W. FULL ASSESSOR PARCEL LEGAL DESCRIPTION ATTACHED.

Owner Information

Owner Name(must match current deed): LOVINO LEASING ENTERPRISES I, LLC

Mailing Address: 9260 EL CAMINO ROAD City: LAS VEGAS State: NV Zip: 89139

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 Martingale Drive City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request an extension of time to complete conditions of an approved B.O.S. Resolution.

The following conditions HAVE been met: Commercial Site plan approval by Mohave County. Civil Engineering plans completed for the overall project. ADOT and Mohave County approval of the Traffic Impact Analysis. ADOT approval of the billboard permit application. Billboard location is staked and surveyed on the site. Billboard design plans are completed and ready for County permit review and approval.

The following conditions have NOT been met:

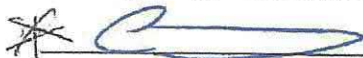
Approved Mohave County building permit.

The conditions have not been completed because: The billboard building permit application requires a licensed General Contractor which has not been secured yet. Once this individual is identified on the permit the plans can proceed with the review process and a permit will be issued. Due to this delay there is insufficient time to begin construction on the site prior to the March 7, 2025 expiration date on this SUP. The requested 6 months includes completion of the billboard construction process.

The anticipated date for completion of conditions is AUGUST, 2025

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.



All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Notice of Hearing

Extension of Time of a SPECIAL USE PERMIT

Dear Property Owner:

This letter is to notify you of a request for an extension of time to complete conditions listed on approved B.O.S.

Resolution No. 2024-103 that was approved by the Mohave County Board of Supervisors on 5-6-2024

The Mohave County Zoning Ordinance requires all property owners within 300 feet of the subject property be notified of this request. The enclosed approved resolution and vicinity map are included for your reference.

Please direct written comments to the Mohave County Development Services Department at the following address:


Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

Or email the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip. You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,


Applicant / agent

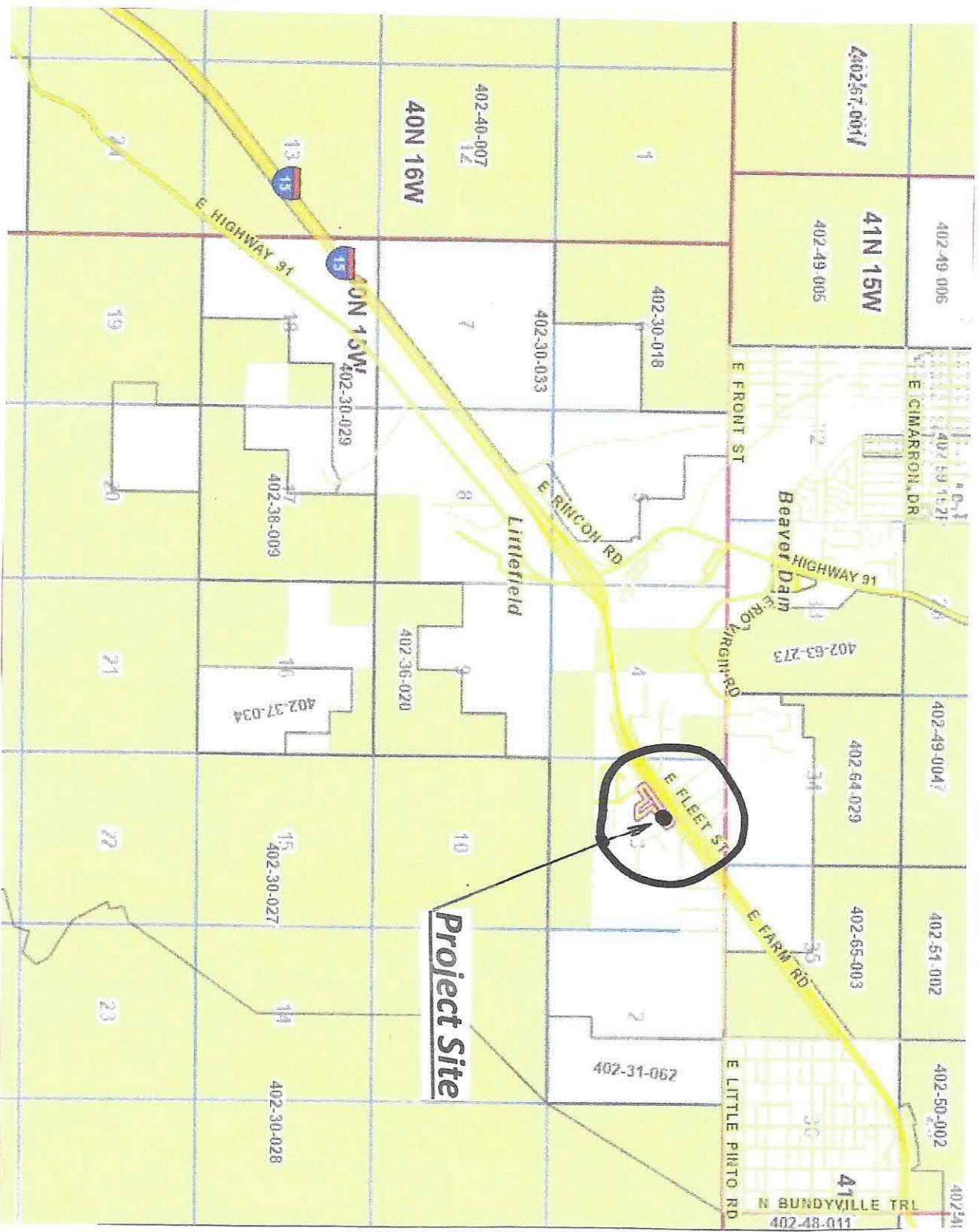
Contact information:


KTH CONSULTING - KATHY TACKETT-HICKS
3751 Martingale Drive
Kingman, AZ. 86409


Assessor Parcel Number and Legal Description of subject property: 402-32-240

ASSESSOR PARCEL LEGAL DESCRIPTION ON BACK.

Vicinity Map



NORTH 
M.T.S.

2
BOS

WHEN RECORDED RETURN TO:
LAURA SKUBAL, CLERK OF THE BOARD
700 W. BEALE STREET
3RD FLOOR
KINGMAN, AZ 86401


FEE# 2024025326

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



05/15/2024 03:52 PM Fee: \$0.00

PAGE: 1 of 2

BOS RESOLUTION NO. 2024-103

A RESOLUTION SETTING FORTH REQUEST FOR AN EXTENSION OF TIME FOR A SPECIAL USE PERMIT FOR ASSESSOR'S PARCEL NO. 402-32-240, TO ALLOW FOR ADDITIONAL TIME FOR THE COMPLETION OF BOS RESOLUTION 2022-040, ALLOWING FOR A BILLBOARD IN THE LITTLEFIELD VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, May 6, 2024, a public hearing was conducted to determine whether an Extension of Time for a Special Use Permit should be granted for the above-described property as requested by KTH Consulting on behalf of Iovino Leasing Enterprises I, LLC of Las Vegas, Nevada, and

WHEREAS, Assessor's Parcel No. 402-32-240 is described as a portion of the S1/2 NW1/4, located in Section 3, Township 40 North, Range 15 West, and

WHEREAS, the site is approximately 9.23 acres in size and is located southeast of Farm Road and southwest of Willow Road. The site is accessed from Interstate 15, then exit 9 onto Desert Springs Road, then northeast onto Farm Road, approximately 0.13 miles to the site, and

WHEREAS, the site is currently contains one (1) billboard, with a truck stop proposed. The terrain appears to be relatively flat. The surrounding land uses consist of commercial uses, vacant land, and single-family residences, and

WHEREAS, the applicant requested the Special Use Permit to allow for a billboard. The Special Use Permit was originally conditionally approved by the Mohave County Board of Supervisors on March 7, 2022, via BOS Resolution No. 2022-040. The Mohave County General Plan designates this site as General Commercial, and

WHEREAS, this will be the second Extension of Time requested by the applicant and will allow time for permit approval from Mohave County and the Arizona Department of Transportation and the construction of the billboard. On April 3, 2023, the Mohave County Board of Supervisors extended the time until March 7, 2024, via BOS Resolution No. 2023-053, and

WHEREAS, the site is within the Beaver Dam/Littlefield Fire District. The site is not serviced by water or sewer. Electric power appears to be available. Farm Road is paved and is on the County's road maintenance system. Willow Road is not paved and is not on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panels #04015C-0093G and #04015C-0095G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, and

WHEREAS, the following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does contain other uses similar to the above-proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There does not appear to be any environmental features affecting the site.
- g. The site is not serviced by water or sewer. Electric power appears to be available.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on April 10, 2024, the Commission recommended APPROVAL of this Extension of Time for a Special Use Permit subject to the following:

- 1. Compliance with the conditions of B.O.S. Resolution No. 2022-040.
- 2. This Extension of Time will be in effect until **March 7, 2025**.

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, on April 17, 2024, and in the Spectrum, a newspaper of general circulation in the Arizona Strip Area, Mohave County, Arizona, on April 17, 2024, and was posted on April 19, 2024, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors, at their regular meeting on Monday, May 6, 2024, APPROVED this Extension of Time for a Special Use Permit as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission’s recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST

Hildy Angius

 Hildy Angius, Chairman

Laura Skubal

 Laura Skubal, Clerk of the Board



WHEN RECORDED RETURN TO:
GINNY ANDERSON, CLERK OF THE BOARD
700 W. BEALE STREET
3RD FLOOR
KINGMAN, AZ 86401


FEE# 2022015773

OFFICIAL RECORDS
OF MOHAVE COUNTY
KRISTI BLAIR,
COUNTY RECORDER



03/10/2022 02:33 PM Fee: \$0.00

PAGE: 1 of 3

BOS RESOLUTION NO. 2022-040

A RESOLUTION SETTING FORTH A SPECIAL USE PERMIT OF ASSESSOR'S PARCEL NO. 402-32-148 TO ALLOW FOR A BILLBOARD IN A C-2H (HIGHWAY COMMERCIAL) ZONE, IN THE LITTLEFIELD VICINITY, ARIZONA STRIP AREA, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, March 7, 2022, a public hearing was conducted to determine whether approval should be granted for a Special Use Permit for the above-described property, as requested by KTH Consulting on behalf of MJB Development, of North Las Vegas, Nevada, and

WHEREAS, Assessor's Parcel No. 402-32-148 is more particularly described as a portion of the SE1/4, NW1/4, located in Section 3, Township 40 North, Range 15 West, and

WHEREAS, the site is approximately 3.26 acres in size and is located southeast of Farm Road and west of Willow Road. The site is accessed from Interstate 15, then Exit 9 onto Desert Springs Road, then northeast onto Farm Road, approximately 0.13 miles to the site, and

WHEREAS, the site is currently vacant. The terrain appears to be relatively flat. The surrounding land uses consist of commercial uses, vacant land, and single-family residences, and

WHEREAS, the applicant requests this Special Use Permit to allow one (1) billboard in a C-2H (Highway Commercial) zone. The Mohave County General Plan designates the site as General Commercial. The Virgin River Communities Area Plan designates the site as Commercial, and

WHEREAS, Section 42.J of the Mohave County Zoning Ordinance states that a minimum of five hundred (500) feet between off-premises signs facing the same traffic flow in the same street or freeway shall be required in all cases, and

WHEREAS, the site is within the Beaver Dam/Littlefield Fire District. The site is not serviced by water or sewer. Electric power appears to be available. Farm Road is paved and is on the County's road maintenance system. Willow Road is not paved and is not on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-0095G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, and

WHEREAS, the following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan and the Virgin River Communities Area Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does contain other uses similar to the above proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There are no environmental features affecting the site.
- g. The site is not serviced by water or sewer. Electric power appears to be available.

WHEREAS, at the public hearing held before the Mohave County Planning and Zoning Commission on February 9, 2022, the Commission recommended APPROVAL of this Special Use Permit subject to the following:

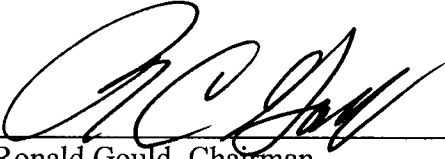
1. This Special Use Permit allows for one (1) billboard in a C-2H (Highway Commercial) zone.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits will be obtained prior to construction.
4. The applicant shall obtain the proper Arizona Department of Transportation (ADOT) permit and approval prior to construction.
5. If construction or the use has not commenced within one (1) year of Board of Supervisors approval of the Special Use Permit, or if the use has been discontinued for six (6) months, then approval shall terminate at that date.
6. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, and in The Spectrum, a newspaper of general circulation in the Arizona strip area, Mohave County, Arizona, on February 20, 2022, and was posted on February 18, 2022, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations, and

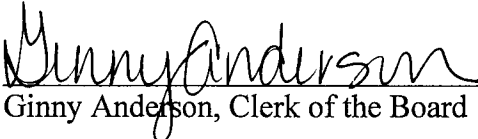
NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Monday, March 7, 2022, APPROVED this Special Use Permit as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST



Ronald Gould, Chairman



Ginny Anderson, Clerk of the Board



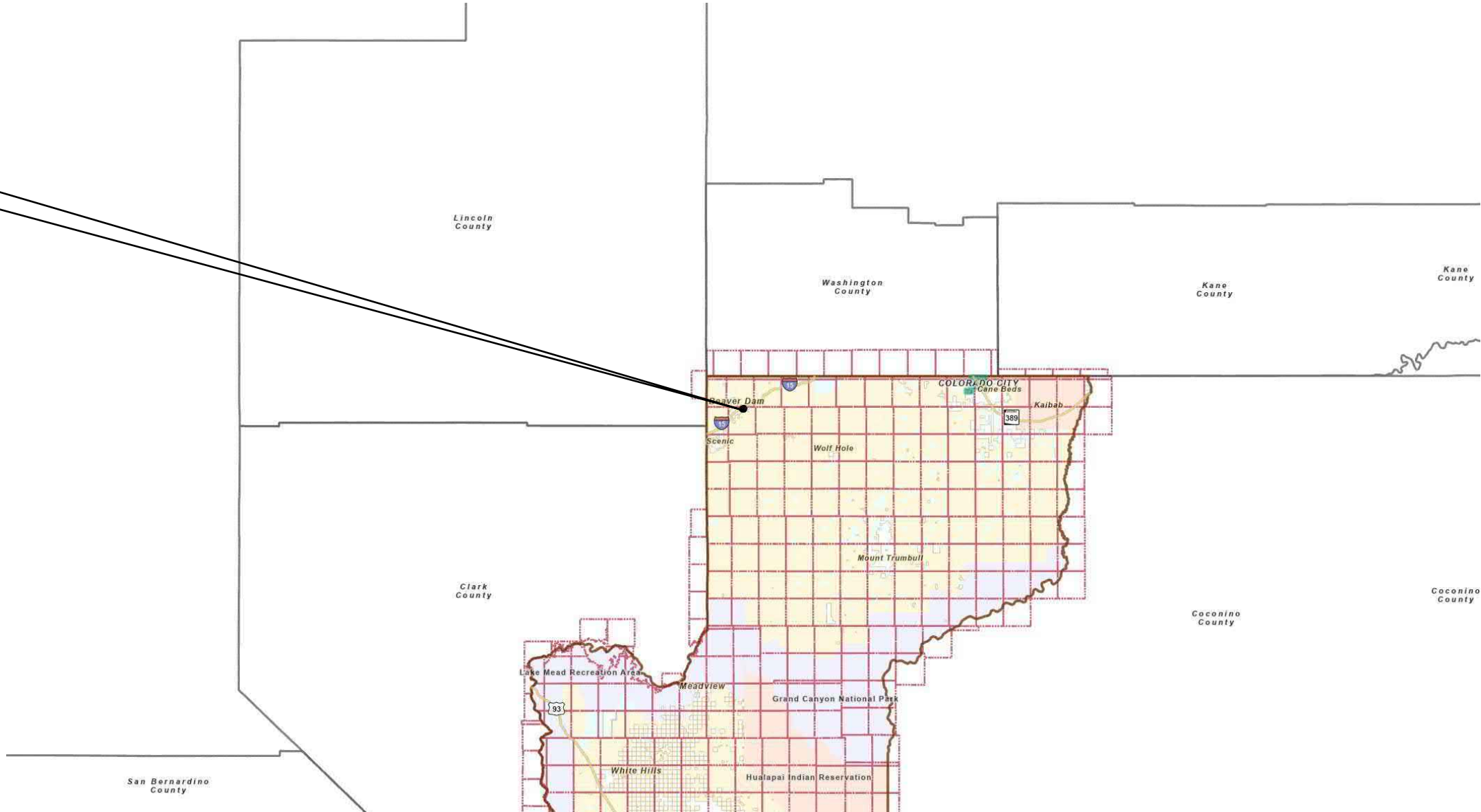
EXTENSION OF TIME FOR BOS RESOLUTION 2022-040

GENERAL MAP

Evaluation of a request for an EXTENTION OF TIME OF A SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for the completion of the conditions of BOS Resolution 2022-040, which approved a billboard in a C-2H (Highway Commercial) zone, in the Littlefield vicinity.

Section 3
T 40 N, R 15 W

Subject
Property



EXTENSION OF TIME FOR BOS RESOLUTION 2022-040

SITE MAP

Evaluation of a request for an EXTENTION OF TIME OF A SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for the completion of the conditions of BOS Resolution 2022-040, which approved a billboard in a C-2H (Highway Commercial) zone, in the Littlefield vicinity.

Section 3
T 40N, R 15W

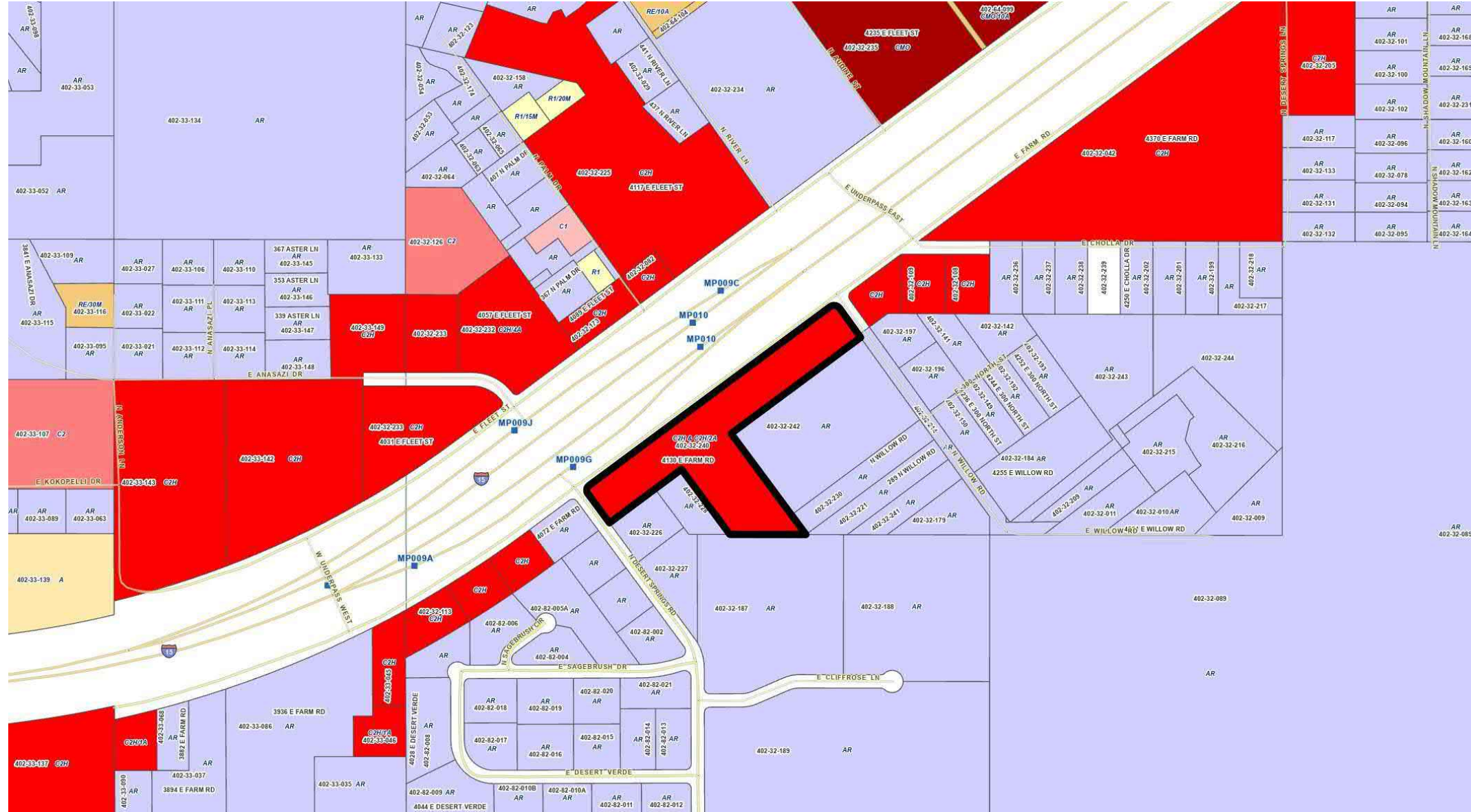


EXTENSION OF TIME FOR BOS RESOLUTION 2022-040 ZONING MAP

Evaluation of a request for an EXTENSION OF TIME OF A SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for the completion of the conditions of BOS Resolution 2022-040, which approved a billboard in a C-2H (Highway Commercial) zone, in the Littlefield vicinity.

Section 3
T 40 N, R 15 W

- | | |
|-------|----------|
| A | R-M |
| A-D | R-MH |
| A-R | R-O |
| C-1 | R-O/A |
| C-2 | R-P |
| C-2H | R-TT |
| CITY | S-D/A |
| C-M | S-D/C |
| C-MO | S-D/C-1 |
| C-RE | S-D/C-2 |
| E | S-D/C-M |
| M | S-D/C-RE |
| M-2 | S-D/M |
| MIXED | S-D/R |
| M-X | S-D/R-1 |
| N-P | S-D/R-E |
| R-1 | S-D/R-M |
| R-2 | S-D/R-O |
| R-E | |

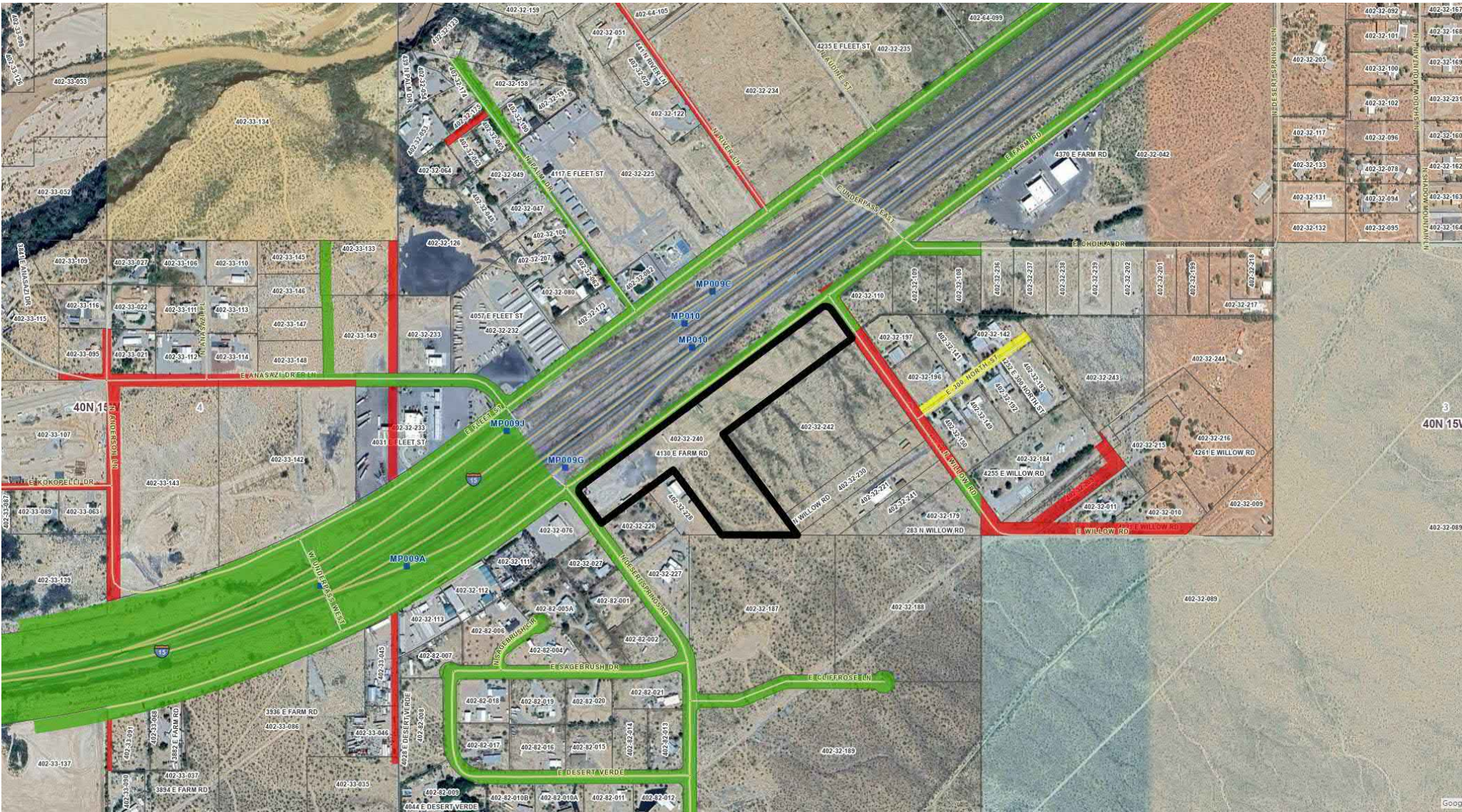


EXTENSION OF TIME FOR BOS RESOLUTION 2022-040 RIGHT OF WAY MAP

Evaluation of a request for an EXTENSION OF TIME OF A SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for the completion of the conditions of BOS Resolution 2022-040, which approved a billboard in a C-2H (Highway Commercial) zone, in the Littlefield vicinity.

Section 3
T 40N, R 15 W

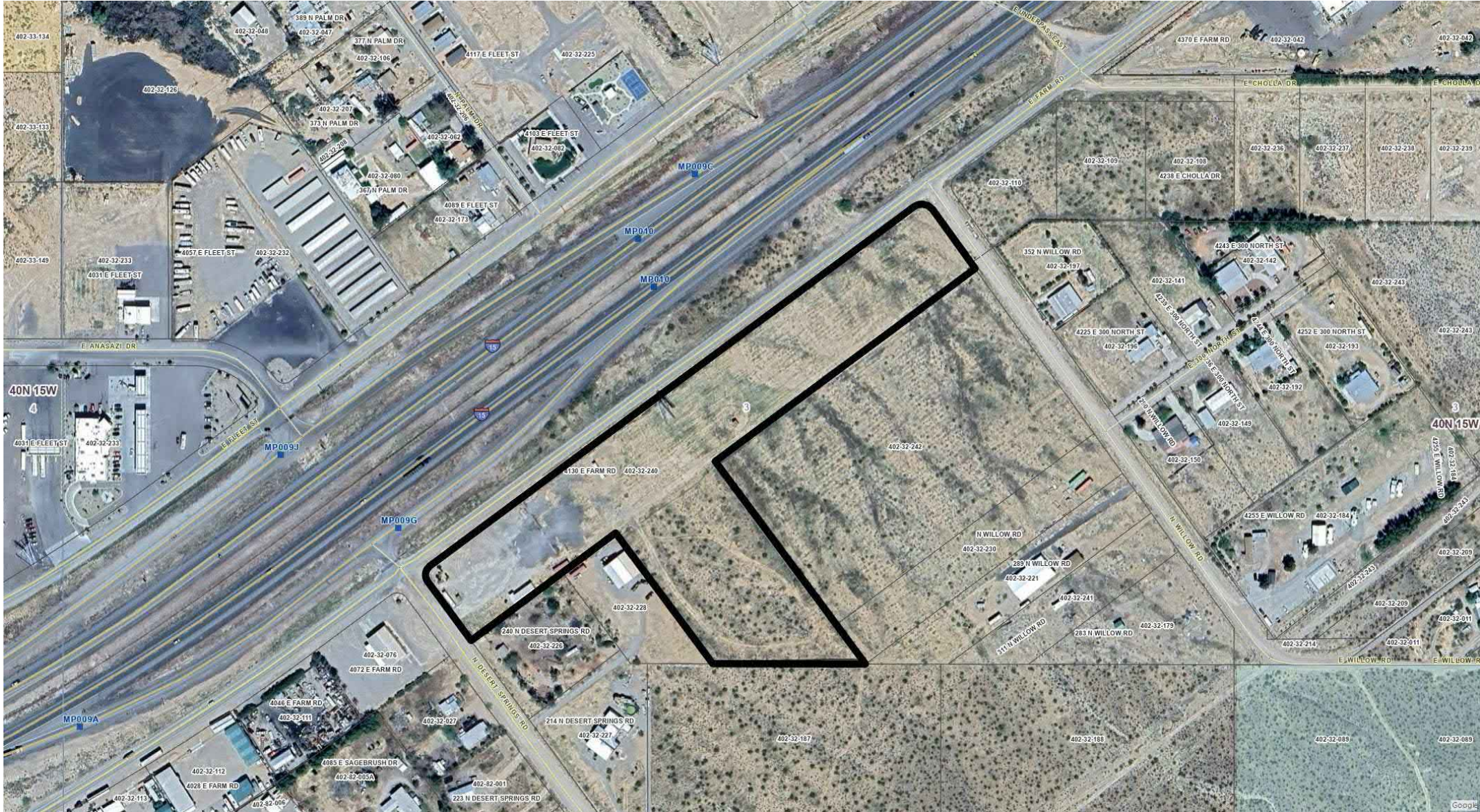
- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



EXTENSION OF TIME FOR BOS RESOLUTION 2022-040 REQUEST

Evaluation of a request for an EXTENSION OF TIME OF A SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for the completion of the conditions of BOS Resolution 2022-040, which approved a billboard in a C-2H (Highway Commercial) zone, in the Littlefield vicinity.

Section 3
T 40N, R 15W



ft Frontage
dular Bldg
(702) 228 - 2222

FOR LEASE
10 Acres
C-2H Zoning

ZONING
NOTICE



FOR SALE



FOR SALE

03. **Evaluation of a request for a REZONE of Assessor's Parcel No. 402-61-257 from an A-R (Agricultural Residential) zone to an R-1 (Single-Family Residential) zone, to allow for a minor land division, in the Beaver Dam vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Brown Consulting on behalf of Shelly Blanchard of Henderson, Nevada.

Assessor's Parcel No. 402-61-257 is described as Virgin Acres, Tract No. 1, Block 217, Lots 1, 2, 7, 8, 9, and 10, located in Section 32, Township 41 North, Range 15 West.

The site is approximately 1.30 acres and is located north of Front Street and east of Virgin Acres Boulevard. The site is accessed from Interstate 15, then north on Highway 91, then west on Rincon Road, then north on Virgin Acres Boulevard, then east on Front Street approximately 0.02 miles to the site

The site appears to be vacant. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this rezone from an A-R (Agricultural Residential) zone to an R-1 (Single Family Residential) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Low Density Residential.

The site is within the Beaver Dam/Littlefield Fire District. Electric, water, and sewer services appear to be available. Front Street is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0089G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other densities similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. There do not appear to be any environmental feature affecting the site.
- g. Electric, water, and sewer services appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. Assessor's Parcel No. 402-61-257 shall be rezoned to an R-1 (Single-Family Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted, and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 402-61-257 Current Zoning: AR Parcel Size 1.30 Acres

Legal Description:

See attached

Water Provider: Beaver Dam Water Electric provider: Dixie Power Sewer provider: Septic

Present use of property: None

Owner Information

Owner Name(must match current deed): Shelly Blanchard

Mailing Address: 291 Cameron Hills Ct. City: Henderson State: NV Zip: 84737

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Brown Consulting Engineers

Mailing Address: 736 S 900 E, STE B105 City: St. George State: UT Zip: 89074

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: Blanchard Zone Change

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Lot Split

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

Shelly D. Blanchard

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR

to R-1 for the purpose of Lot Split.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1/2 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

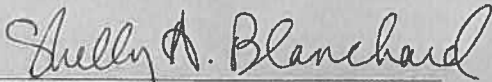
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:

Erik Miller

[Redacted]

[Redacted]

Assessor Parcel Number and Legal Description of proposed subject property: APN #402-61-257



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- R/W Data
- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
- Bureau of Land Management
- Bureau of Reclamation
- County
- Indian Lands

1: 2,077

0 173.1 346.2 Feet

(approximate scale)

Map Created: 2/26/2025

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

Notes:

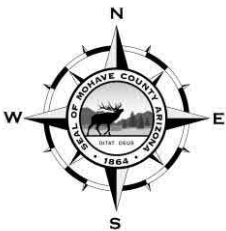
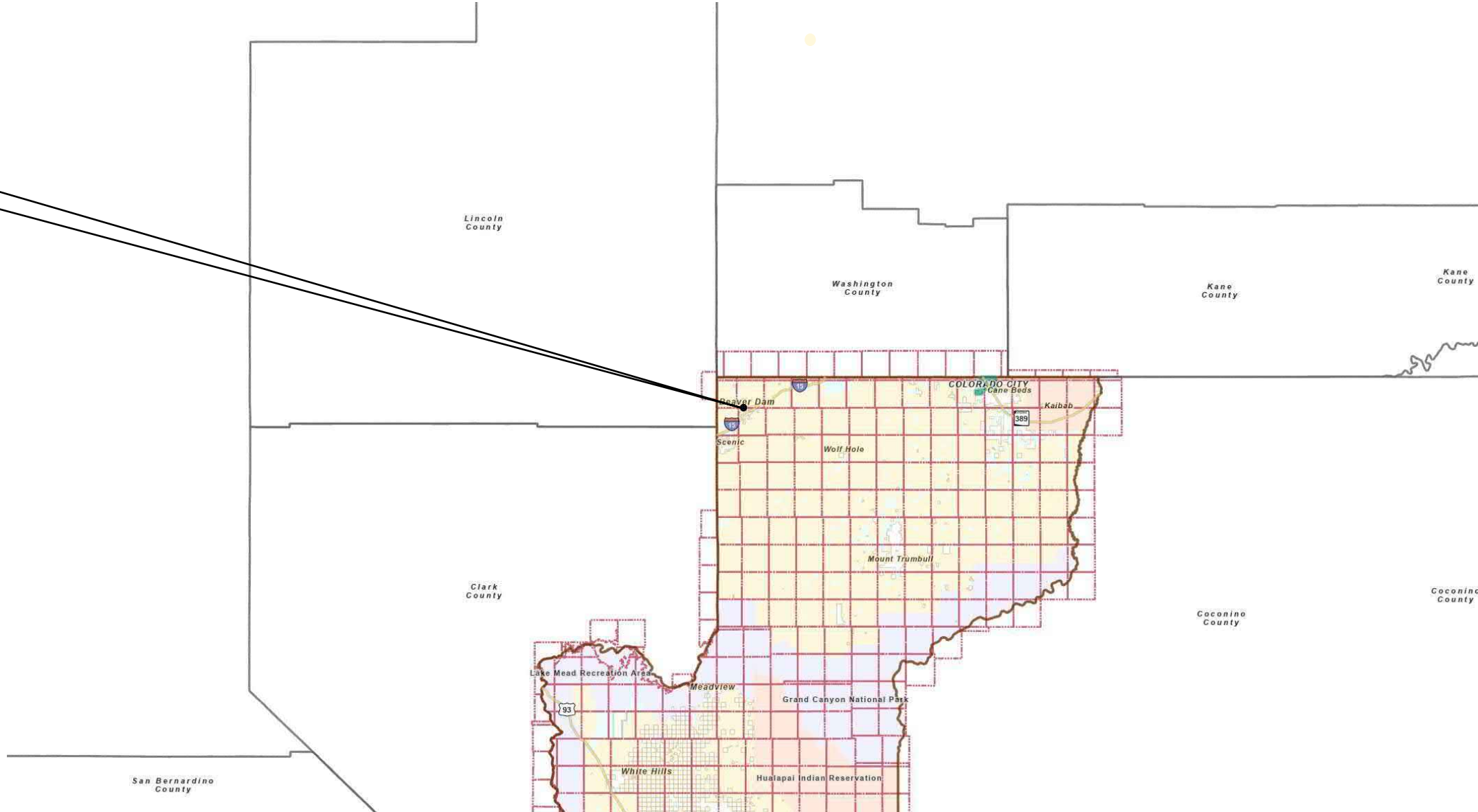
REZONE 402-61-257

GENERAL MAP

Evaluation of a request for a REZONE of Assessor's Parcel No. 402-61-257 from an A-R (Agricultural Residential) zone to an R-1 (Single-Family Residential) zone, to allow for a minor land division, in the Beaver Dam vicinity.

Section 32
T 41 N, R 15 W

Subject
Property

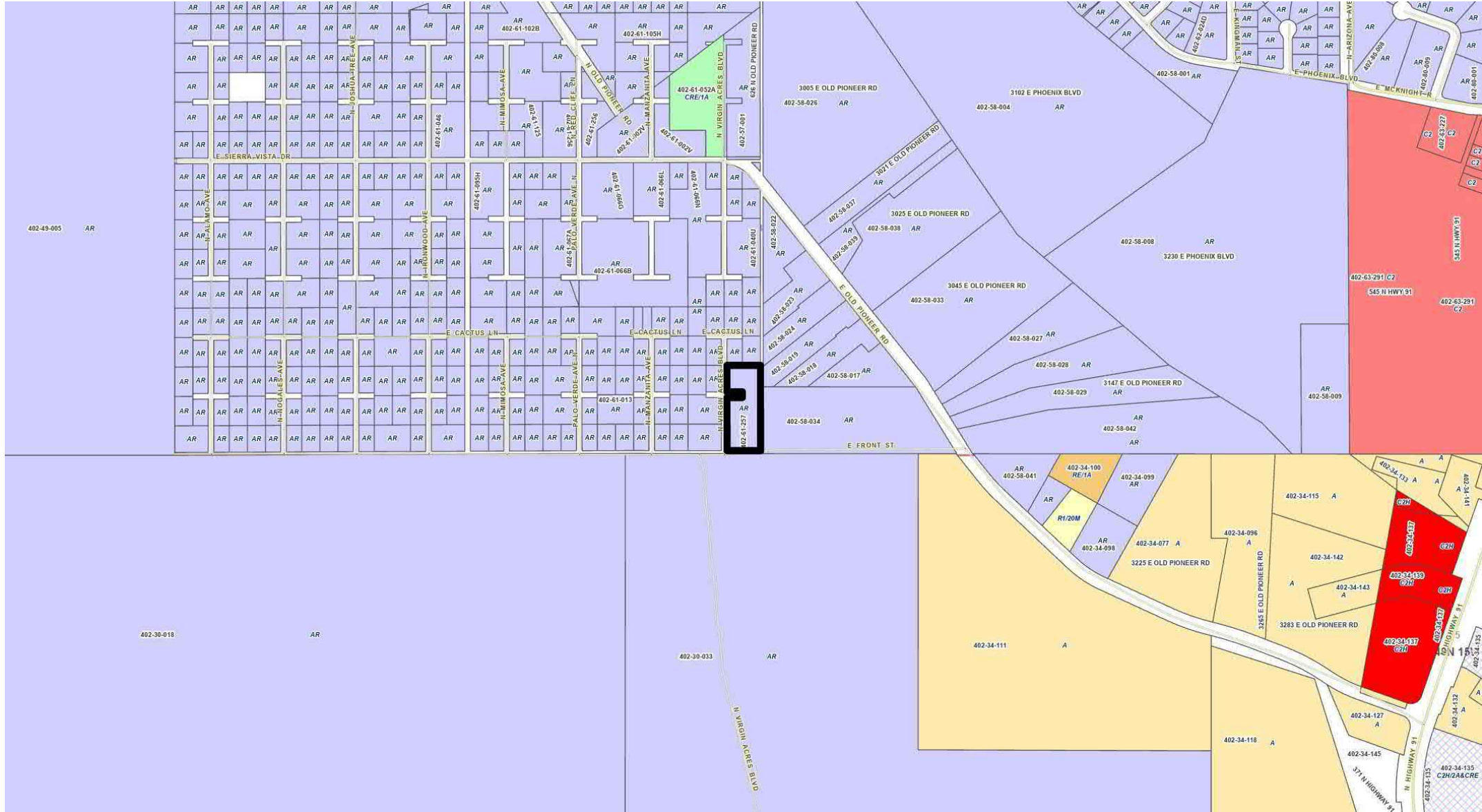


REZONE 402-61-257

ZONING MAP

Evaluation of a request for a REZONE of Assessor's Parcel No. 402-61-257 from an A-R (Agricultural Residential) zone to an R-1 (Single-Family Residential) zone, to allow for a minor land division, in the Beaver Dam vicinity.

Section 32
T 41 N, R 15 W



- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | C-M | | S-D/A |
| | C-MO | | S-D/C |
| | C-RE | | S-D/C-1 |
| | E | | S-D/C-2 |
| | M | | S-D/C-M |
| | M-2 | | S-D/C-RE |
| | MIXED | | S-D/M |
| | M-X | | S-D/R |
| | N-P | | S-D/R-1 |
| | R-1 | | S-D/R-E |
| | R-2 | | S-D/R-M |
| | R-E | | S-D/R-O |



REZONE 402-61-257

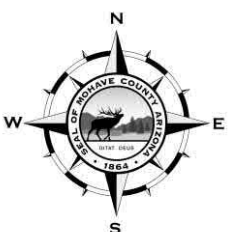
RIGHT OF WAY MAP

Evaluation of a request for a REZONE of Assessor's Parcel No. 402-61-257 from an A-R (Agricultural Residential) zone to an R-1 (Single-Family Residential) zone, to allow for a minor land division, in the Beaver Dam vicinity.

Section 32
T 41 N, R 15 W



- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W





ZONING
NOTICE

ZONING NOTICE

NOTICE: The following property is being reviewed for rezoning and is currently in the process of being rezoned. The rezoning is being reviewed by the Planning and Zoning Commission of the City of Las Vegas, Nevada, on the 1st day of April, 2024, at 10:00 A.M.

Property Address: 12345 Desert Road, Las Vegas, NV 89101

Current Zoning: R-1 Single-Family Residential

Proposed Zoning: R-2 Single-Family Residential

For more information, please contact the Planning and Zoning Commission at (702) 799-1234 or visit the City of Las Vegas website at www.lasvegasnevada.gov.

04. **Evaluation of a request for a REZONE of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential/One Acre Minimum Lot Size) zone to an S-D/R (Special Development/Residential) zone to zero lot line rear setback for accessory structures, in the Centennial Park vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone for the above-described property, as requested by Thomas Timpson on behalf of Gene and Shirley Dockstader of Centennial Park, Arizona.

Assessor's Parcel No. 404-49-066 is described as Centennial Park Tract 3505 Unit 1 Block C lot 23, located in Section 18, Township 41 North, Range 6 West.

The site is approximately 1.02 acres in size and is located north of Cannon Avenue and east of Richard Street. The site is accessed from State Highway 389, then west on Airport Avenue, then south on Richard Street approximately .17 miles to the site.

The site currently has a single-family residence with several accessory buildings. The terrain is relatively flat with no significant environmental features. The surrounding land use consists of single-family residences, a school, church, and vacant land.

The applicant is requesting to Rezone the parcel from an A-R/1A (Agricultural Residential/One Acre Minimum Lot Size) zone to an S-D/R (Special Development/Residential) zone with A-R (Agricultural Residential) uses to allow for a zero lot line rear setback for accessory structures. This allowance will bring an existing accessory structure into compliance. The Mohave County General Plan designates this site as Rural Development Area.

The site is located within Colorado City Fire District. Electric, sewer and water services appear to be available. Richard Street is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0300G indicates the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted, but a flood risk exists.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears to be adequate for the action intended.
- d. The neighboring area does not contain other zoning similar to the above-proposed action.
- e. The site does appear to have legal access via paved roads.
- f. There does not appear to be any significant environmental features affecting this site.
- g. Electric, sewer, and water services appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The site shall be rezoned to an S-D/R (Special Development/Residential) zone, which will allow for all A-R (Agricultural Residential) zone uses with a zero (0) rear yard setback for the existing structure.
2. Future development will need to meet the A-R (Agricultural Residential) setbacks as specified in the Mohave County Zoning Ordinance.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 404-49-066 Current Zoning: (AR/1A) Agriculture Residential Parcel Size 1.02 Acres

Legal Description:

TRACT: 3505 CENTENNIAL PARK UNIT 1 BLK C LOT 23CONT 1.02 AC

Water Provider: Centennial Park Utilities Electric provider: Garkane Energy Sewer provider: Centennial Park Utilities

Present use of property: Single-family Residential

Owner Information

Owner Name(must match current deed): Gene N. Dockstader & Shirley M. Dockstader

Mailing Address: 1740 S Richard Street City: Centennial Park State: AZ Zip: 86021

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Thomas Timpson

Mailing Address: PO Box 3212 City: Colorado City State: AZ Zip: 86021

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: (S-D/R) Centennial Park Special District Zone

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Allowing a zero lot line rear setback for accessory structures.

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

Gene N. Dockstader Shirley M. Dockstader

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

The Centennial Park Special District Zone is based on existing Mohave County zones.

Except where detailed, the requirements of the Mohave County Zoning Ordinance will apply.

MC Zone	Zone	MC Minimum Lot Area (sq. ft.)	Minimum Lot Area (sq. ft.)	MC Maximum Height (ft.)	Maximum Height (ft.)	Minimum Setback from Property Line (ft.)					
						MC Front	Front	MC Side	Side	MC Rear	Rear
RE	S-D/R	20,000	20,000	30	38	20	20	5	5*†	25	25†

*All structures greater than 14' in height shall have a minimum side setback of 20'

†Accessory structures meeting the following requirements may be placed on the side and rear lot line as measured according to the building setback line as defined in the Mohave County Zoning Ordinance:

- 1) 750 sq. ft. or less
- 2) 14' or less in height
- 3) non-occupied
- 4) roof drainage shall not impact neighboring properties

Manufactured housing less than 15' wide is not a permitted use.

The following conditions will also apply to the S-D/R zone:

Accessory residences:

- 1) Lots less than ½ acre are permitted one accessory residence less than 1000 sq. ft.
- 2) ½ acre lots or greater are permitted one accessory residence less than 2500 sq. ft.
- 3) 1 acre lots or greater are permitted one accessory residence less 3500 sq. ft.
- 4) Accessory residences cannot exceed two stories.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/1A
to S-D/R for the purpose of Allowing a zero lot line rear setback for accessory structures.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

Gene Dockstader / Thomas Timpson

Applicant / agent

Contact information:

[REDACTED]

[REDACTED]

Mailing Address: PO Box 3212 Colorado City, AZ 86021

Assessor Parcel Number and Legal Description of proposed subject property: 404-49-066

TRACT: 3505 CENTENNIAL PARK UNIT 1 BLK C LOT 23CONT 1.02 AC

GENERAL NOTES

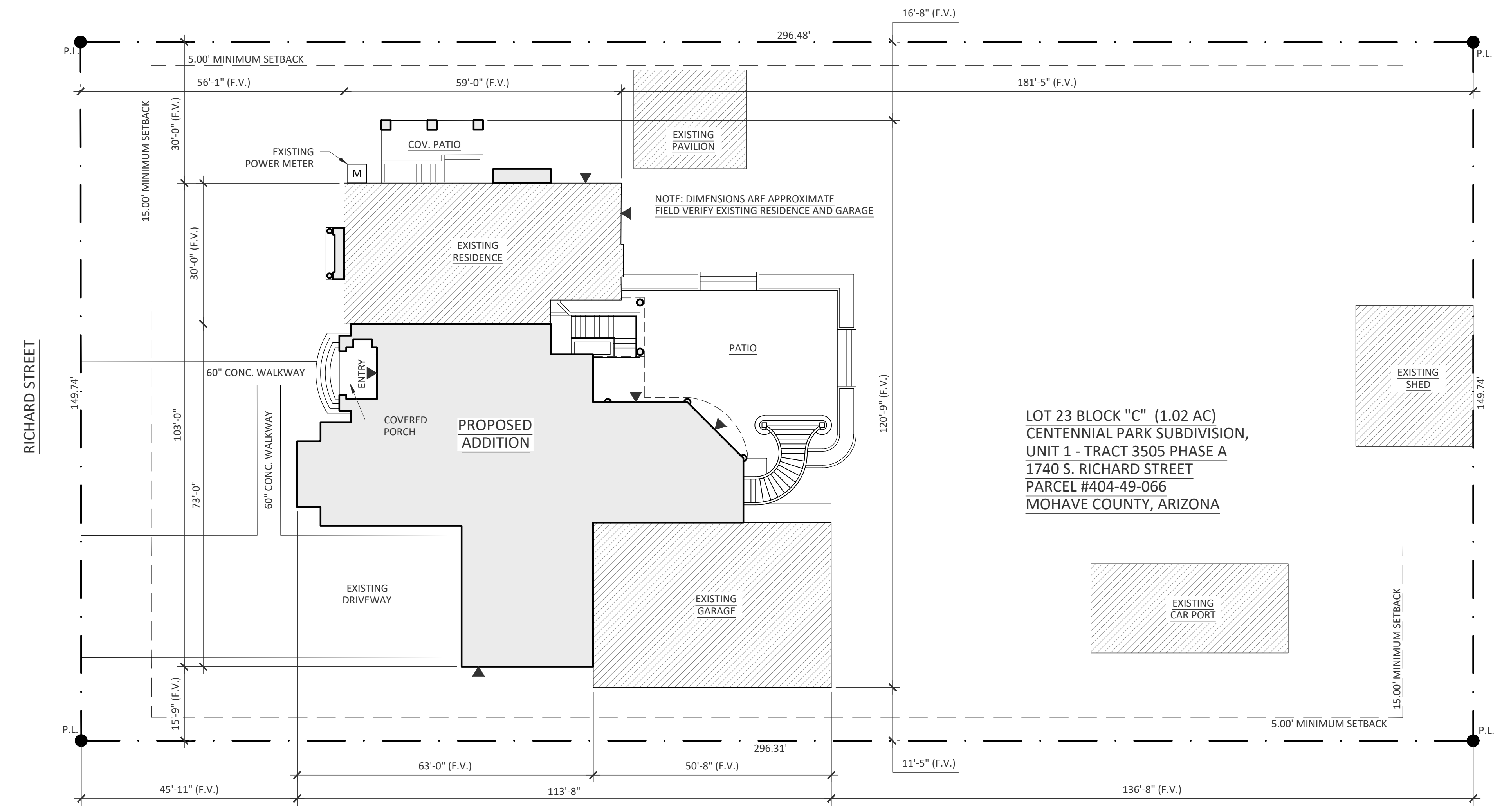
1. PROVIDE 5% MINIMUM SLOPE TO 10'-0" AWAY ON ALL SIDES OF HOUSE
2. IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. R401.3
3. PROPERTY IS SUBJECT TO MINIMUM SETBACKS AS FOLLOWS:
 - 15'-0" FRONT
 - 5'-0" SIDE YARDS
 - 15'-0" REAR YARD
4. FIELD VERIFY LOCATION OF ALL UTILITIES.

SYMBOLS LEGEND

● P.L. — — — — — P.L.	PROPERTY LINE
— W — — — — —	PROPOSED WATER LINE
— GAS — — — — — GAS	PROPOSED GAS LINE
— P — — — — — P	PROPOSED POWER LINE
— SS — — — — — SS	PROPOSED SEWER LINE
— C — — — — — C	PROPOSED COMM. LINE

TCT DRAFTING
 1185 W. UTAH AVE., STE. 101, HILDALE, UT 84784
 TEL: (435) 619-6477
 E-MAIL: t.crimpton@live.com

GENE & SHIRLEY DOCKSTADER
PROPOSED ADDITION
 LOT #23, BLOCK "C", CENTENNIAL PARK SUBDIVISION PHASE A
 MOHAVE COUNTY, ARIZONA



REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 221129
 CAD DWG. FILE: 221129_1_Gene D_Arch.dwg
 DRAWN BY: TCT / SEW
 DESIGNED BY: TCT
 FIELD CREW:
 CHECKED BY:
 DATE: 10-3-24
 SHEET:

PLOT PLAN

SCALE: 1/16" = 1'-0"

A1

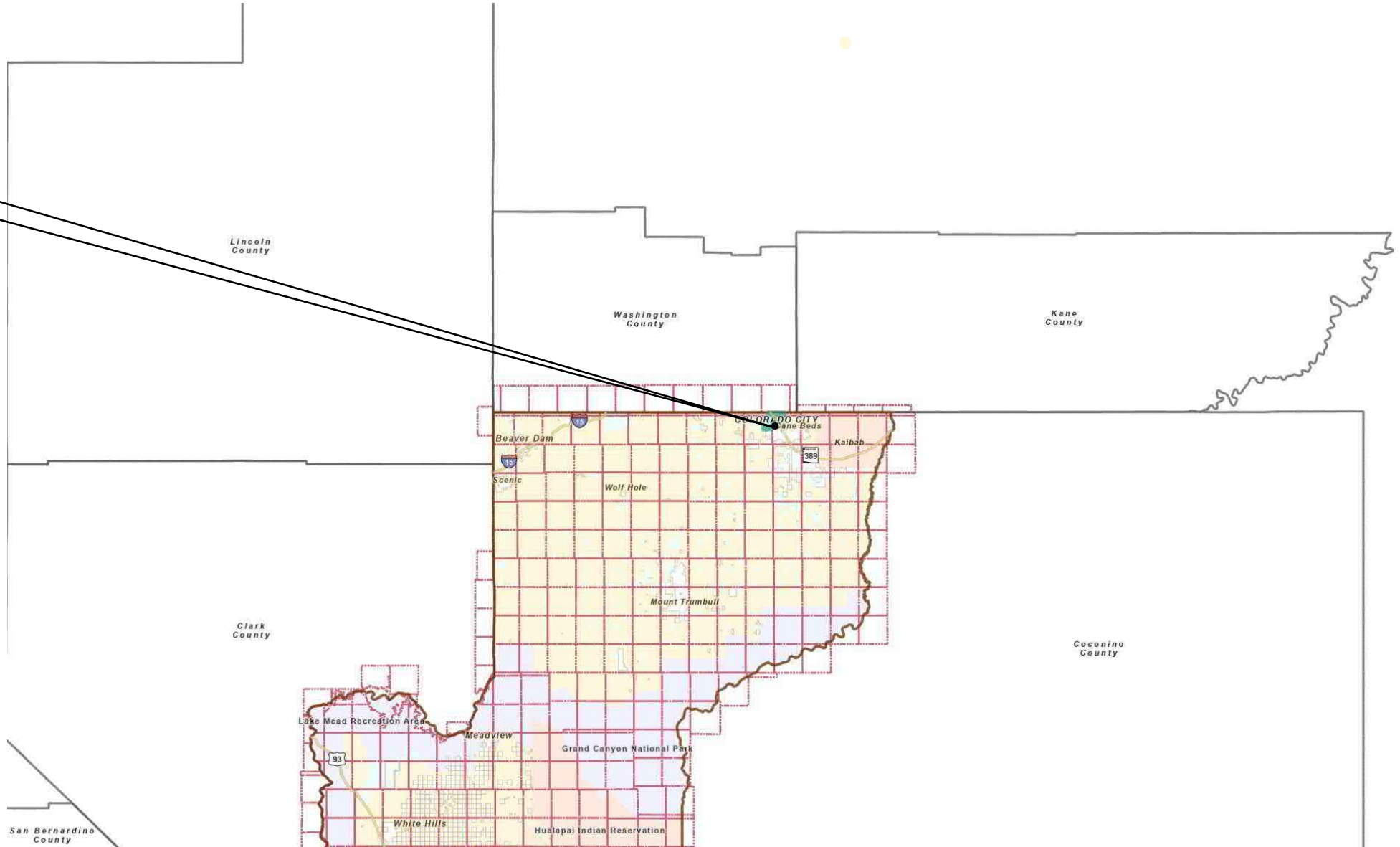
REZONE 404-49-066

GENERAL MAP

REZONE of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential, One Acre Minimum Lot Size) zone to an S-D/R (Special Development, Residential) zone, to allow for zero lot line rear setback for accessory structures, in the Centennial Park vicinity.

Section 18
T 41 N, R 6 W

Subject
Property



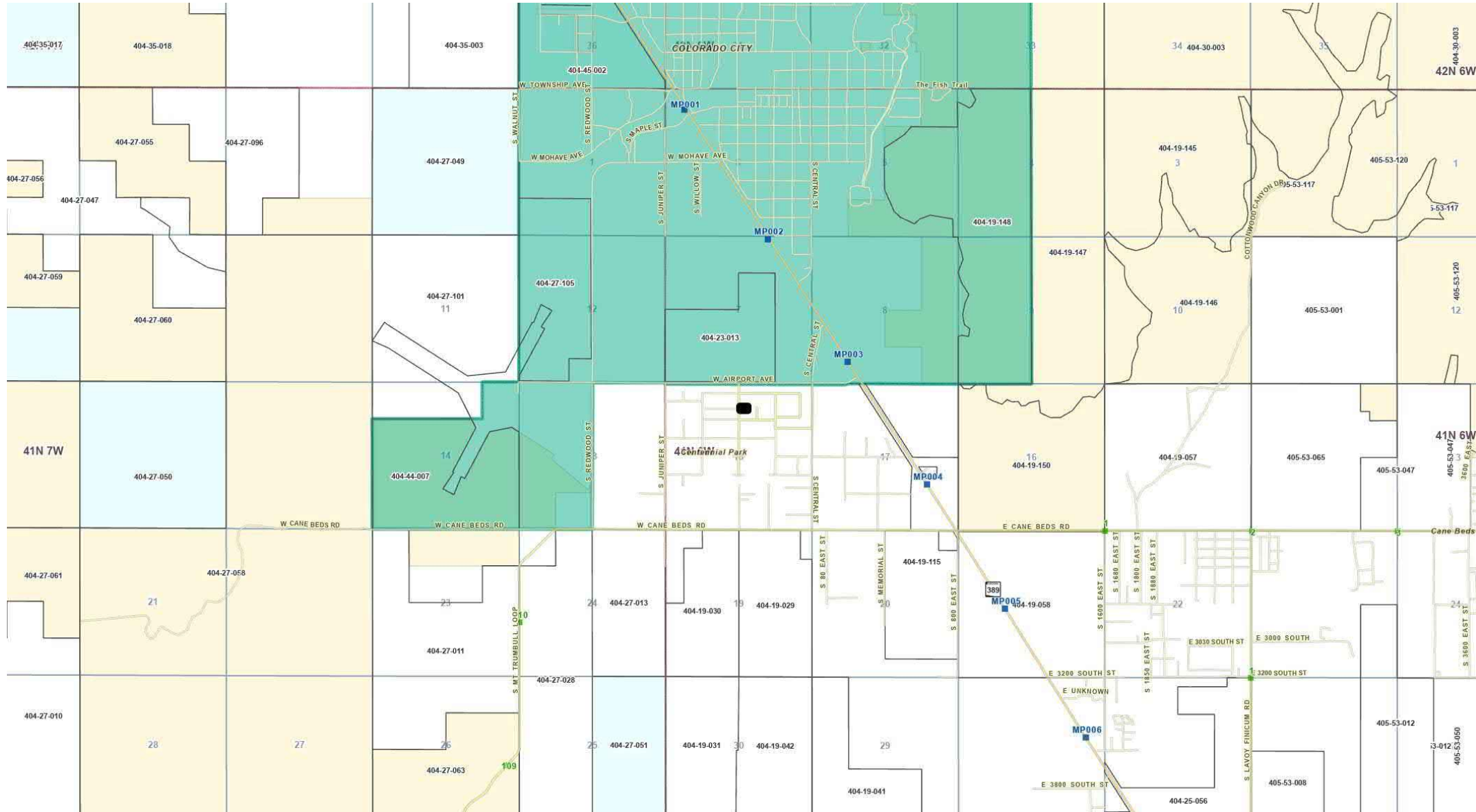
San Bernardino
County

REZONE 404-49-066

VICINITY MAP

REZONE of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential, One Acre Minimum Lot Size) zone to an S-D/R (Special Development, Residential) zone, to allow for zero lot line rear setback for accessory structures, in the Centennial Park vicinity.

Section 18
T 41 N, R 6 W

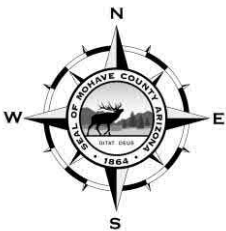


REZONE 404-49-066

SITE MAP

REZONE of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential, One Acre Minimum Lot Size) zone to an S-D/R (Special Development, Residential) zone, to allow for zero lot line rear setback for accessory structures, in the Centennial Park vicinity.

Section 18
T 41 N, R 6 W



REZONE 404-49-066

ZONING MAP

REZONE of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential, One Acre Minimum Lot Size) zone to an S-D/R (Special Development, Residential) zone, to allow for zero lot line rear setback for accessory structures, in the Centennial Park vicinity.

Section 18
T 41 N, R 6 W



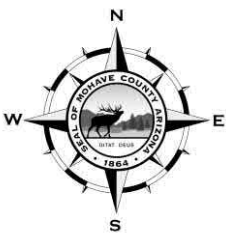
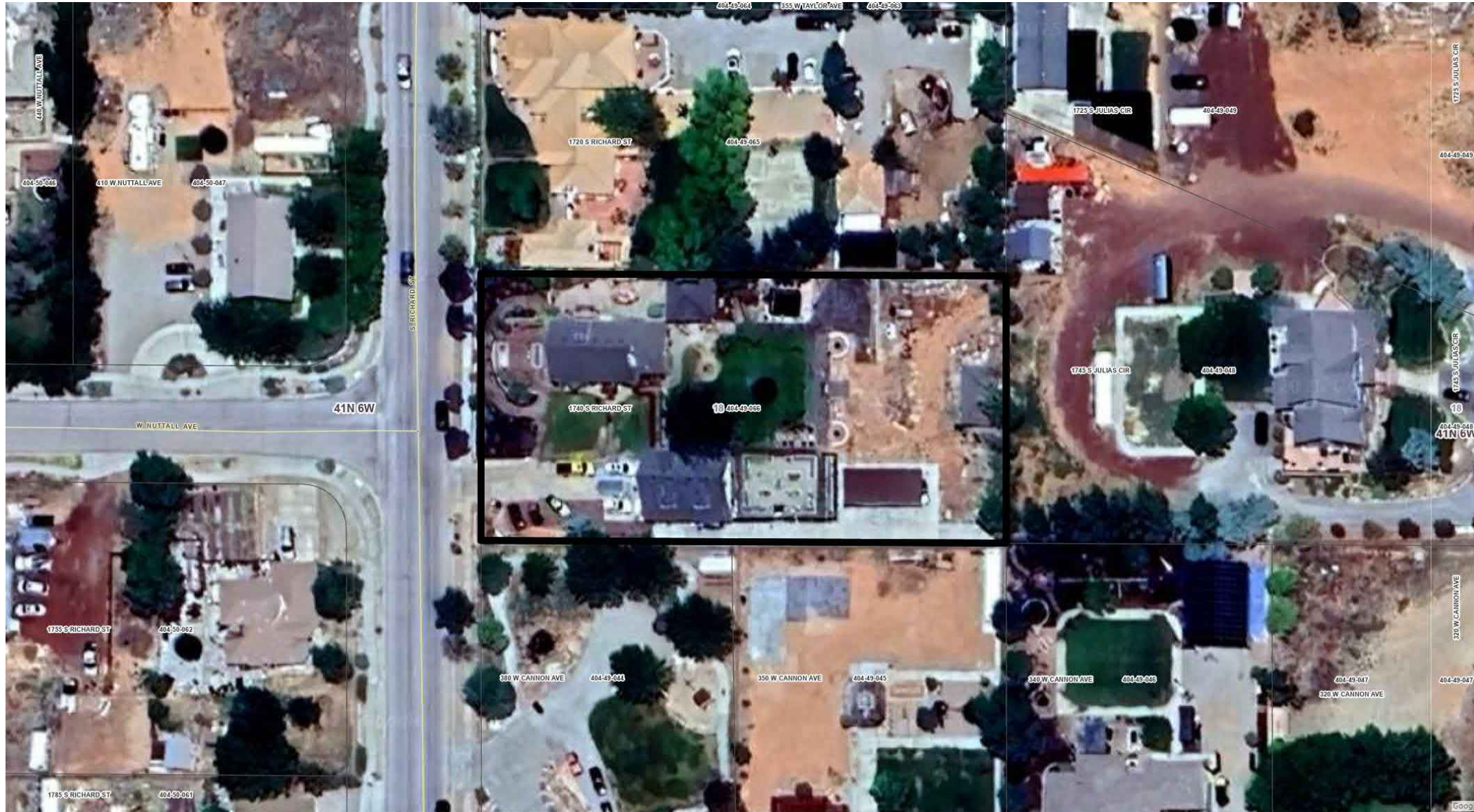
- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |



REZONE 404-49-066 REQUEST

REZONE of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential, One Acre Minimum Lot Size) zone to an S-D/R (Special Development, Residential) zone, to allow for zero lot line rear setback for accessory structures, in the Centennial Park vicinity.

Section 18
T 41 N, R 6 W



MEMO

Date: March 26, 2025

To: Mohave County Planning and Zoning

From: Jesse Barlow, Fire Chief

Re: 1740 S Richard Street, Centennial Park, Arizona

With regards to the property at 1740 S. Richard Street in Centennial Park. I recently visited this property and found the structure in question and found it to be a small one-room utility shed. I also found there to be an alley way that would provide access along the south side of this property. The Fire Department has very little concern with access to this structure and would support the one-time zone change for existing structures.

05. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home in a R-E/2.31A (Residential Recreation/2.31 Minimum Lot Size) zone, in the Lake Havasu vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by Sheri Pontolillo for Impact 928, Inc. of Lake Havasu City, Arizona

Assessor's Parcel No. 120-19-125 is described as Tract: 1029 Lake Havasu Heights Lot 125 of Section 7, Township 15N North, Range 19 West.

The site is approximately 2.31 acres in size and is located south of El Mirage Road and east of Wagon Wheel Drive. The site is accessed from State Highway 95, east on Heights Boulevard, south on Sky View Drive, south on Wagon Wheel Drive approximately three quarters of a mile to site.

The site is vacant with relatively flat terrain. The surrounding land uses consist of primarily single-family homes.

The applicant requests this Special Use Permit to allow for a childcare group home for teen girls in foster care for up to 12 residents. The Mohave County General Plan designates the site as a Rural Development Area.

The site is within the Desert Hills Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Wagon Wheel Drive is unpaved and is on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-5700G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does not contain uses similar to the above-proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. This Special Use Permit allows for a childcare group home on Parcel No. 120-19-125 to allow for foster care for up to 12 residents.
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
4. The appropriate permits shall be obtained prior to construction.
5. If construction or the use has not commenced within one (1) year of Board of Supervisors approval of the Special Use Permit, or if the use has been discontinued for six (6) months, then approval shall terminate at that date.
6. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 120-19-125 Current Zoning: Recreational Residential Parcel Size 2.31 Acres

Legal Description:

TRACT: 1029 LAKE HAVASU HEIGHTS LOT 125

Water Provider: EPCOR Electric provider: Unisource Sewer provider: Septic

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Impact 928 Inc.

Owner Street Address: 1605 McCulloch Blvd S City: Lake Havasu City State: AZ Zip: 86404

Phone number: [REDACTED]

Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Sheri Pontolillo

Agent Street Address: 94 Acoma Blvd S #102 City: Lake Havasu City State: AZ Zip: 86403

Phone number: [REDACTED]

Email: [REDACTED]

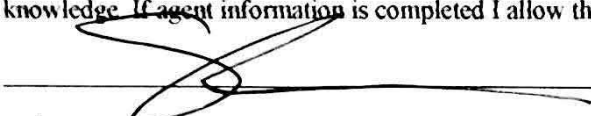
Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for a Mohave County Special Use Permit to allow for:

A residential group home for teen girls in foster care with a maximum of 12 residents.

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.


SHERI PONTOLILLO

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Special Use Permit Notice of Hearing

Dear Property Owner

This letter is to notify you of a request for a Special Use Permit for the below-captioned property to allow for A residential group home for teen girls in foster care with a maximum of 12 residents.

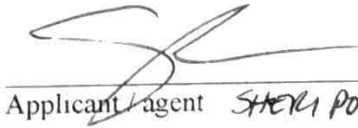
The Mohave County Zoning Ordinance requires all property owners within 300 feet of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Please direct written comments to the Mohave County Development Services Department at the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

Or email the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip. You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services

Sincerely,



Applicant Agent SHERI PONTOLILLO

Contact information:

SHERI PONTOLILLO

IMPACT 928, Inc.

94 S. Acoma Blvd. St 102

LAKE HAVASU CITY AZ 86403

Assessor Parcel Number and Legal Description of proposed Special Use location:

120-19-125

TRACT: 1029 LAKE HAVASU HEIGHTS LOT 125



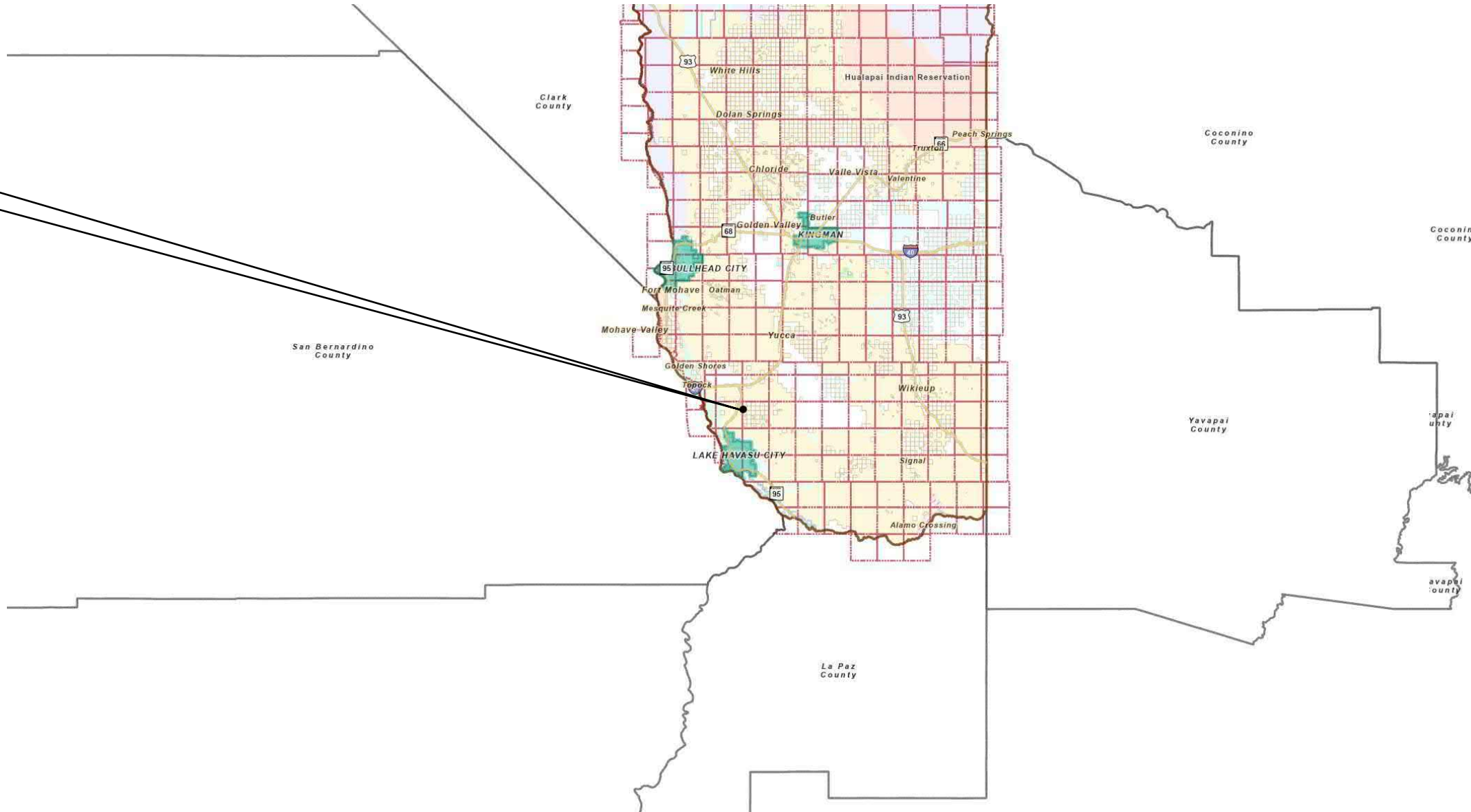
4,000 SQ FT UNDER ROOF

SPECIAL USE PERMIT 120-19-125
GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W

Subject
Property

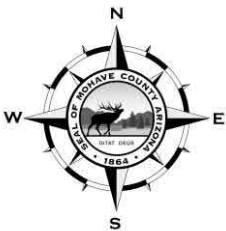
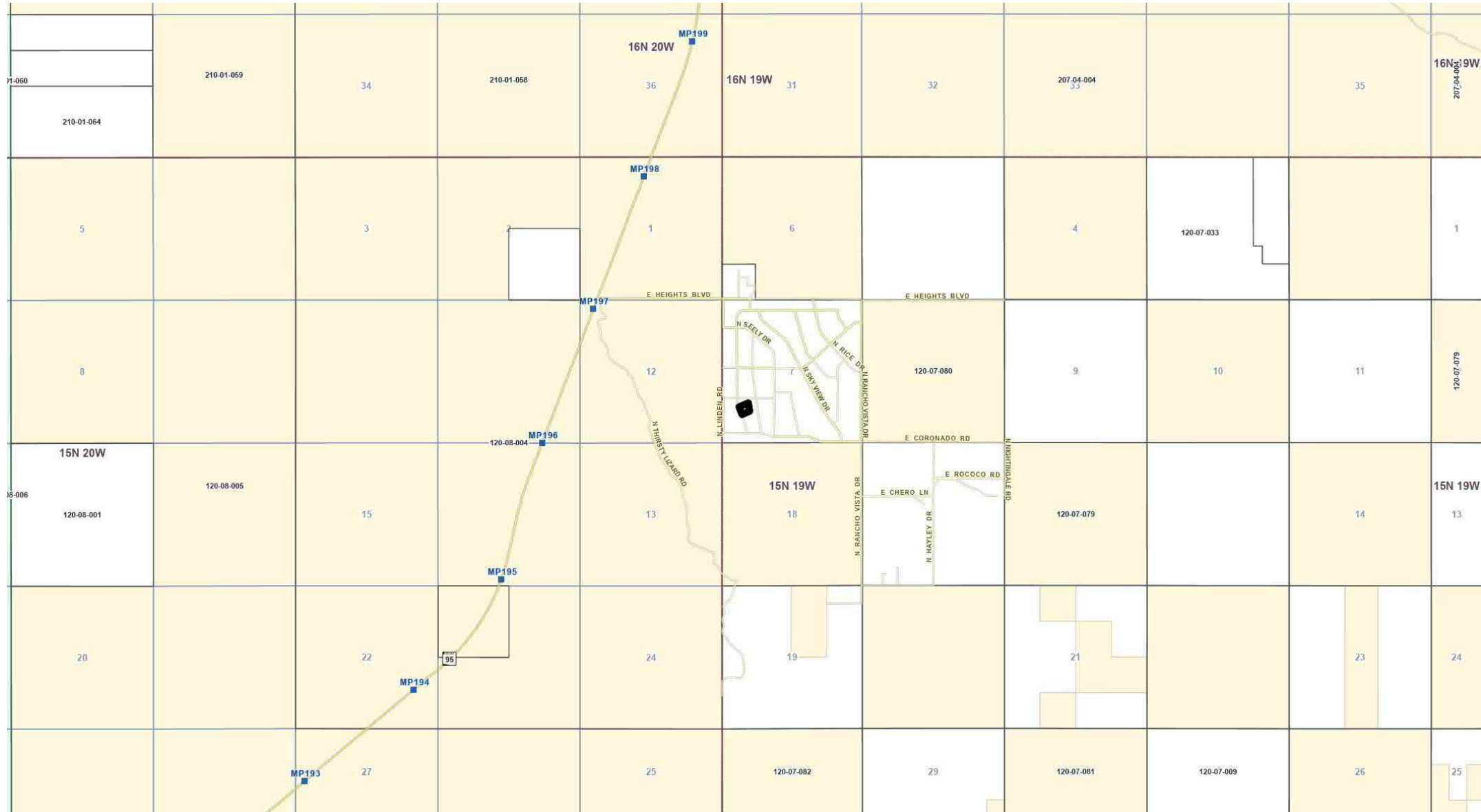


SPECIAL USE PERMIT 120-19-125

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W



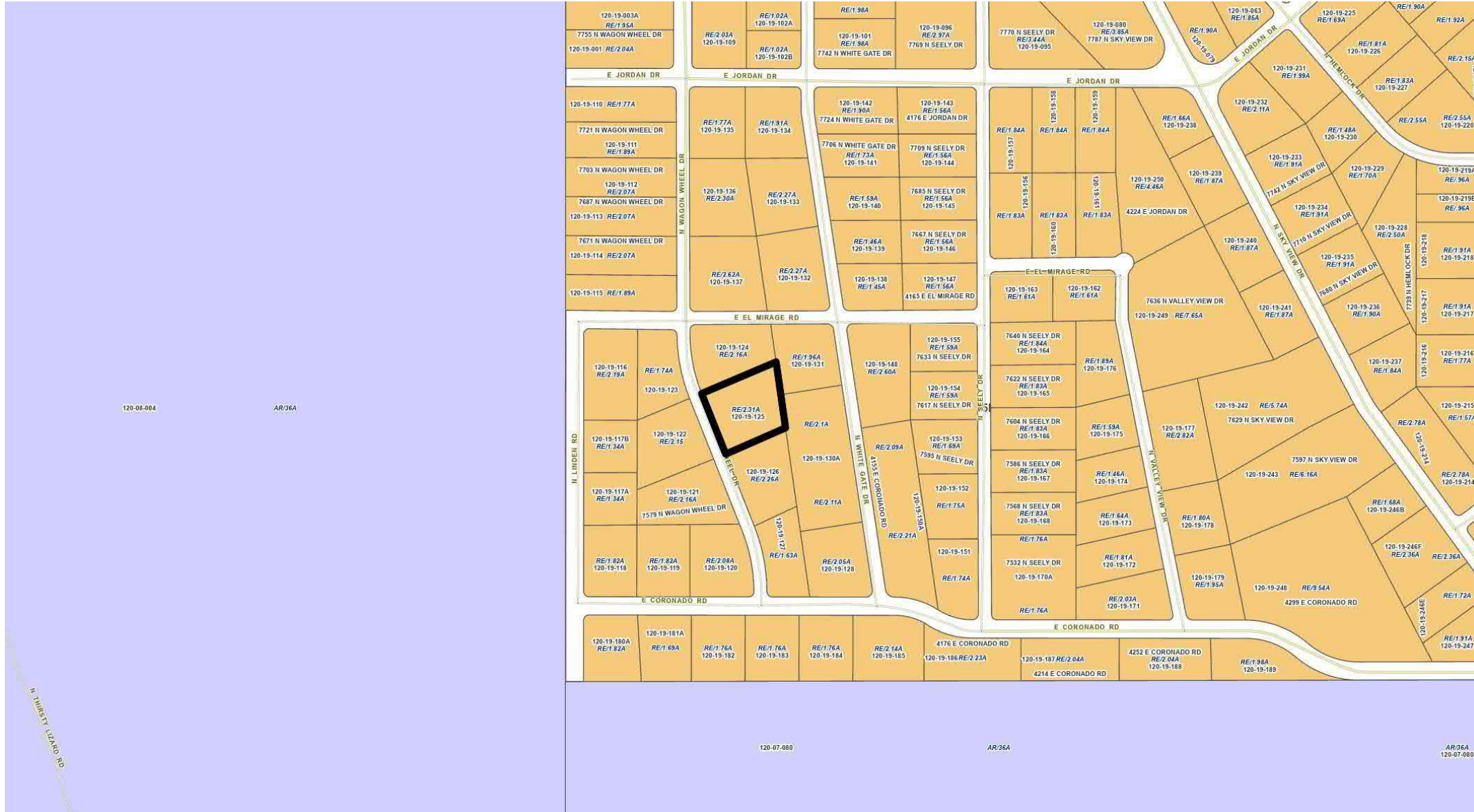
SPECIAL USE PERMIT 120-19-125

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7 T 15 N, R 19 W

- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |



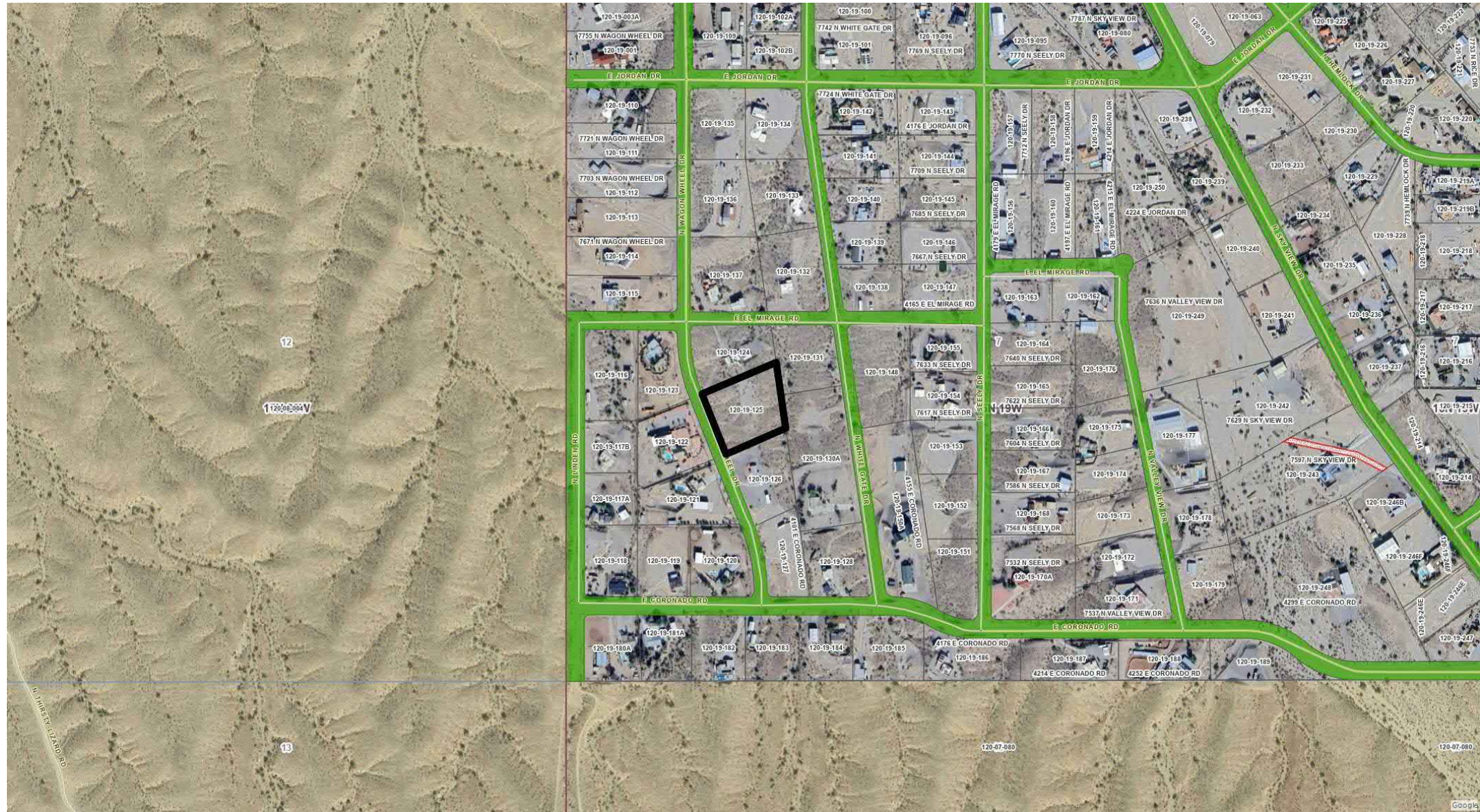
SPECIAL USE PERMIT 120-19-125

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W

-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



SPECIAL USE PERMIT REQUEST

120-19-125

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W



**ZONING
NOTICE**

NOTICE TO THE PUBLIC: A zoning change is being considered for the property located at 12345 N. Desert Blvd., Phoenix, AZ 85018. The proposed zoning change is from R-15 to R-35. The zoning change will allow for the construction of a single-family detached residence on the property. The zoning change is effective on 01/01/2025. For more information, please contact the City of Phoenix Planning and Community Development Department at (602) 261-2200.



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, in the regular meeting room of the Commission, at 700 W. Beale Street, Kingman, Arizona, on the 9th day of April 2025, at 10:00 A.M.

SPECIAL NOTICE

Notice is hereby given that the Planning and Zoning Commission of Maricopa County, Arizona, will hold a public hearing on the 9th day of April 2025, at 10:00 A.M., in the regular meeting room of the Commission, at 700 W. Beale Street, Kingman, Arizona, to consider the proposed rezoning of the property located at 700 W. Beale Street, Kingman, Arizona, from its present zoning to [REDACTED].

FOR INFORMATION CONTACT THE MARICOPA COUNTY PLANNING AND ZONING COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401.

06. **Evaluation of a request for a REZONE of Assessor's Parcel No. 225-16-012 and -013 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park, in the Mohave Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by David and Donna Padua of Huntington Beach, California.

Assessor's Parcel No. 225-16-012 and -013 is described as Mountain View Ranches Tract 4003-C Block 2 Lot 7 and 8., located in Section 5, Township 18 North, Range 21 West.

The site is approximately 10.3 acres and is located south of Boundary Cone Road and west of Chauncey Boulevard. The site is accessed from State Highway 95, then east on Boundary Cone Road, approximately 3.34 miles to the site.

The site appears to be vacant. The terrain contains a wash that runs from east to west through the site. The surrounding land uses consist of a storage facility, RV Park, single-family dwellings, and vacant land.

The applicant requests this rezone from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park development. The Mohave County General Plan designates this site as Urban Development Area.

The site is within the Fort Mojave Mesa Fire District. Electric, water, and sewer services appear to be available. Boundary Cone Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5056H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- e. The site does appear to have legal access via paved roads.
- f. There does not appear to be any environmental features affecting the site other than the noted wash.
- g. Electric, water, and sewer services appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. Assessor's Parcel No. 225-16-012 and -013 shall be rezoned to a C-2H (Highway Commercial) zone.
2. An RV Park plan, prepared in accordance with Section 37.G (RV Parks), must be completed prior to the approval of permits and before establishing the use.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), may be required prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits will be obtained prior to construction.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 225-16-012, 225-16-013 Current Zoning: AR Parcel Size 10.3 Acres

Legal Description:
MOUNTAIN VIEW RANCHES TRACT 4003-C BLK 2 LOT 7 & 8 CONT 5.030 & 5.272 AC ML

Water Provider: Bermuda Water Compnay Electric provider: Mohave Electric Cooperative Sewer provider: N/A (septic system)

Present use of property: vacant lot

Owner Information

Owner Name(must match current deed): David Donna Padua

Owner Street Address: 18601 Garnet Lane City: Huntington Beach State: CA Zip: 92648

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Gio Shin

Agent Street Address: 3435 Wilshire Blvd. #2905 City: Los Angeles State: CA Zip: 90010

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: commercial, C2H

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

RV Park development

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

David Padua
DONNA PADUA

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR
to commercial, C2H for the purpose of RV Park development.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

Gio Shin

Applicant / agent

Contact information:

3435 Wilshire Blvd. #2905

Los Angeles, CA 90010

Assessor Parcel Number and Legal Description of proposed subject property: 225-16-012, 225-16-013

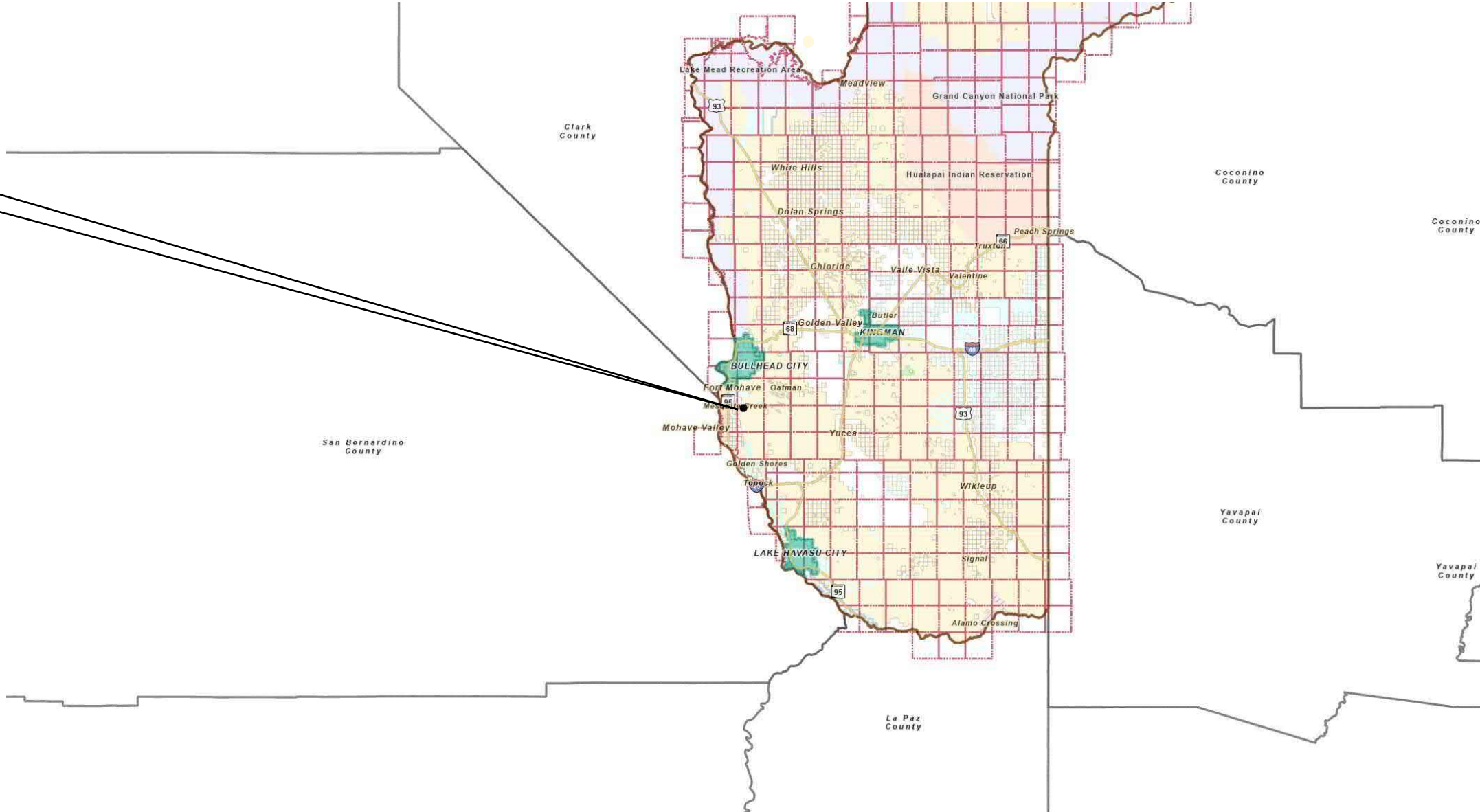
MOUNTAIN VIEW RANCHES TRACT 4003-C BLK 2 LOT 7 & 8 CONT 5.030 & 5.272 AC ML

REZONE 225-16-012 & -013 GENERAL MAP

REZONE of Assessor's Parcel No. 225-16-012 and -013 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park, in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

Subject
Property

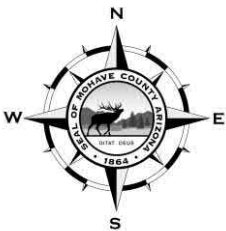
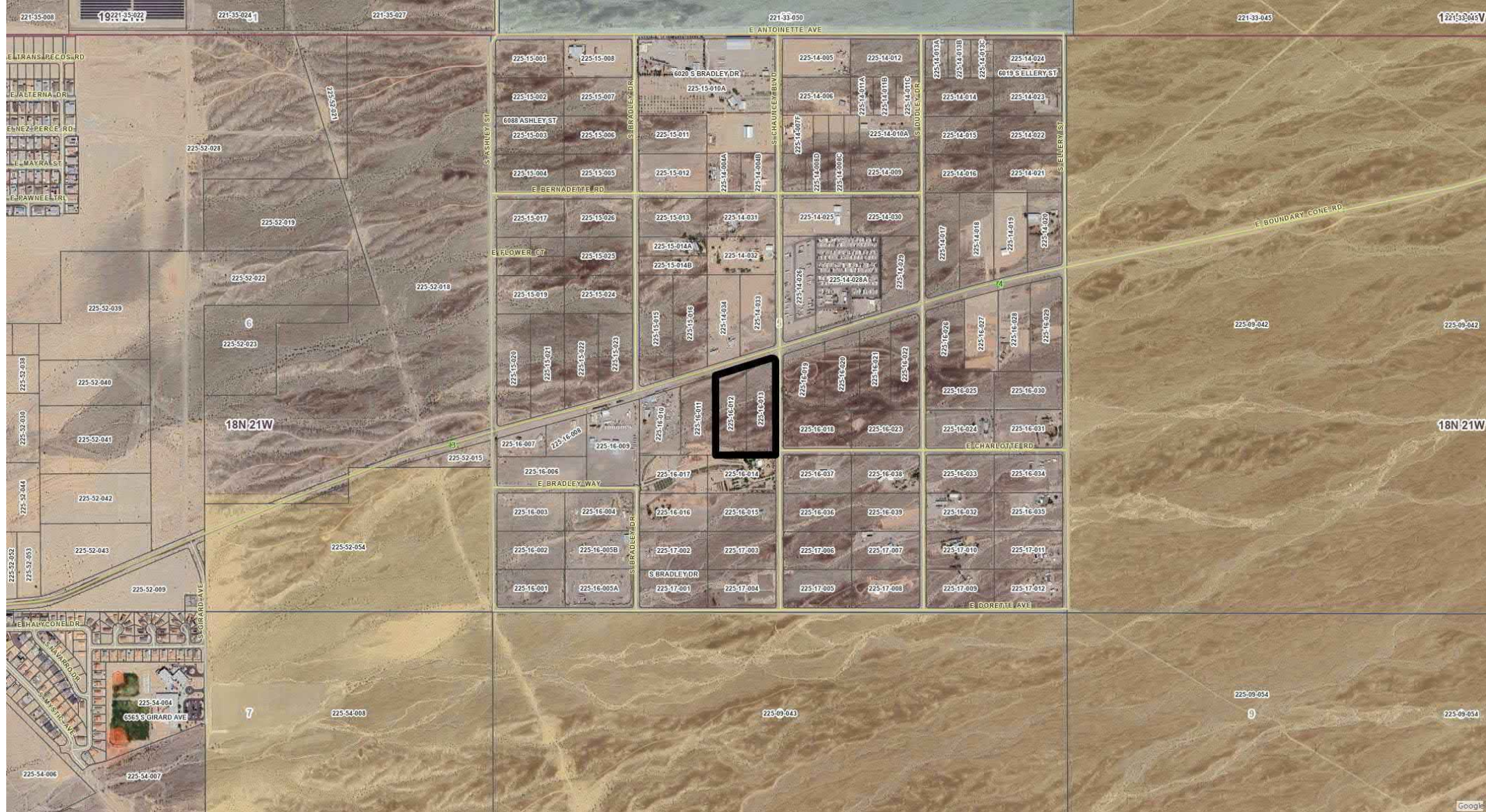


REZONE 225-16-012 & -013

SITE MAP

REZONE of Assessor's Parcel No. 225-16-012 and -013 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park, in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W



REZONE 225-16-012 & -013

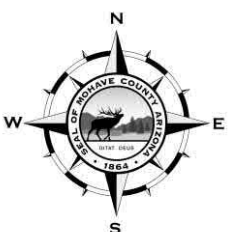
ZONING MAP

REZONE of Assessor's Parcel No. 225-16-012 and -013 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park, in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W



- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |



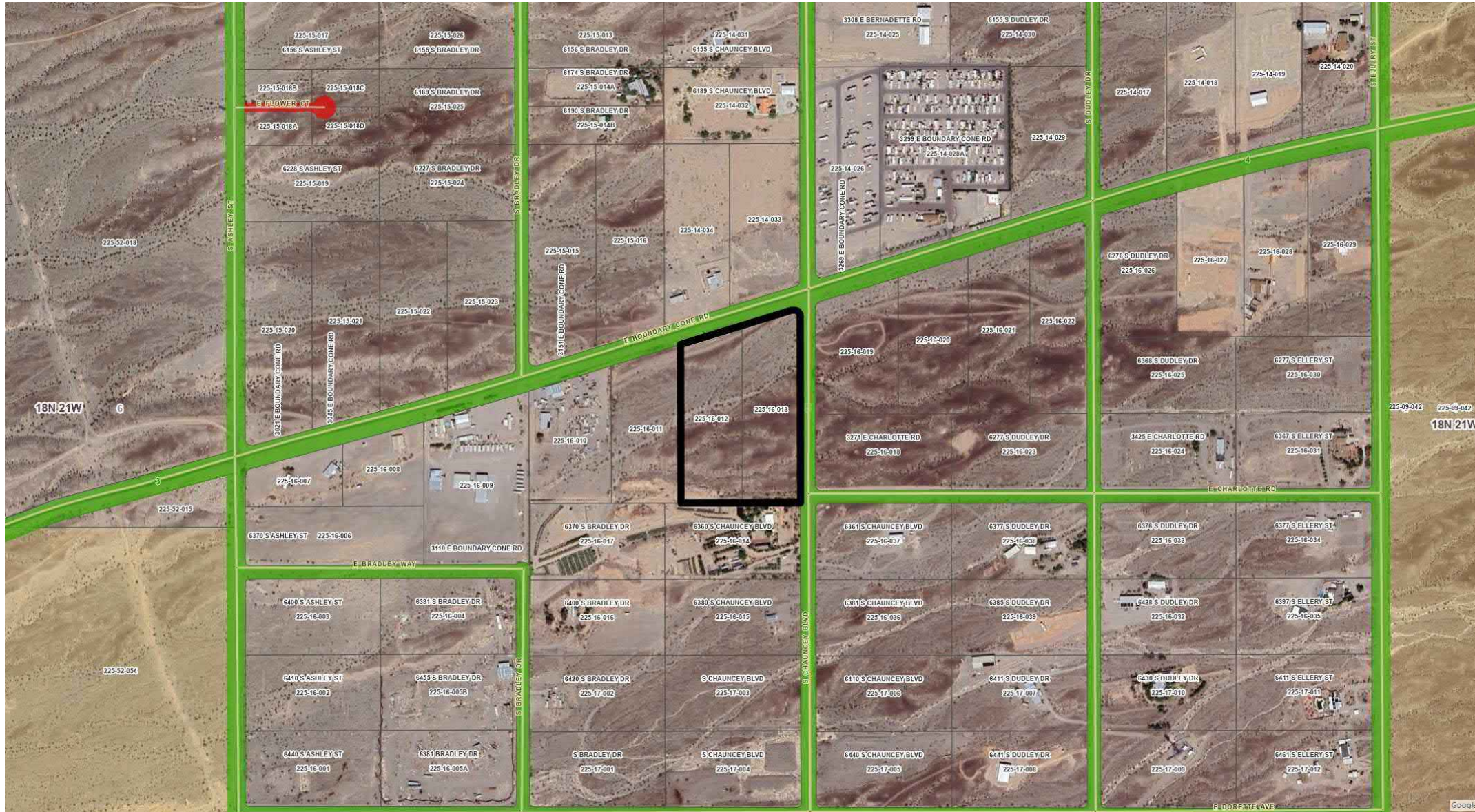
REZONE 225-16-012 & -013

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 225-16-012 and -013 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park, in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



**ZONING
NOTICE**
NOTICE IS HEREBY GIVEN a meeting will be held by the Planning and Zoning Commission of Maricopa County, Arizona at the regular meeting room of the Corporation, 1700 W. Baseline Street, Phoenix, Arizona, on the 20th day of April 2022, at 10:00 A.M.



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the following meeting of the Commission, on the 29th day of April 2025, at 10:00 A.M.

At the County Administration Center, 1000 N. 2nd Street, Coconino County, Arizona, 86301.

The subject property is located at the intersection of [illegible] and [illegible] in the [illegible] area of the County.

The Planning and Zoning Commission will consider the proposed [illegible] and make a recommendation to the Board of Supervisors.

Any interested party may appear at the hearing and be heard. A public hearing will be held on the above date and time.

For more information, please contact the Planning and Zoning Commission at [illegible] or [illegible].

Approved by the Planning and Zoning Commission on [illegible] 2025.

Commissioner [illegible]

Secretary [illegible]

07. **Evaluation of a request for a REZONE of Assessor's Parcel No. 316-14-024 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Eduardo Morales on behalf of Daniel Solis of Las Vegas, Nevada.

Assessor's Parcel No. 316-14-024 is described as a Lot 19 of Lake Mohave Ranchos Unit 2, located in Section 11, Township 25 North, Range 19 West.

The site is approximately 2.5 acres and is located east of Hermosa Drive and south of 9th Street. The site is accessed from U.S. Highway 93, then north on Pierce Ferry Road, then east on 9th Street, then south on Hermosa Drive approximately 0.06 miles to the site.

The site is mostly vacant with an accessory structure and an RV on the property. The terrain appears to be relatively flat with a wash that runs through the southwest portion of the site. The surrounding land uses consist of vacant land and scattered single-family residences.

The applicant requests this Rezone from an A (General) zone to an A-R (Agricultural Residential) zone to allow for a Recreational Vehicle as a temporary residence. The Mohave County General Plan designates this site a Suburban Residential.

The site appears to be within Lake Mohave Ranchos Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Hermosa Drive is unpaved and not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There do not appear to be any environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The site shall be rezoned to an A-R (Agricultural Residential) zone.
2. The appropriate permits will be obtained prior to construction.
3. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 316-14-024 Current Zoning: A- General Use Parcel Size 2.5 Acres

Legal Description: Lot nineteen (19), of section eleven (11), Lake Mohave Ranchos, unit 2, According to the Plat Thereof, Recorded October 6, 1958, at Fee No. 85766, in the office of the County Recorder of Mohave County, Arizona. Except one half (1/2) of all gas, oil, and Minerals as reserved in deed recorded in book 56 of deeds, page 486.

Water Provider: Tipton Water Electric provider: N/A Sewer provider: Septic

Present use of property: Intend to use as residential

Owner Information

Owner Name (must match current deed): Daniel Solis

Owner Mailing Address: 825 N Lamb Blvd SPC#344 City: Las Vegas State: NV Zip: 89110

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Eduardo Morales

Agent Street Address: 6228 Small Point Dr. City: Las Vegas State: NV Zip: 89008

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AVR

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Residential temporary recreational vehicle

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

[Signature]

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from A-General use to A/R Agricultural Residential for the purpose of Residential temporary recreational vehicle.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.


Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

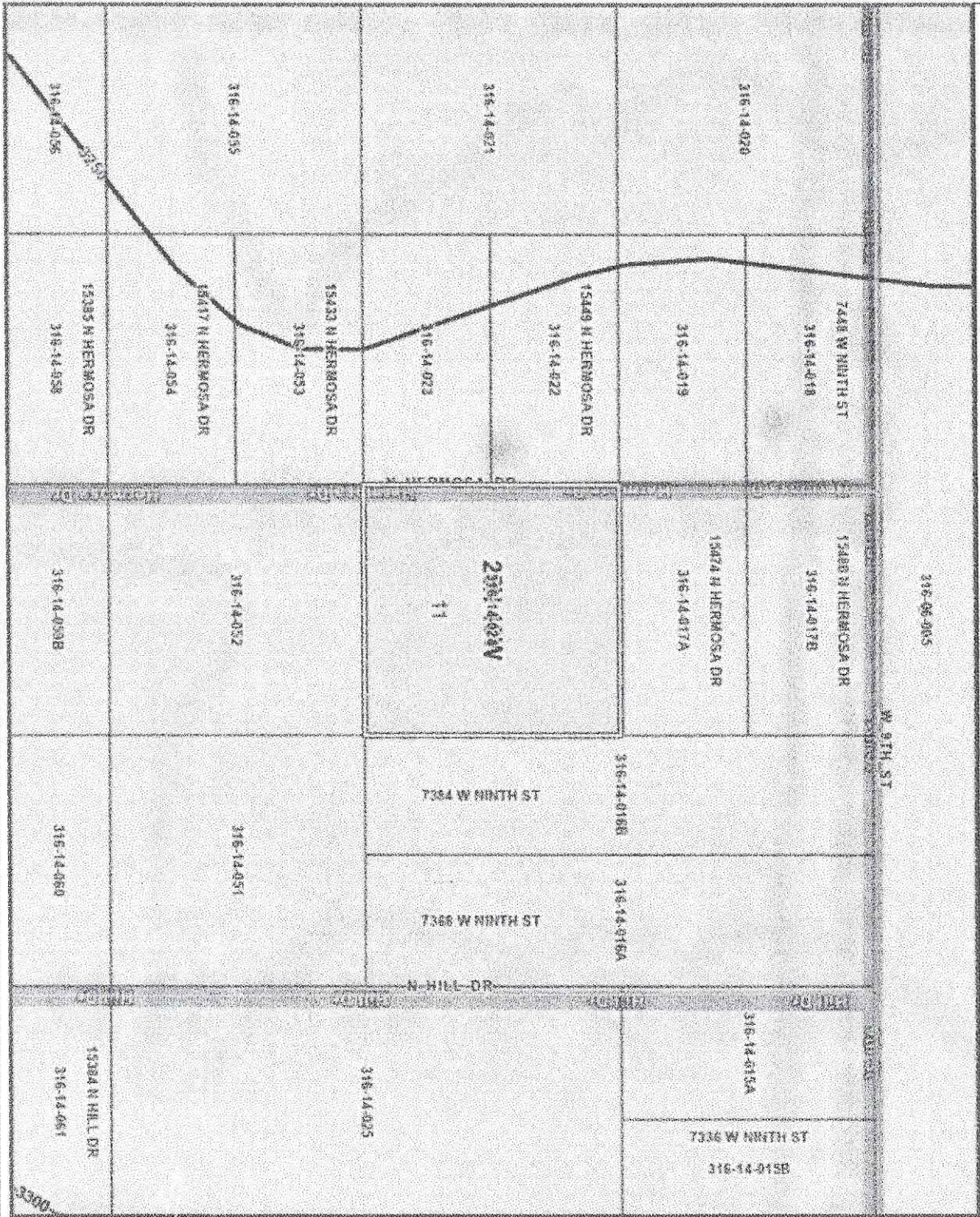

Applicant / agent

Contact information:

Daniel Solis
825 N. Lamb Blvd. SPC# 344
Las Vegas NV. 89110

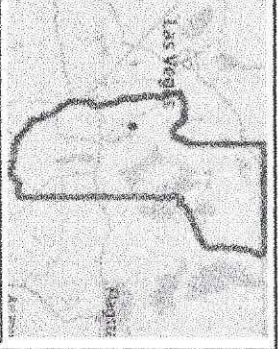
Assessor Parcel Number and Legal Description of proposed subject property: 316-14-024

Lot Nineteen (19), of section Eleven (11), Lake Mohave Ranches,
Unit 2, According to the plat thereof, Recorded October 6, 1958,
at Fee No. 85766, In the office of the County Recorder of Mohave County, Arizona.



(approximate scale)
 © 2021 Mohave County Information Technology
 Map Created: 1/28/2025

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>



- Legend**
- ADOT Mileposts
 - COUNTY Mileposts
 - Sign Post Exists
 - ⊗ Calculated Measure
 - Highways
 - Main Arterials
 - Collectors
 - Local
 - + Railroad
 - County Boundary
 - Surrounding Counties
 - Township/Range
 - Section
 - 50 ft Contour Lines
 - 50 ft Interval
 - 250 ft Interval

1:2,807

Notes:

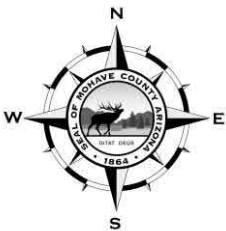
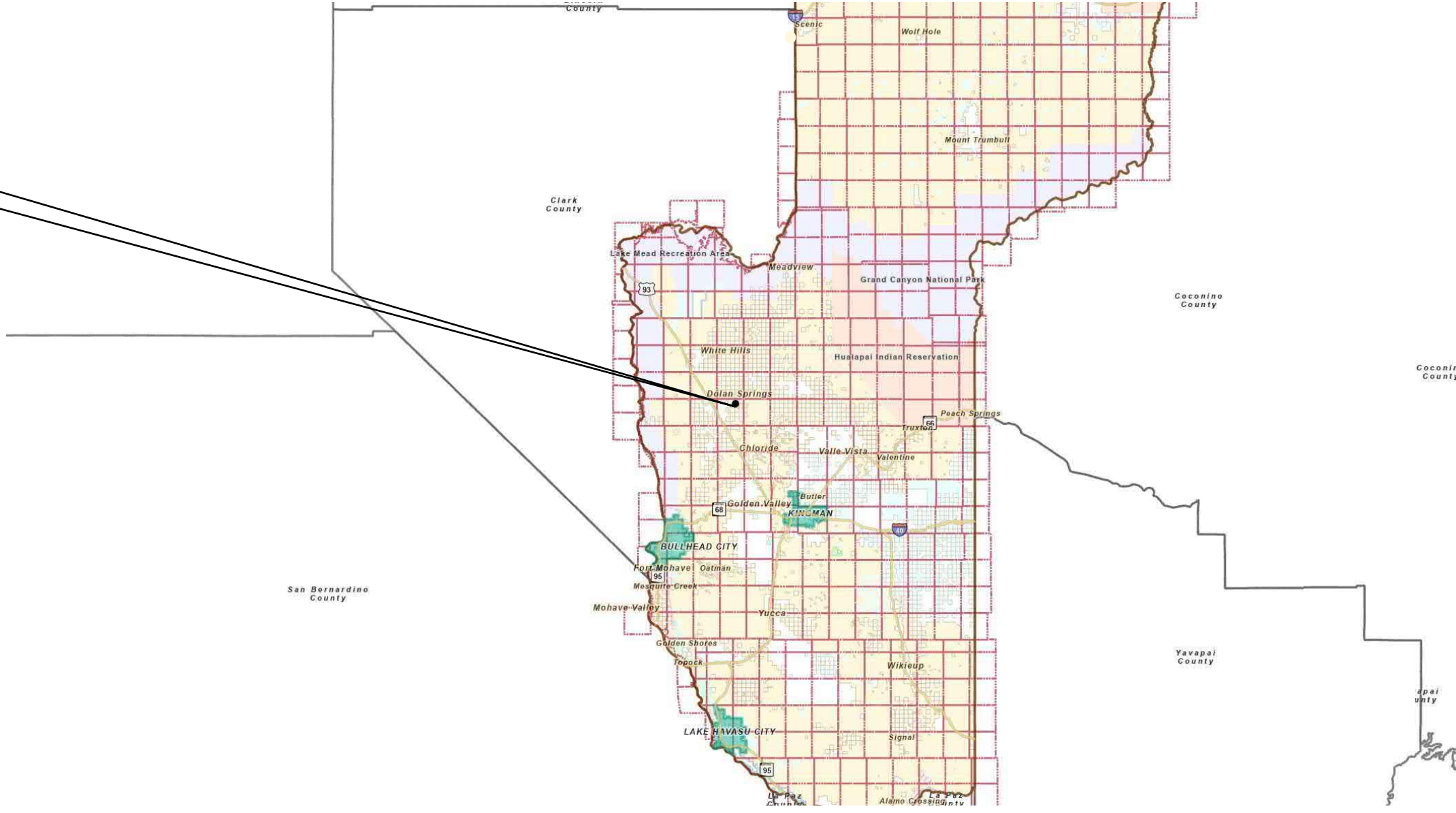
REZONE 316-14-024

GENERAL MAP

REZONE of Assessor's Parcel No. 316-14-024 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

Subject
Property



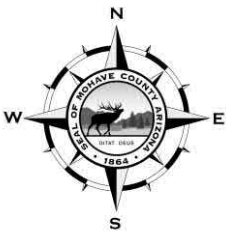
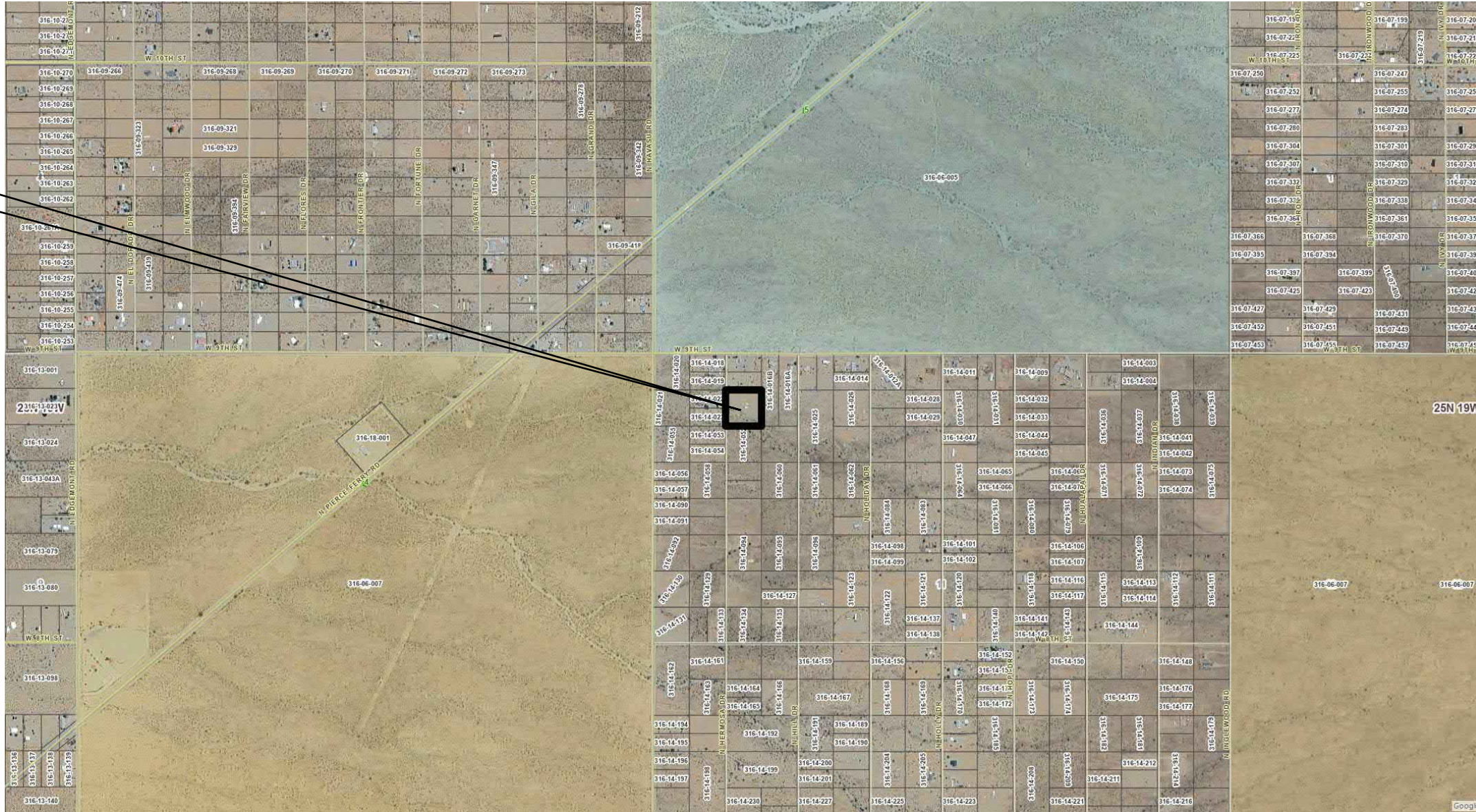
REZONE 316-14-024

SITE MAP

REZONE of Assessor's Parcel No. 316-14-024 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

Subject
Property



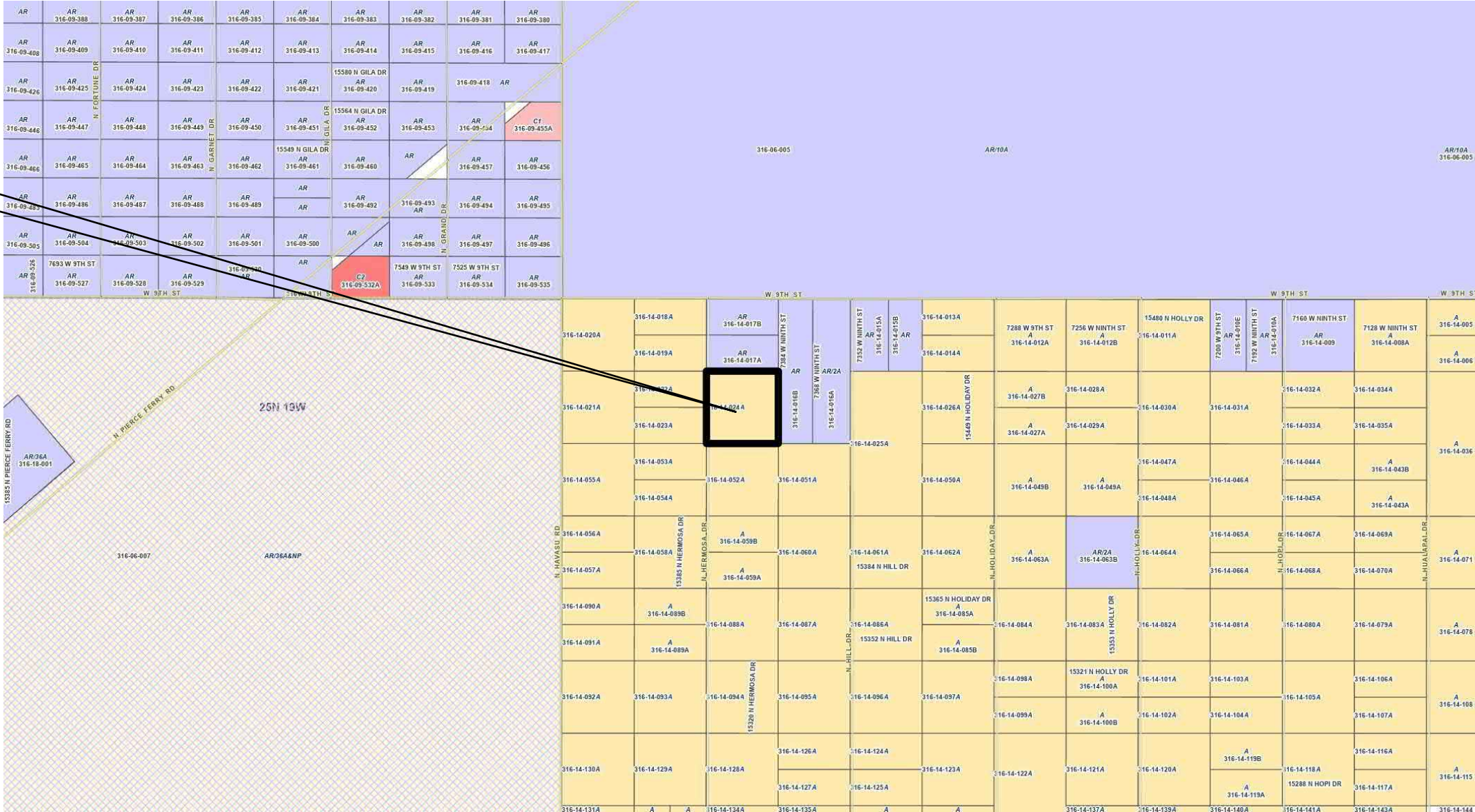
REZONE 316-14-024

ZONING MAP

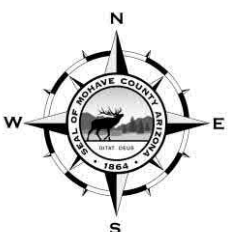
REZONE of Assessor's Parcel No. 316-14-024 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

Subject
Property



- A
- A-D
- A-R
- C-1
- C-2
- C-2H
- C-M
- C-MO
- C-RE
- E
- M
- M-2
- MIXED
- M-X
- N-P
- R-1
- R-2
- R-E
- R-M
- R-MH
- R-O
- R-O/A
- R-P
- R-TT
- S-D/A
- S-D/C
- S-D/C-1
- S-D/C-2
- S-D/C-M
- S-D/C-RE
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- S-D/R-E
- S-D/R-M
- S-D/R-O

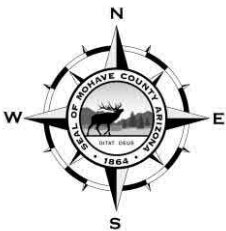


REZONE 316-14-024 REQUEST

REZONE of Assessor's Parcel No. 316-14-024 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

Subject
Property



08. **Evaluation of a request for a REZONE of a portion of Assessor's Parcel No. 306-38-013 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Charles R. Anaya, Jr. of Golden Valley, Arizona.

Assessor's Parcel No. 306-38-013 is described as Parcel 187 of Book 1 Land Surveys Page 46 in Section 26, Township 21 North, Range 18 West.

The site is approximately 40.02 acres and is located east of Aztec Road and south of Dunlap Drive. The site is accessed from State Highway 68, then south on Aztec Road approximately 3.16 miles to the intersection with Dunlap Drive, at the northwest corner of the lot.

The site currently has a manufactured home and has varied terrain. The surrounding land uses consists of primarily of single-family homes and vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for the southern portion of the lot, to allow for a minor land division, as shown on Exhibit A. The Mohave County General Plan designates this site as Rural Development Area.

The site is located within Golden Valley Fired District. Electric service does appear to be available. Sewer and water services do not appear to be available. Aztec Road is paved and is on the County's road maintenance system. Dunlap Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4545G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

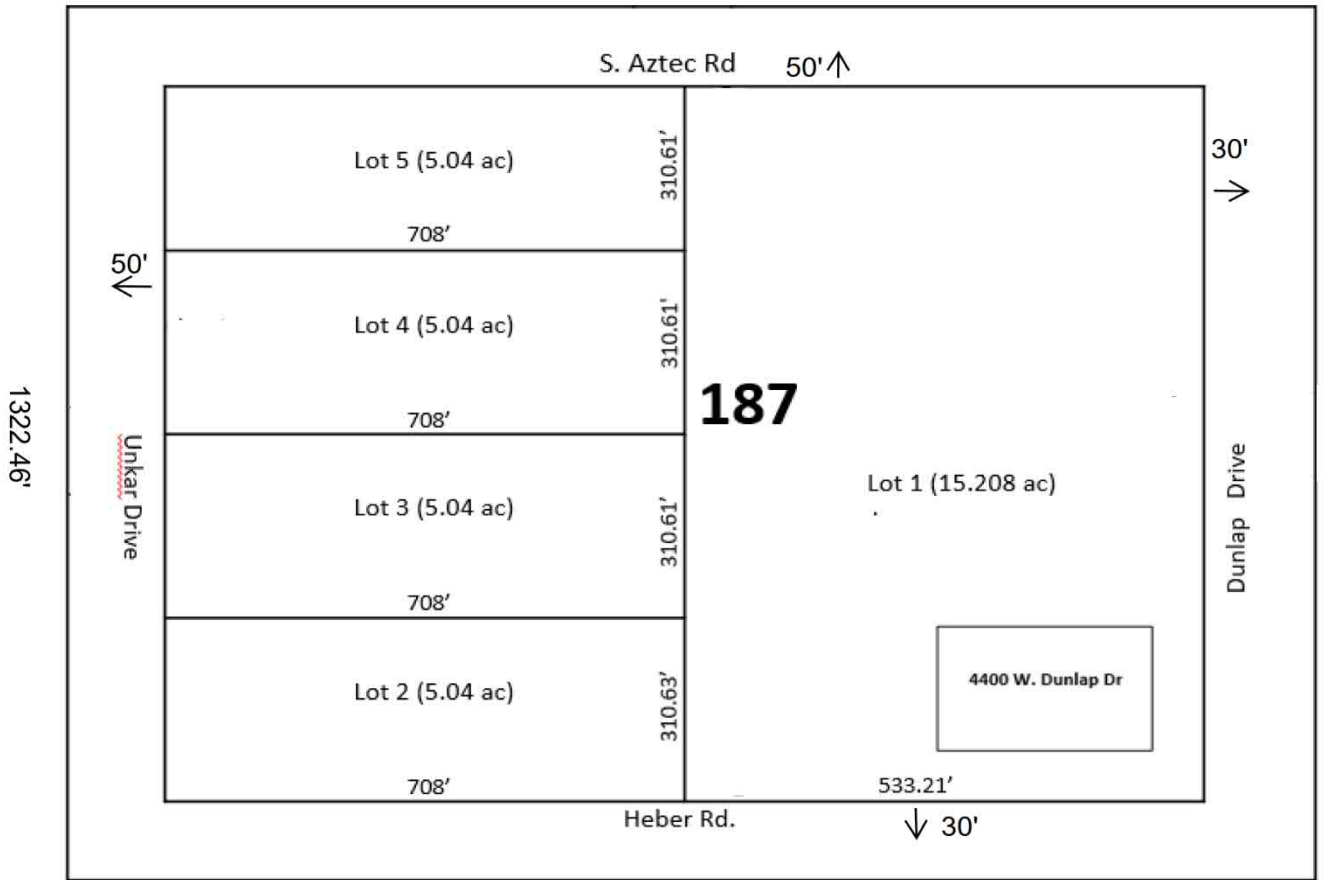
- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site does appear to have legal access via paved and unpaved roads.
- f. There are no specific environmental features affecting the site.
- g. Electric service does appear to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The southern portion of the site will be rezoned to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, as shown on Exhibit A.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K

EXHIBIT A



APN 306-38-013



REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 306-38-013 Current Zoning: AR-10 Parcel Size 40 Acres

Legal Description:

Parcel 187 AS on ROS plat Rec. Feb.18,1976, At Fee No.76-3774, In Book1 of Land Surveys, Pg 46, In the office of the Co. Rec.

of Mohave County, AZ. being situated in Sec.26, Township 21N, Range 18W of the Gila and Salt River Base and Meridian MOH, AZ.

Water Provider: Haul Electric provider: Uni-Source Sewer provider: Septic

Present use of property: Residential

Owner Information

Owner Name(must match current deed): Charles Richard Anaya Jr.

Owner Street Address: 4400 W. Dunlap Dr. City: Golden Valley State: AZ Zip: 86413

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: _____

Agent Street Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AR-5

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

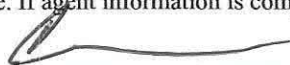
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Future development & parcel will be uniform with adjacent rezoned parcels

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.



All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR-10
to AR-5 for the purpose of Future development & parcel will be uniform with adjacent rezoned parcels

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



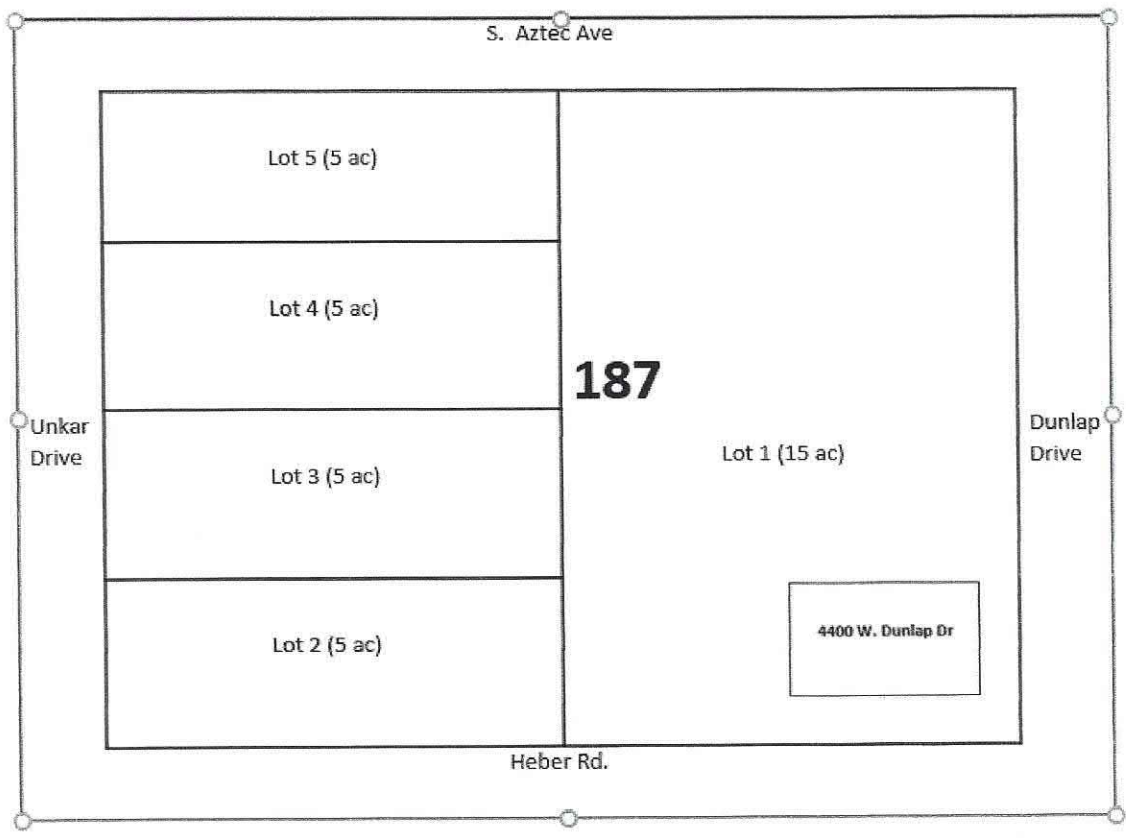
Applicant / agent

Contact information:

Charles Richard Anaya Jr
4400 W. Dunlap Dr. Golden Valley AZ 86413

Assessor Parcel Number and Legal Description of proposed subject property: 306-38-013

Parcel 187 AS on ROS plat Rec. Feb.18,1976, At Fee No.76-3774,In Book1 of Land Surveys, Pg 46, In the office of the Co. Rec. of Mohave County, AZ. being situated in Sec.26, Township 21N, Range 18W of the Gila and Salt River Base and Meridian MOH, AZ.



S. Aztec Ave

Lot 5 (5 ac)

Lot 4 (5 ac)

Lot 3 (5 ac)

Lot 2 (5 ac)

187

Lot 1 (15 ac)

4400 W. Dunlap Dr

Unkar Drive

Dunlap Drive

Heber Rd.

APN 306-38-013



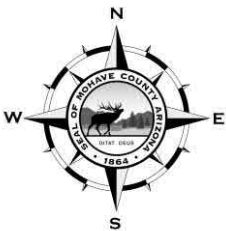
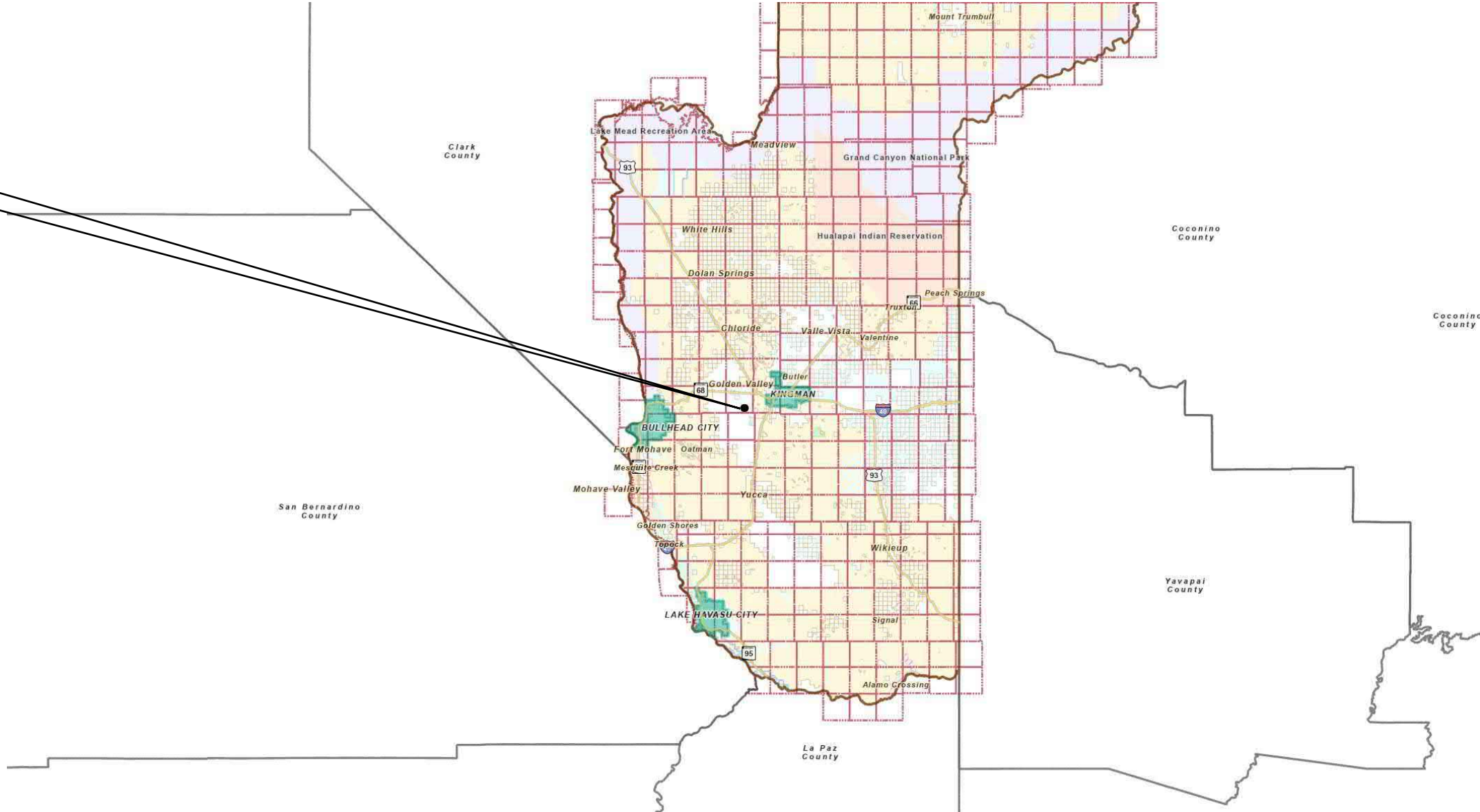
REZONE 306-38-013

GENERAL MAP

REZONE a portion of Assessor's Parcel No. 306-38-013 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 26
T 21 N, R 18 W

Subject
Property

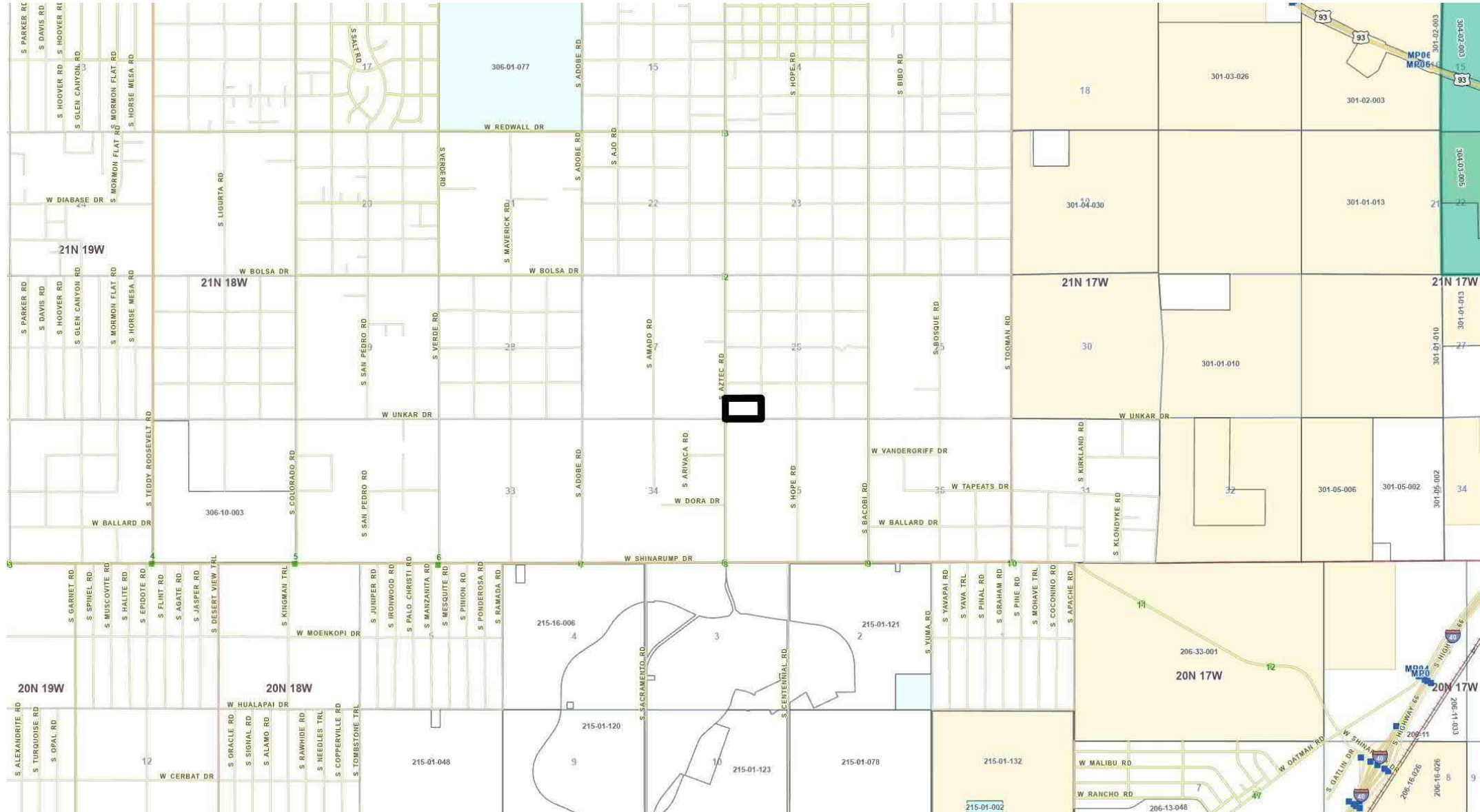


REZONE 306-38-013

VICINITY MAP

Section 26
T 21 N, R 18 W

REZONE a portion of Assessor's Parcel No. 306-38-013 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.



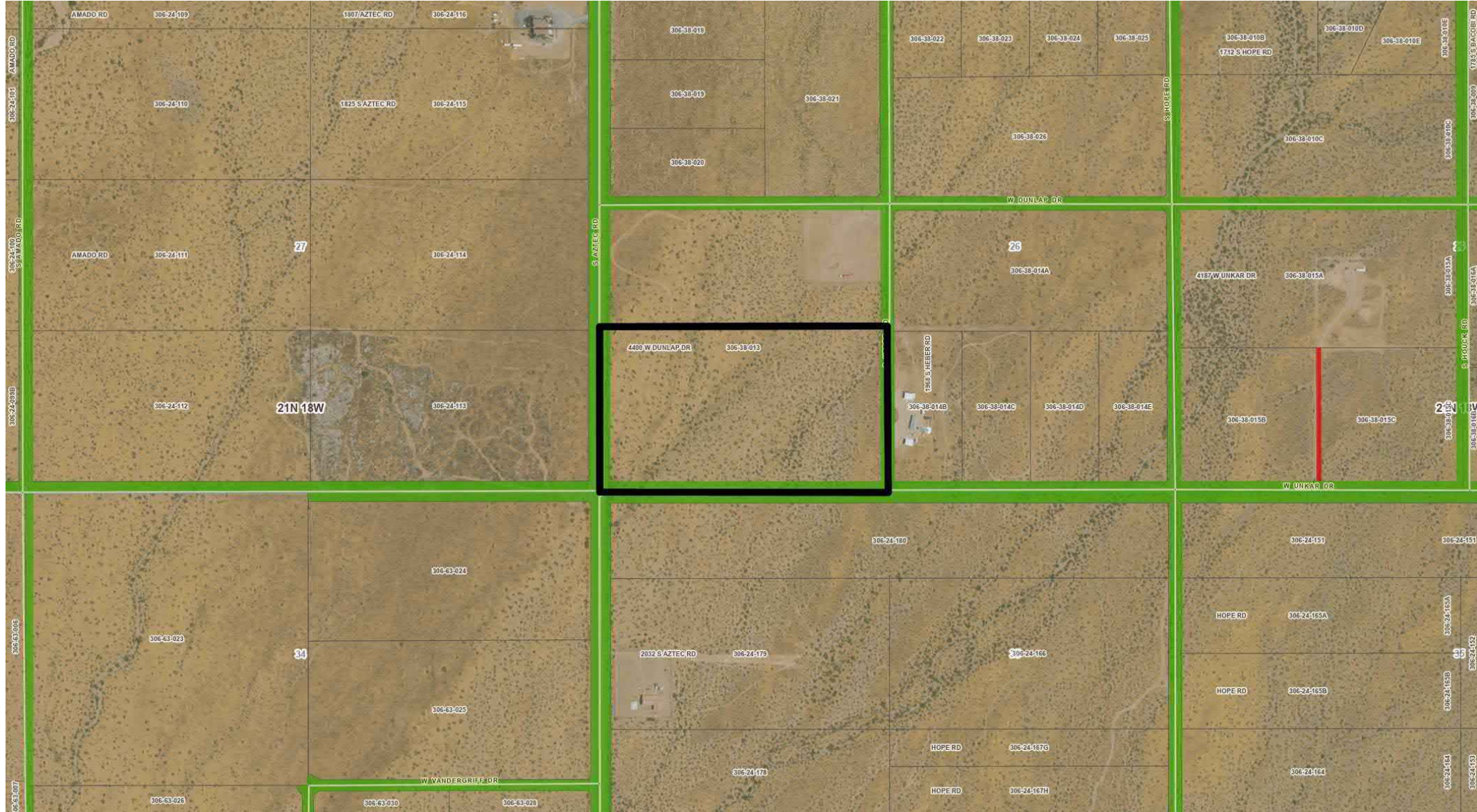
REZONE 306-38-013

RIGHT OF WAY MAP

REZONE a portion of Assessor's Parcel No. 306-38-013 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 26
T 21 N, R 18 W

-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



REZONE 306-38-013 REQUEST

REZONE a portion of Assessor's Parcel No. 306-38-013 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 26
T 21 N, R 18 W



09. Evaluation of a request for a REZONE of Assessor's Parcel No. 306-25-009E from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity, Mohave County, Arizona.

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Chris Mauser of Golden Valley, Arizona.

Assessor's Parcel No. 306-25-009E is described as Lot 316A as seen on PP 14-93 of Section 20, Township 21 North, Range 18 West.

The site is approximately 2.14 acres and is located south of Rainwater Drive and west of San Pedro Road. The site is accessed from State Highway 68, then south on Verde Road, then west on Rainwater Drive, approximately .51 miles to the site.

The site appears to be vacant. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this rezone from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agriculture Residential) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Development Area.

The site is within the Golden Valley Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Rainwater Drive is unpaved and undeveloped and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4528H indicates the parcel described to be mostly in Zone AE, in the Special Flood Hazard Area, and a small southeast portion in Zone X (Shaded), not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. The noted flood zones are environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. Assessor's Parcel No. 306-25-009E shall be rezoned to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 306-25-009 E Current Zoning: AR2A Parcel Size 2.14 Acres

Legal Description:

Section 20, Township 21 North, Range 19 West

Water Provider: Valley Pioneer Electric provider: Unisource Sewer provider: NA

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Chris Mauser

Owner Mailing Address: 656 Brink Circle City: Golden Valley State: AZ Zip: 86413

Phone number: [REDACTED]

Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: _____

Agent Street Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AR

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Minor land division

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

Chris Mauser

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR 2A to AR for the purpose of Minor land division.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

Chromauer

Applicant / agent

Contact information:

[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: 306-25-009E

Section 20, Township 21 North, Range 18 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.

306-25-005A

306-25-006A

306-25-007A

W RAINWATER DR

21N18W

S HASSAYMBA RD

5761 W GA CV
306-25-009E

306-25-009H

306-25-009D

306-25-008Q

306-25-008P

306-25-008N

306-25-008J

306-25-008K

5762 W VIRGA CV

306-25-009F

306-25-009G

1230 S McDOUGAL CT

306-25-009R

306-25-009W

306-25-009S

306-25-009P

306-25-009T

1230 S CRISTA CIR

306-25-009L

306-25-009M

306-25-009K

306-25-009J

1230 CRISTA CIR

S CRISTA CIR

306-25-009N

1237 S CRISTA CIR

306-25-010B

1160 S SAN PEDRO RD

306-25-010D

306-25-010E

306-25-

5-008A

ORADO RD

306-25-008L

5-008B

ORADO RD

306-25-008M

5-008R

9800-52-908

9800-52-908

5-008S

5-008D

S LYMAN LN

306-25-008F

S SAN PEDRO RD

S McDOUGAL CT

S CRISTA CIR

1230 CRISTA CIR

1237 S CRISTA CIR

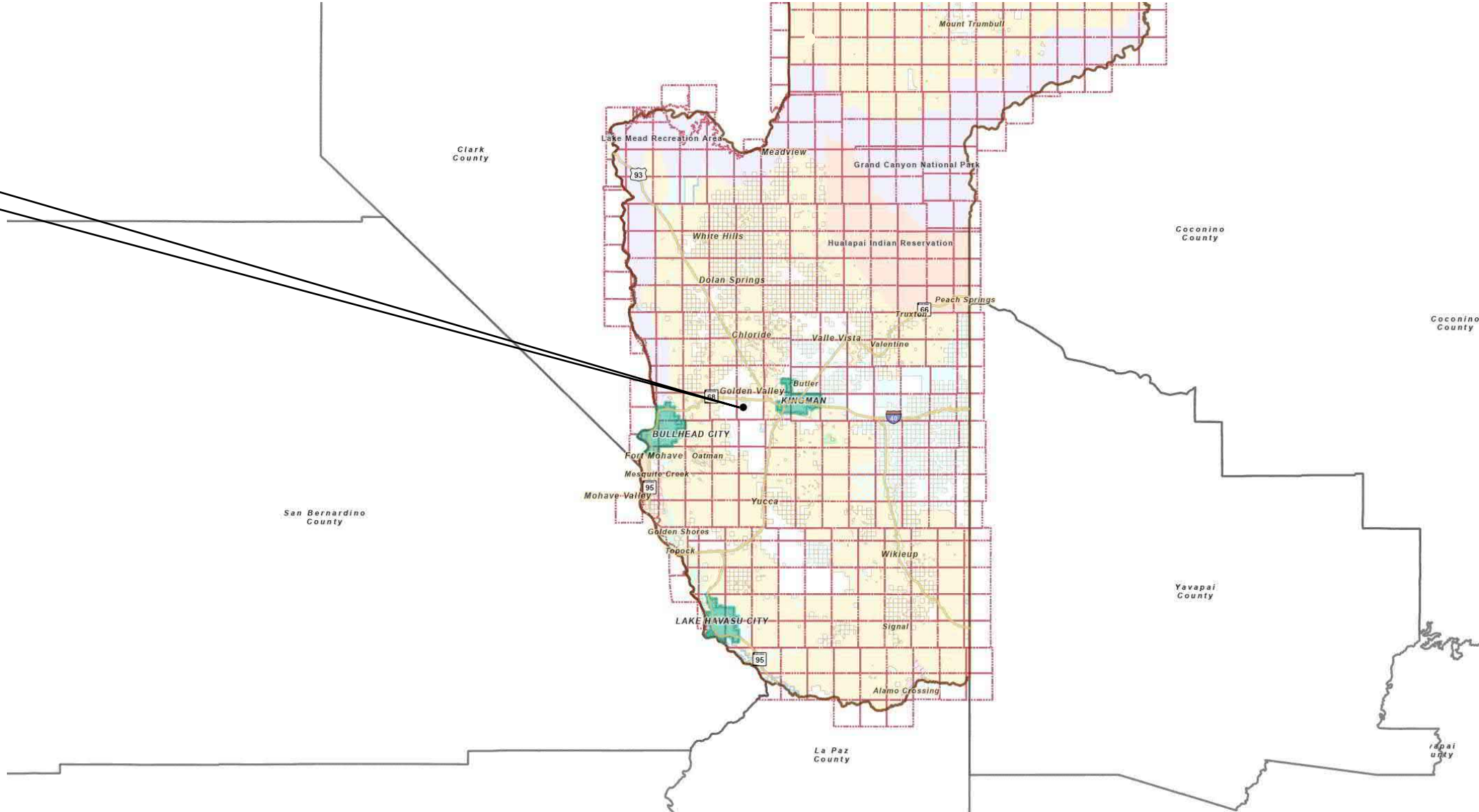
REZONE 306-25-009E

GENERAL MAP

REZONE of Assessor's Parcel No. 306-25-009E from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity.

Section 20
T 21 N, R 18 W

Subject
Property



REZONE 306-25-009E

ZONING MAP

REZONE of Assessor's Parcel No. 306-25-009E from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity.

Section 20
T 21 N, R 18 W



- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |

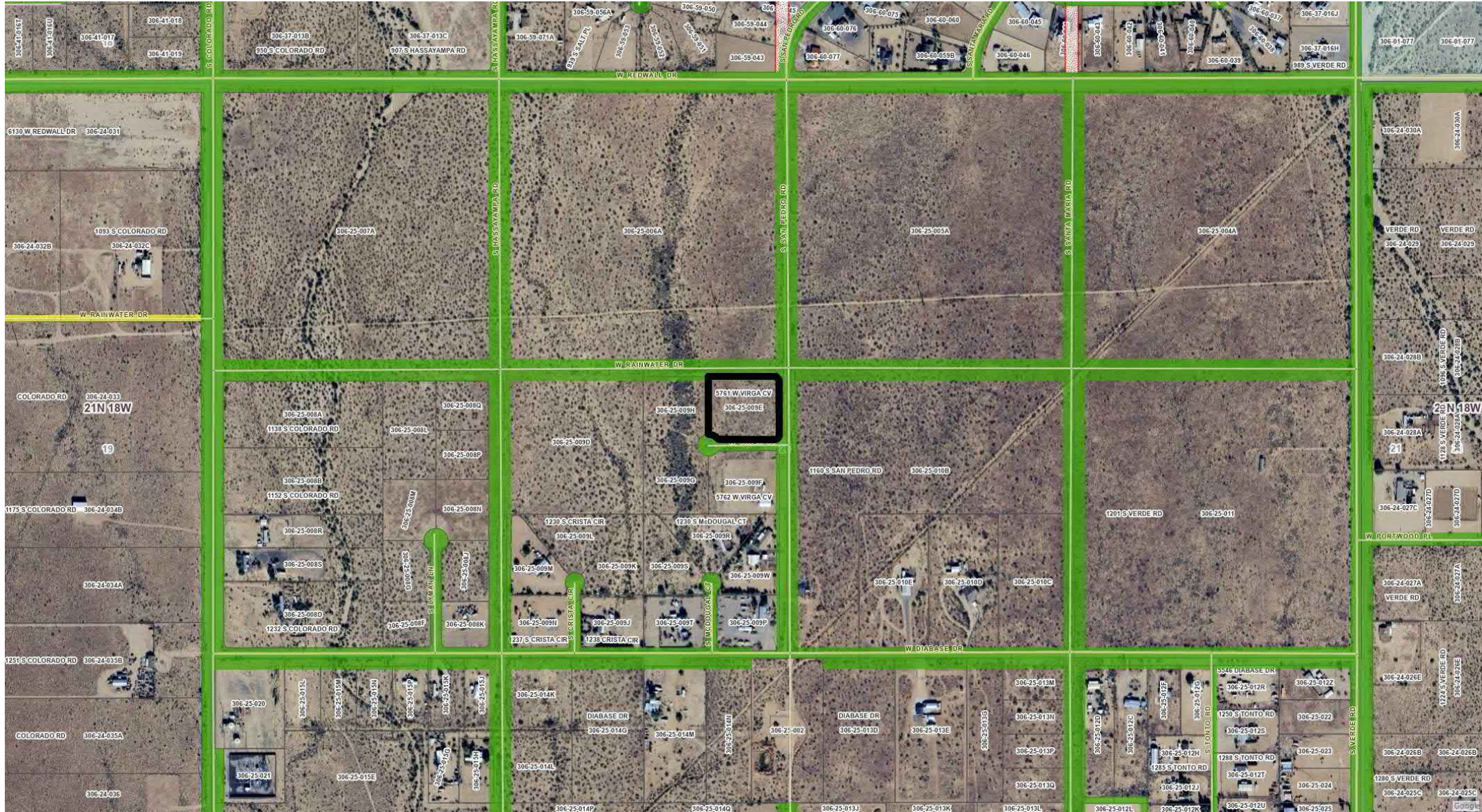


REZONE 306-25-009E

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-25-009E from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity.

Section 20
T 21 N, R 18 W



- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



REZONE 306-25-009E REQUEST

REZONE of Assessor's Parcel No. 306-25-009E from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity.

Section 20
T 21 N, R 18 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 31st day of April 2025, at 10:00 A.M.

APPLICANT:
Development of a parcel for a RESIDENCE (R-10000) at 10000 N. 100th Street, Kingman, AZ 86409. Applicant: [Name Redacted]

PROPOSED ZONING: R-10000 (Residential Single-Family)

FOR MORE INFORMATION CONTACT THE NOKOLA OFFICE
PLANNING & ZONING DEPARTMENT, 700 W. BEALE STREET, KINGMAN, AZ 86409
TEL: 909.392.1234

ZONING NOTICE

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of San Diego and the Board of the Planning and Zoning Commission of the County of San Diego, in accordance with the provisions of the California Zoning Act, Chapter 659 of the California Statutes, and the provisions of the County of San Diego Zoning Ordinance, Chapter 17.00 of the County Code, hereby give notice of the public hearing on the proposed zoning change for the property located at 1111 W. Baska Street, San Diego, California, on the 19th day of April, 2025, at 10:00 A.M.



10. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-41-012E from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential Recreation) zone, to allow for a minor land division in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Michael Burson of Palm Desert, California.

Assessor's Parcel No. 306-41-012E is described as Parcel 64D-2 per PP 31/61, located in Section 18, Township 21 North, Range 18 West.

The site is approximately 7.36 acres and is located south of Abrigo Drive, east of Teddy Roosevelt Road. The site is accessed from State Highway 68, south on Teddy Roosevelt Road, approximately one mile to site.

The site is vacant with a natural wash running north to south. The surrounding land uses consist of primarily vacant land with a few single-family homes.

The applicant requests this rezone from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division. The Mohave County General Plan designates this site as a Suburban Development Area.

The site is within the Golden Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Teddy Roosevelt is paved and unpaved and on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C4509J indicates the parcel described to be partially in Zone X, not in the Special Flood Hazard Area and partially in Flood Zone AE and Flood Zone AE Floodway, in Special Flood Hazard Areas.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The noted Flood Zones are significant environmental features affecting the site.
- g. Electric and water appear to be available. Sewer does not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The site shall be rezoned from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least 30 days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814. K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 306-41-012E Current Zoning: AR/6A Parcel Size 7.36 Acres

Legal Description:

Parcel 64D-2 Per Parcel Plat 31-061

Water Provider: yes-unknown Co Electric provider: yes-unknown Co Sewer provider: none/septic

Present use of property: vacant

Owner Information

Owner Name(must match current deed): Michael Burson

Mailing Address: 49 Sutton Pl City: Palm Desert State: CA Zip: 92211

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AR

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Lot Split

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

Michael Burson Jr

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/6A to AR for the purpose of Split lots - 2 lots at 1.5 acre and 2 at 2 acres

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.


Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

Mike Burson
Applicant / agent

Contact information:


Assessor Parcel Number and Legal Description of proposed subject property: 306-41 -012E
Parcel 64D-2 Per Parcel Plat 31-061



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested Only)
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
- Bureau of Land Management
- Bureau of Reclamation
- County
- Indian Lands
- Local or State Parks
- Military
- National Parks Service
- Other
- Private
- State
- State Wildlife Area
- US Forest Service



1:3,458

Notes:

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

0 288.2 576.4 Feet

(approximate scale)

Map Created: 2/13/2025

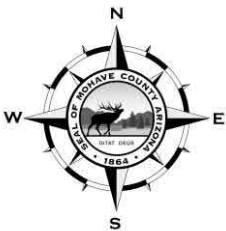
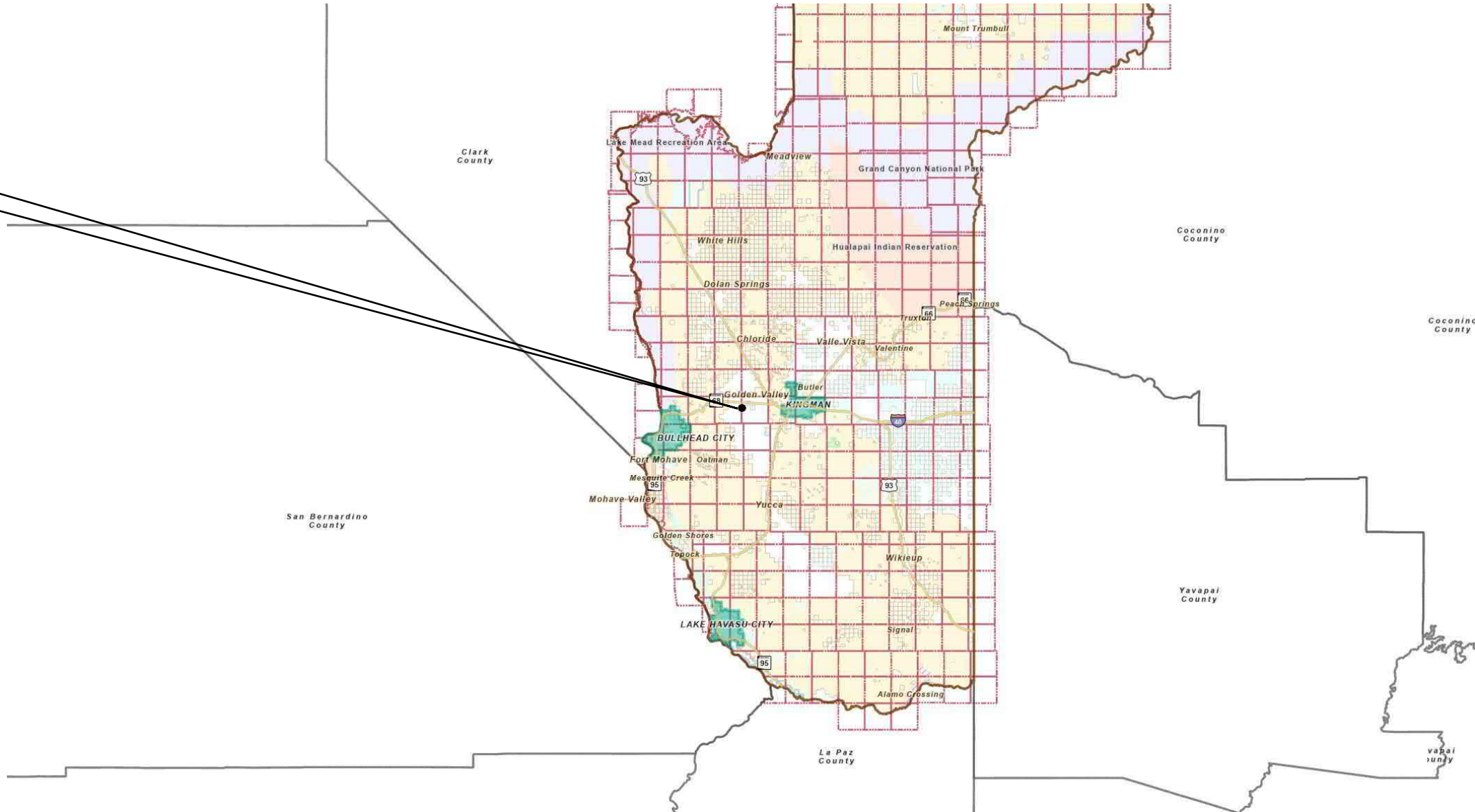
REZONE 306-41-012E

GENERAL MAP

REZONE of Assessor's Parcel No. 306-41-012E from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity.

Section 18
T 21 N, R 18 W

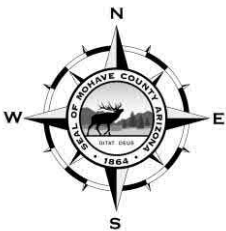
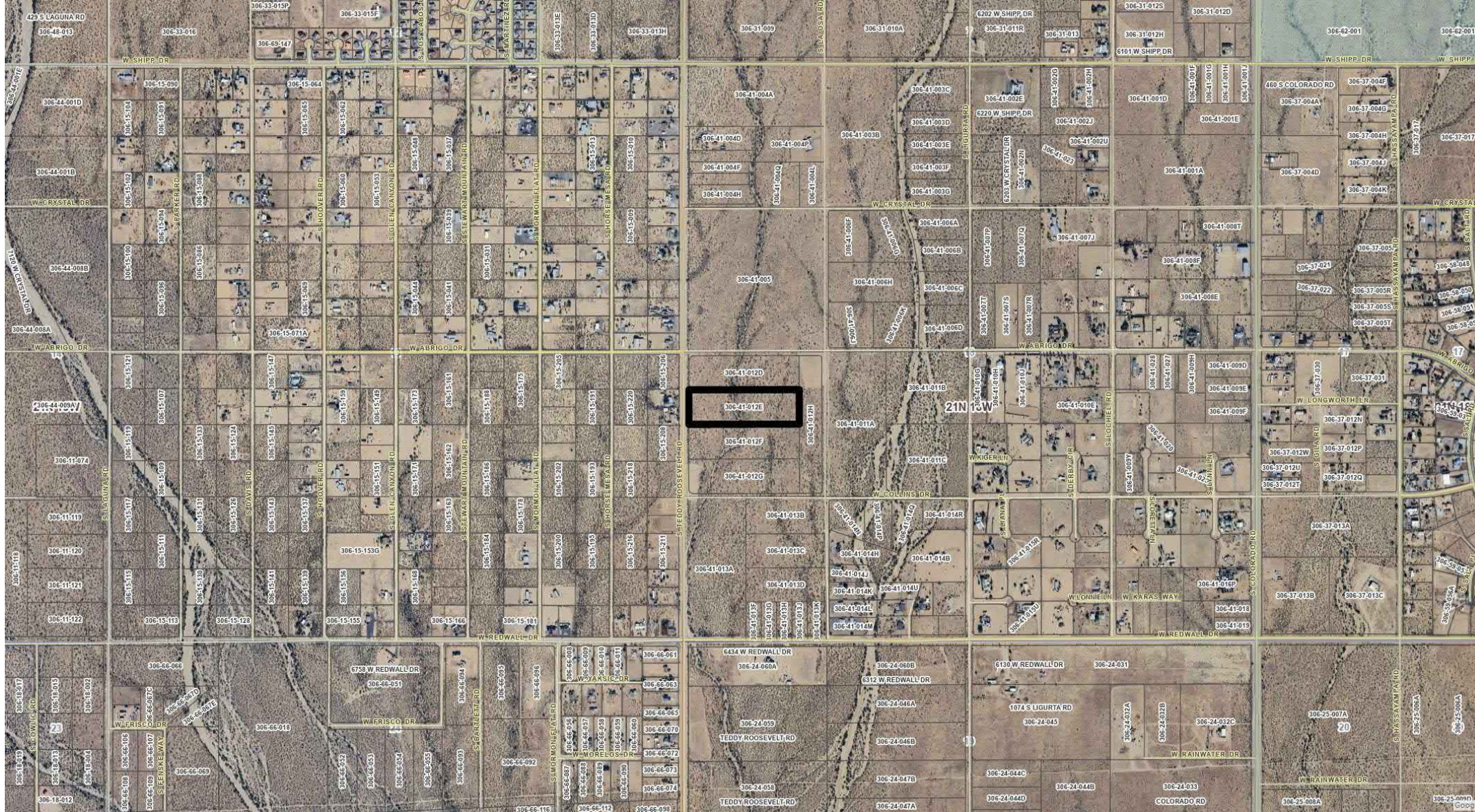
Subject
Property



REZONE 306-41-012E SITE MAP

REZONE of Assessor's Parcel No. 306-41-012E from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity.

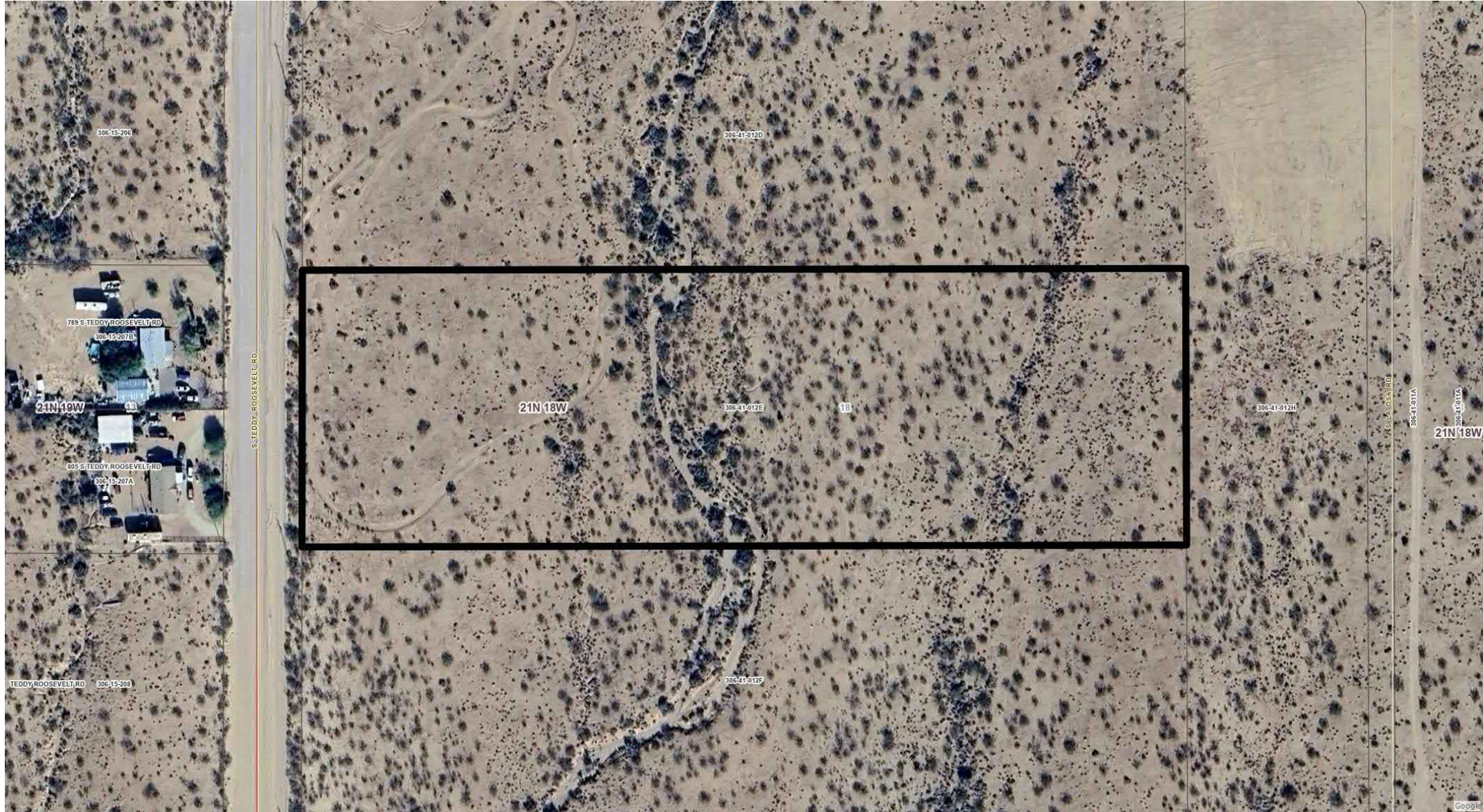
Section 18
T 21 N, R 18 W



REZONE 306-41-012E REQUEST

REZONE of Assessor's Parcel No. 306-41-012E from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity.

Section 18
T 21 N, R 18 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 9th day of April 2025, at 10:00 A.M.

For further information, contact the Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona, 933-893-3333. The Commission meets on the 1st, 3rd, 5th, 7th, and 9th days of each month at 10:00 A.M. in the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona. The Commission is open to the public and all interested parties are invited to attend. The Commission is a public body and its meetings are open to the public. The Commission is a public body and its meetings are open to the public. The Commission is a public body and its meetings are open to the public.

FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA, 933-893-3333.

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 9th day of April 2025, at 10:00 A.M.

As a result of the hearing on a petition for a change of zoning, the Commission has determined that the proposed change is in the public interest and has adopted the following resolution:

RESOLUTION NO. 2025-001

ADOPTED AND PASSED BY THE COMMISSION AT A PUBLIC HEARING HELD ON APRIL 9, 2025 AT 10:00 A.M.

APPROVED: _____

COMMISSIONER

PLANNING AND ZONING COMMISSION

700 W. BEALE STREET, KINGMAN, ARIZONA 86401

PH: 930-853-3333 FAX: 930-853-3334

WWW.MOHAVECOUNTYAZ.COM

11. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Theresa Labrousse of Murrieta, California.

Assessor's Parcel No. 217-03-132 is described as Golden Valley Ranchos Unit 8 Block J Lot 2, located in Section 3, Township 20 North, Range 19 West.

The site is approximately 2.35 acres and is located south of Moenkopi Drive and west of Naco Road. The site is accessed from State Highway 68, then south on Estrella Road, then west on Shinarump Drive, then south on Papago Road, then east on Moenkopi Drive, then south on Naco Road approximately .06 miles to the northeast corner of the property.

The site has a single-family residence. The terrain appears to be relatively flat with a small drainage running from the northwest corner to the middle of the southern lot line. The surrounding land uses consist of residential developments and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a Suburban Development Area land use designation, and this
2. Rezone from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division.

The site is located within Golden Valley Fire District. Electric service appears to be available. Sewer and water services do not appear to be available. Naco Road is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4520H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.

- f. There do not appear to be any significant environmental factors affecting the site.
- g. Electric service appears to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The Mohave County General Plans shall be amended to Suburban Development Area.
2. The site shall be rezoned to an A-R (Agricultural Residential) zone.
3. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
4. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
6. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
7. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
8. Each parcel shall have legal access.
9. The applicable flood zone(s) shall be noted on the Parcel Plat.
10. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.

11. The appropriate permits will be obtained prior to construction.
12. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 217-03-132 Current Zoning: AR-2A Parcel Size 2.35 Acres

Legal Description:

LOT 2, BLOCK J, GOLDEN VALLEY RANCHOS UNIT 8, ACCORDING TO PLAT THEREOF, RECORDED OCTOBER 28, 1959 AT FEE No. 91355

Water Provider: WATER HAUL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: RESIDENTIAL

Owner Information

Owner Name (must match current deed): THERESA LABROUSSE

Mailing Address: 42070 THOROUGHbred LN City: MURRIETA State: CA Zip: 92562

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning: AR

Proposed to be: RESIDENTIAL - SUBDIVIDE INTO 2 EQUAL PARCELS

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

RESIDENTIAL - SEVERAL PARCELS SURROUNDING ARE ALREADY SUBDIVIDED. PLEASE SEE ATTACHED DOCUMENTATION.

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

T.M. Labrousse

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR-2A
to AR for the purpose of SUBDIVISION-RESIDENTIAL PARCEL SPLIT

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

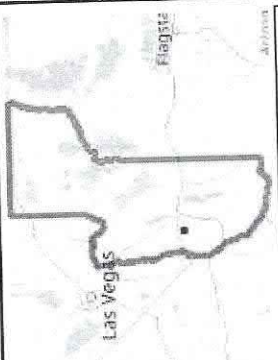
T.M. Labrousse
Applicant / agent

Contact information:

[REDACTED]
[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: 217-032-132
LOT 2, BLOCK J, GOLDEN VALLEY RANCHOS UNIT 8,
ACCORDING TO PLAT THEREOF, RECORDED OCTOBER 28, 1959.

Interactive Map Viewer



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested Only)
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service

1:3,458

Notes:

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>



2/10/2025

Re: Application for subdivision for APN 217-03-132

To whom it may concern,

I am requesting that the county approve a subdivision of my 2.35 acre parcel in Golden Valley, into two equal parcels, with both having street access. Several parcels surrounding my property are already subdivided similarly, as shown in the parcel map photo. This is for residential use only. Please see the attached photos of the parcel map, with my parcel split already drawn in.

Your attention to this matter and cooperation is greatly appreciated. I anticipate attending the hearings at the appointed dates.

Respectfully,

A handwritten signature in cursive script that reads "T.M. Labrousse". The signature is written in black ink and is positioned above the printed name.

Theresa Labrousse

Talk2teri@msn.com

808 938-0877

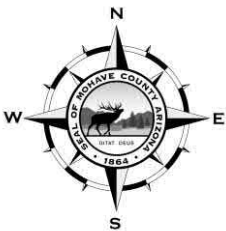
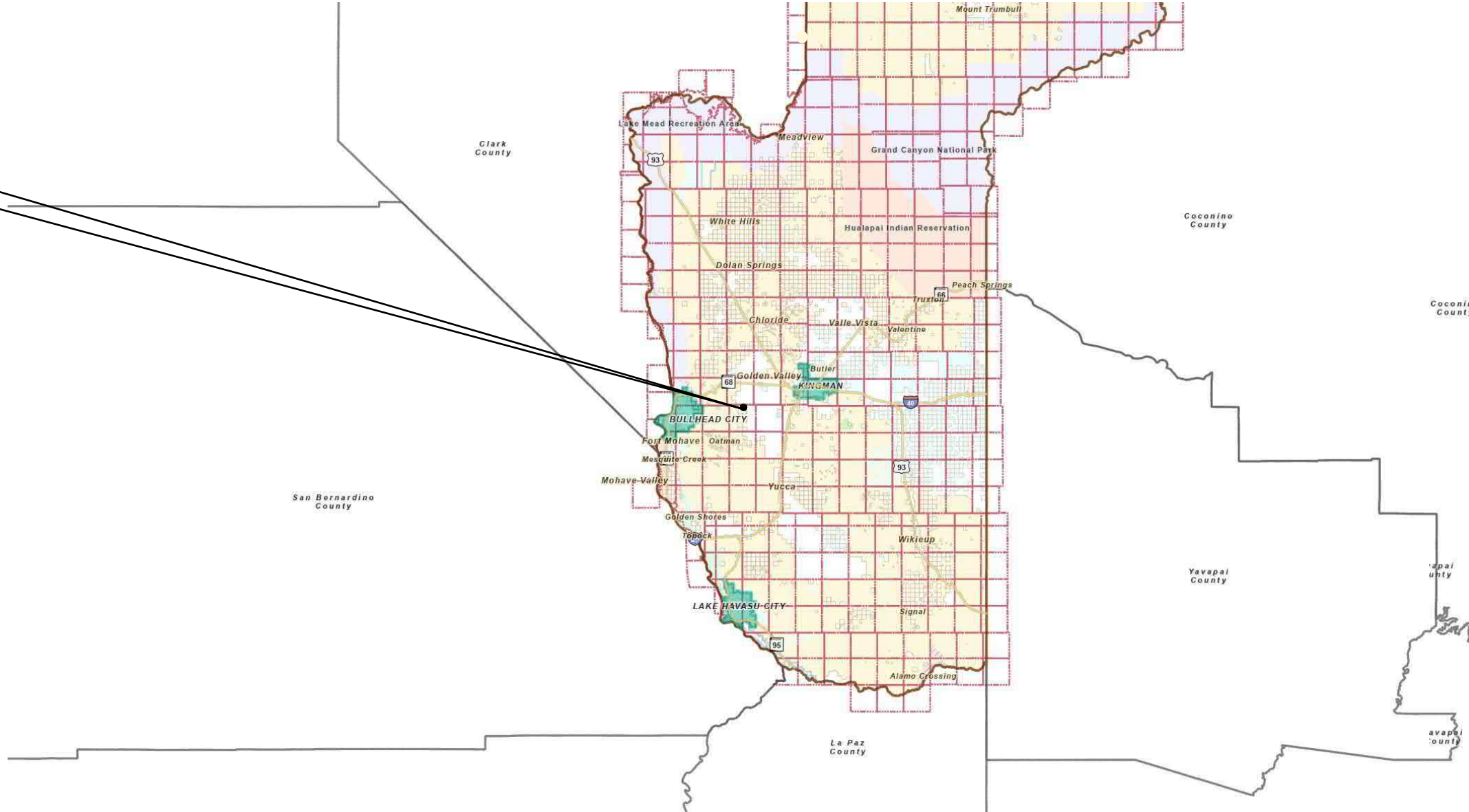
PLAN AMENDMENT & REZONE 217-03-132

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity.

Section 3
T 20 N, R 19 W

Subject
Property




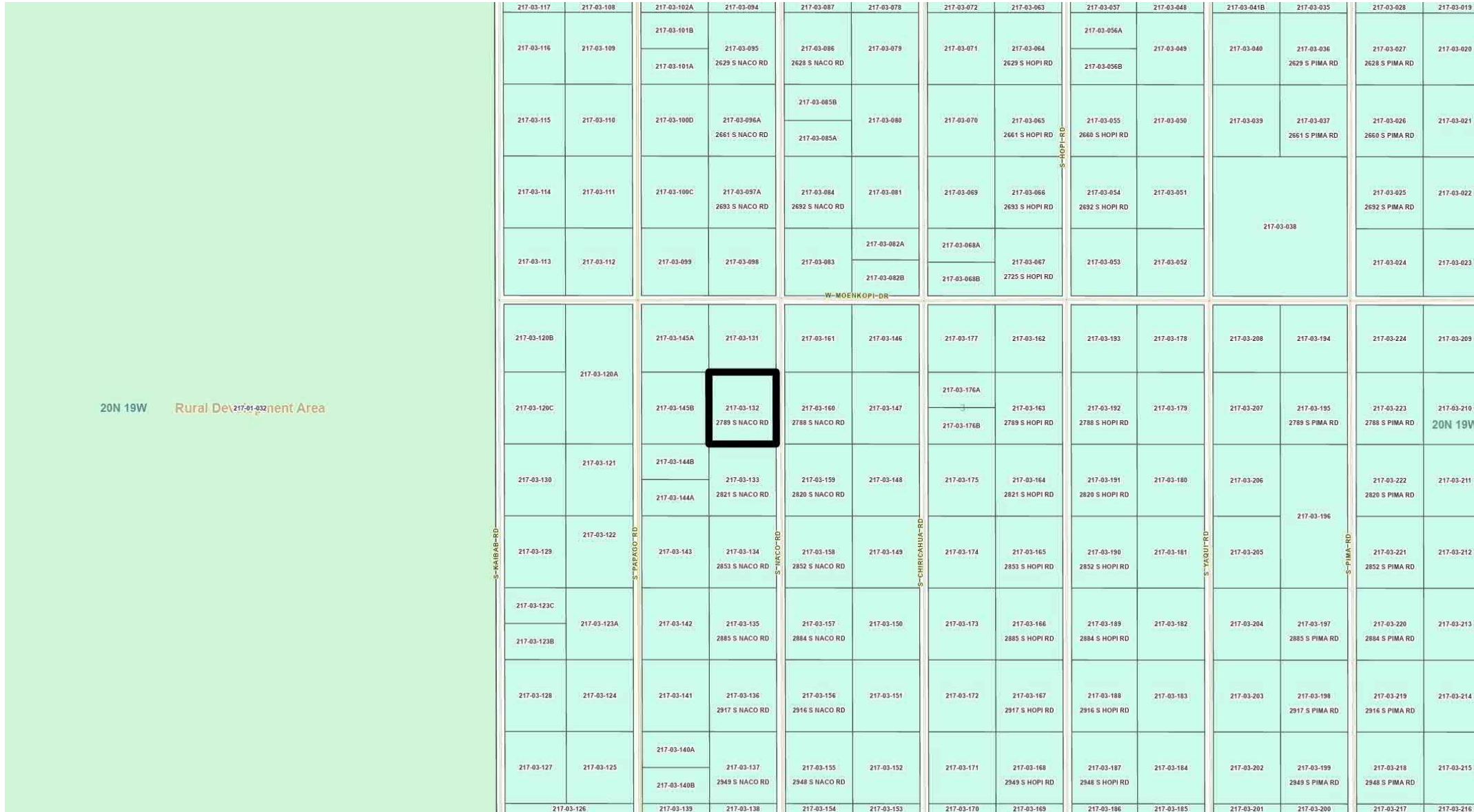
PLAN AMENDMENT & REZONE 217-03-132

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity.

Section 3
T 20 N, R 19 W

-  Alternative Energy
-  Commercial Recreation
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Light Industrial
-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Commercial
-  Public Facilities
-  Public Lands
-  Public Park
-  Rural Development Area
-  Rural Industrial
-  Rural Residential
-  Suburban Development Area
-  Suburban Estates
-  Suburban Estate
-  Suburban Residential
-  Urban Development Area



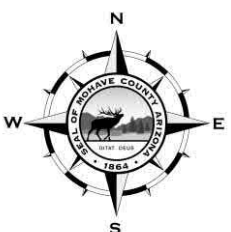
PLAN AMENDMENT & REZONE 217-03-132

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity.

Section 3
T 20 N, R 19 W

- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |



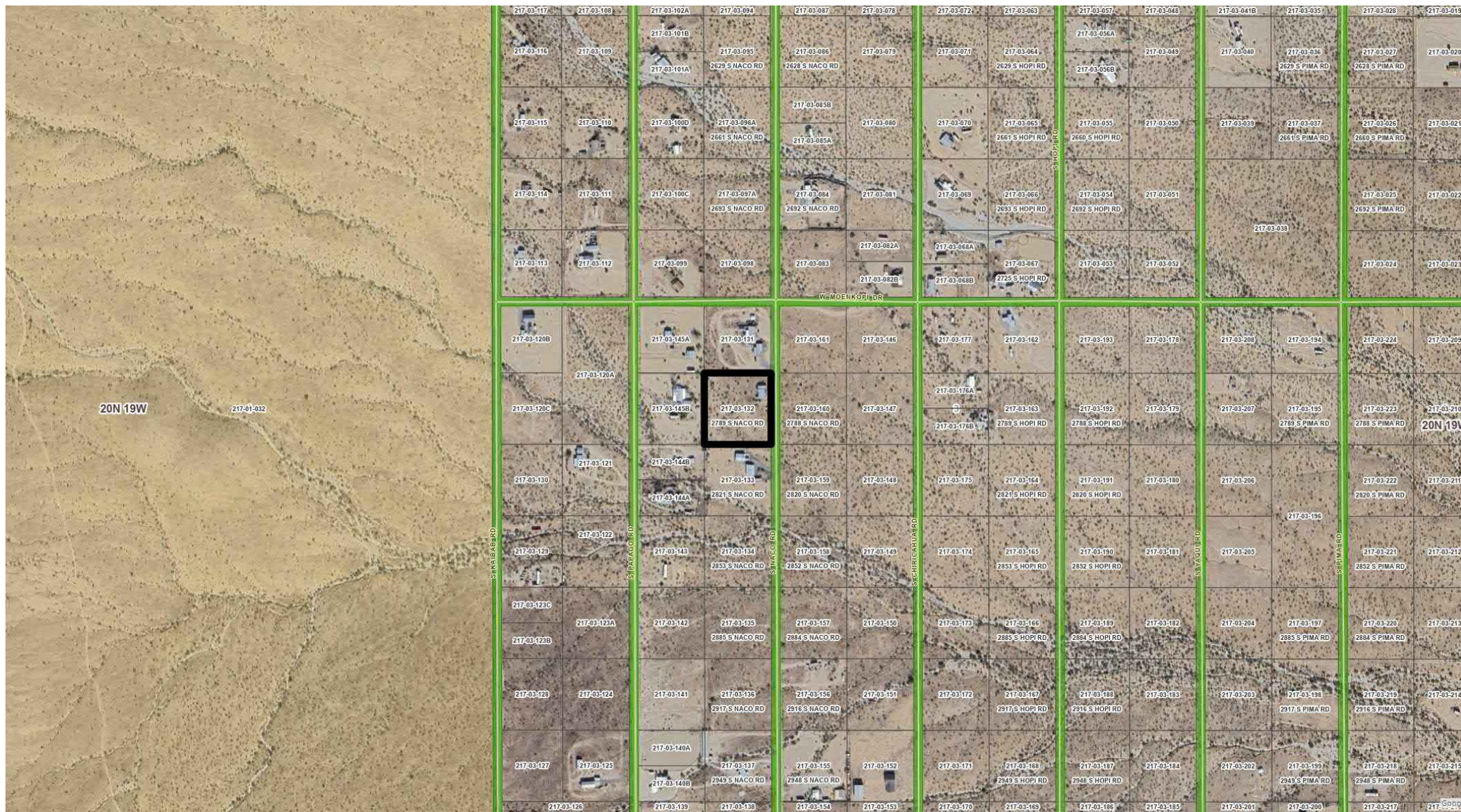
PLAN AMENDMENT & REZONE 217-03-132

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity.

Section 3
T 20 N, R 19 W

- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



PLAN AMENDMENT & REZONE 217-03-132

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity.

Section 3
T 20 N, R 19 W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a meeting will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 9th day of April 2025, at 10:00 A.M.

as follows:
1. Review of a Subdivision of Land in Mohave County, Arizona, for the purpose of subdividing the land into lots for residential use.

FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT THE MOHAVE COUNTY PLANNING AND ZONING DEPARTMENT, 700 W. BEALE STREET, KINGMAN, ARIZONA 86401.



**DNING
OTICE**

NOTICE TO ATTEND A MEETING
OF THE BOARD OF DIRECTORS
OF THE CITY OF PHOENIX
ON WEDNESDAY, APRIL 15, 2015
AT 10:00 AM

THE MEETING WILL BE HELD AT
THE CITY OF PHOENIX, 100 N. CENTRAL
AVENUE, PHOENIX, ARIZONA 85004

FOR MORE INFORMATION, CONTACT
THE CITY CLERK AT (602) 259-1000

12. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by KTH Consulting on behalf of Jasa, LLC of Simi Valley, California.

Assessor's Parcel No. 305-06-161 is described as Golden Sage Ranchos Unit 56 Block M Lot 15, located in Section 7, Township 21 North, Range 17 West.

The site is approximately 1.63 acres and is located north of State Highway 68 and east of Kirkland Road. The site is accessed from State Highway 68, approximately .50 miles to the east of mile marker 26.

The site appears to be vacant. The surrounding land uses consist commercial uses, single-family residences, and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Low Density Residential land use designation to a General Commercial land use designation, and this
2. Rezone from a A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone to allow for general commercial offices and building.

The site is in the Golden Valley Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. State Highway 68 is paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4535G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted flood zone is not an environmental feature affecting the site.
- g. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The Mohave County General Plan shall be amended from a Low Density Residential to a General Commercial land use designation.
2. The site shall be rezoned to a C-2H (Highway Commercial) zone.
3. The appropriate permits will be obtained prior to construction.
4. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

S100

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 305-06-161 Current Zoning: AR Parcel Size 1.63 Acres

Legal Description:

GOLDEN SAGE RANCHOS, UNIT 56, BLK M, LOT 15, A PORTION OF SECTION 7, T 21N, R 17W

Water Provider: _____ Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED LAND

Owner Information

Owner Name(must match current deed): JASA, LLC

Mailing Address: 543 COUNTRY CLUB DR. #B412 City: SIMI VALLEY State: CA Zip: 93065

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: KTH CONSULTING, KATHY TACKETT-HICKS

Mailing Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: CZH - COMMERCIAL HIGHWAY FRONTAGE

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

developing general commercial offices and general commercial bldg.

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

[Signature], manager

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR to CZH for the purpose of developing general office and general commercial bldg.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.


Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,


Applicant / agent

Contact information:

KTH CONSULTING, KATHY TACILETT-HICKS
3751 Martingale Drive, Kingman, AZ 86409



Assessor Parcel Number and Legal Description of proposed subject property: 305-06-161
GOLDEN SAGE RANCHOS, UNIT 56, BLK M, LOT 15.
A PORTION OF SECTION 7, T21N, R17W.

GENERAL PLAN AMENDMENT ADDENDUM

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for the Amendment of the General Plan:

Current General Plan: LOW DENSITY RESIDENTIAL

Proposed to be: GENERAL COMMERCIAL

Describe how the change will benefit the county.

The change benefits the County with the potential for higher tax receipts and additional commercial opportunities in the Golden Valley area. This region continues to grow and requires additional commercial services, employment centers and the provision of greater safety protections from the sheriffs department. The increase in essential services requires additional revenues, which this request supports.

List any public infrastructure and public services that are available or will be provided.

This site has direct access to existing electric lines and the Valley Pioneer water service line is located at the NW corner of this lot. The site will utilize septic for wastewater needs. The site also has direct exposure to Highway 68, which is critical for commercial ventures. The site also has a corner location which can allow for side street access for greater safety. This site is within the Golden Valley Fire District boundaries.

Describe any change in the character of the surrounding neighborhood.

There will be a change to the immediate areas to the north and east, which maintain residential designations, as they will now be adjacent to a commercial site. Areas to the west and across the highway to the south are already commercially zoned. The County regulations will require view obscuring fencing to the north and east to lessen the impacts to the residential areas. Traffic from this site will not impact any interior streets, except for potential access on to N. Kirkland Road, which is an approved access on to Highway 68.

Explain how the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

Highway frontage parcels are most suited for commercial uses and not residential uses. The existing designations on this parcel were initiated in both 1995, through reso 95-24, and the parcel zoning was identified initially through Reso 68-69, in 1968. This requests reflects the growth and needs in the region and is appropriate at this time.

Explain the proposed change, changing events, or circumstances that make the amendment necessary.

Golden Valley is a growing region and additional commercial opportunities are necessary and generally desired by the residents to help develop local employment centers and provide more services. In addition, the County requires additional tax revenues to better provide essential County services.

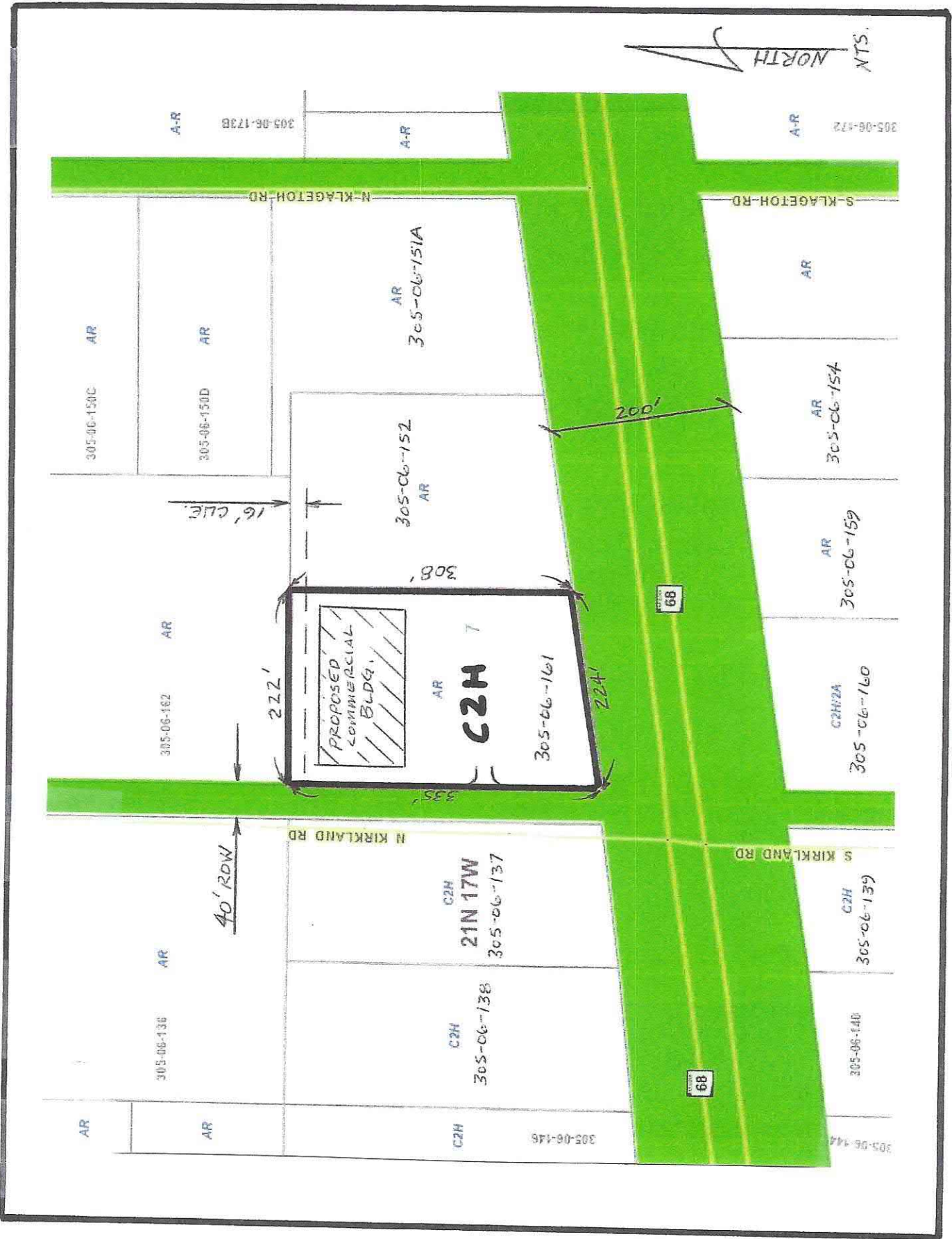
Minor Plan Amendment Addendum

This addendum is to notify you of a request for a change to the Mohave County General Plan from

LOW DENSITY RESIDENTIAL to GENERAL COMMERCIAL

to accompany the requested rezone.

Site Plan



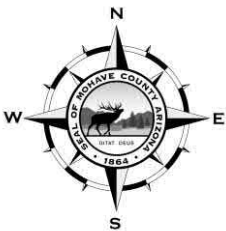
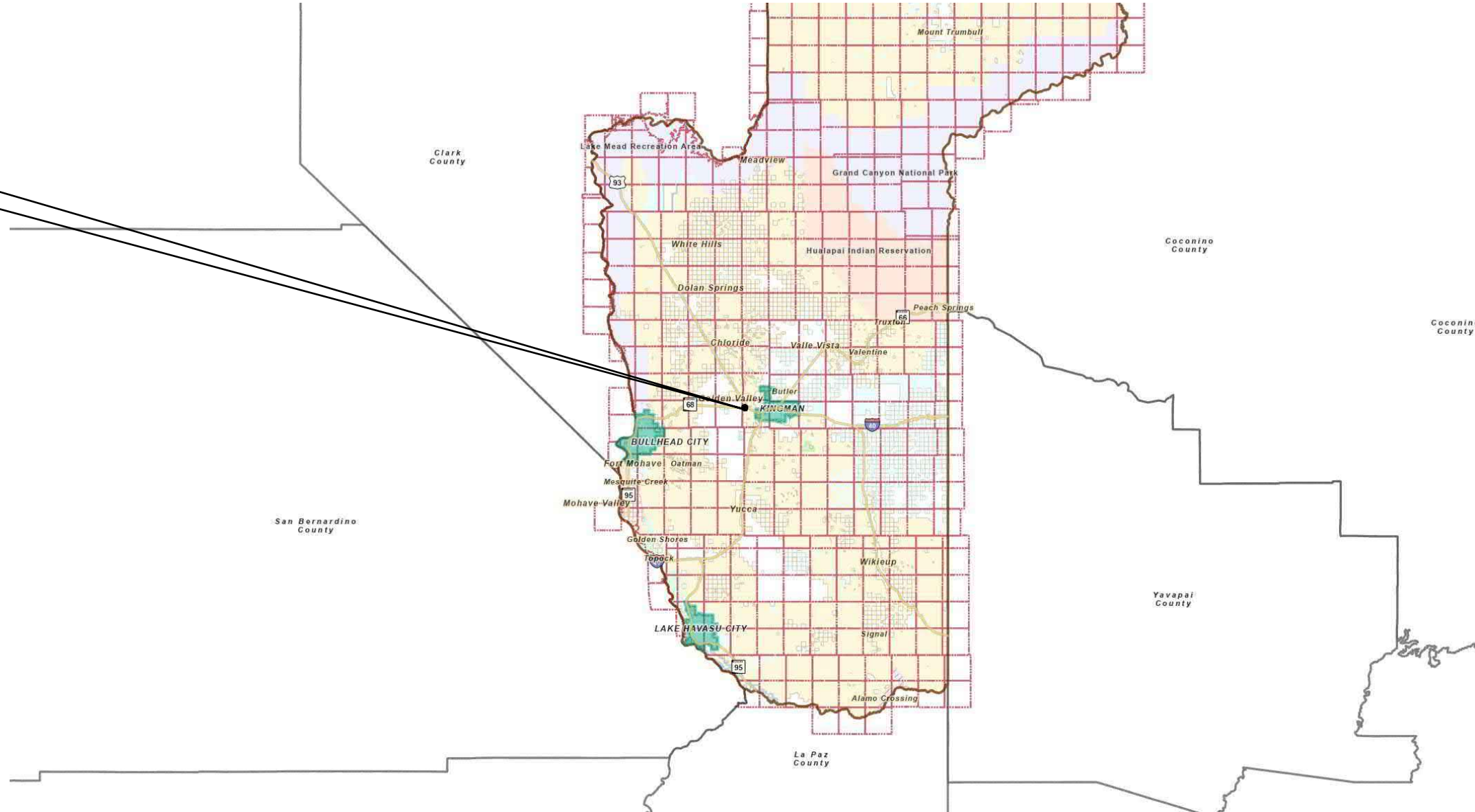
PLAN AMENDMENT & REZONE 305-06-161

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity.

Section 7
T 21 N, R 17 W

Subject
Property





PLAN AMENDMENT & REZONE 305-06-161

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity.

Section 7
T 21 N, R 17 W

-  Alternative Energy
-  Commercial Recreation
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Light Industrial
-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Commercial
-  Public Facilities
-  Public Lands
-  Public Park
-  Rural Development Area
-  Rural Industrial
-  Rural Residential
-  Suburban Development Area
-  Suburban Estates
-  Suburban Estate
-  Suburban Residential
-  Urban Development Area



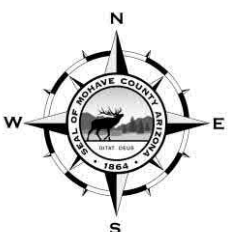
PLAN AMENDMENT & REZONE 305-06-161

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity.

Section 7
T 21 N, R 17 W

- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |



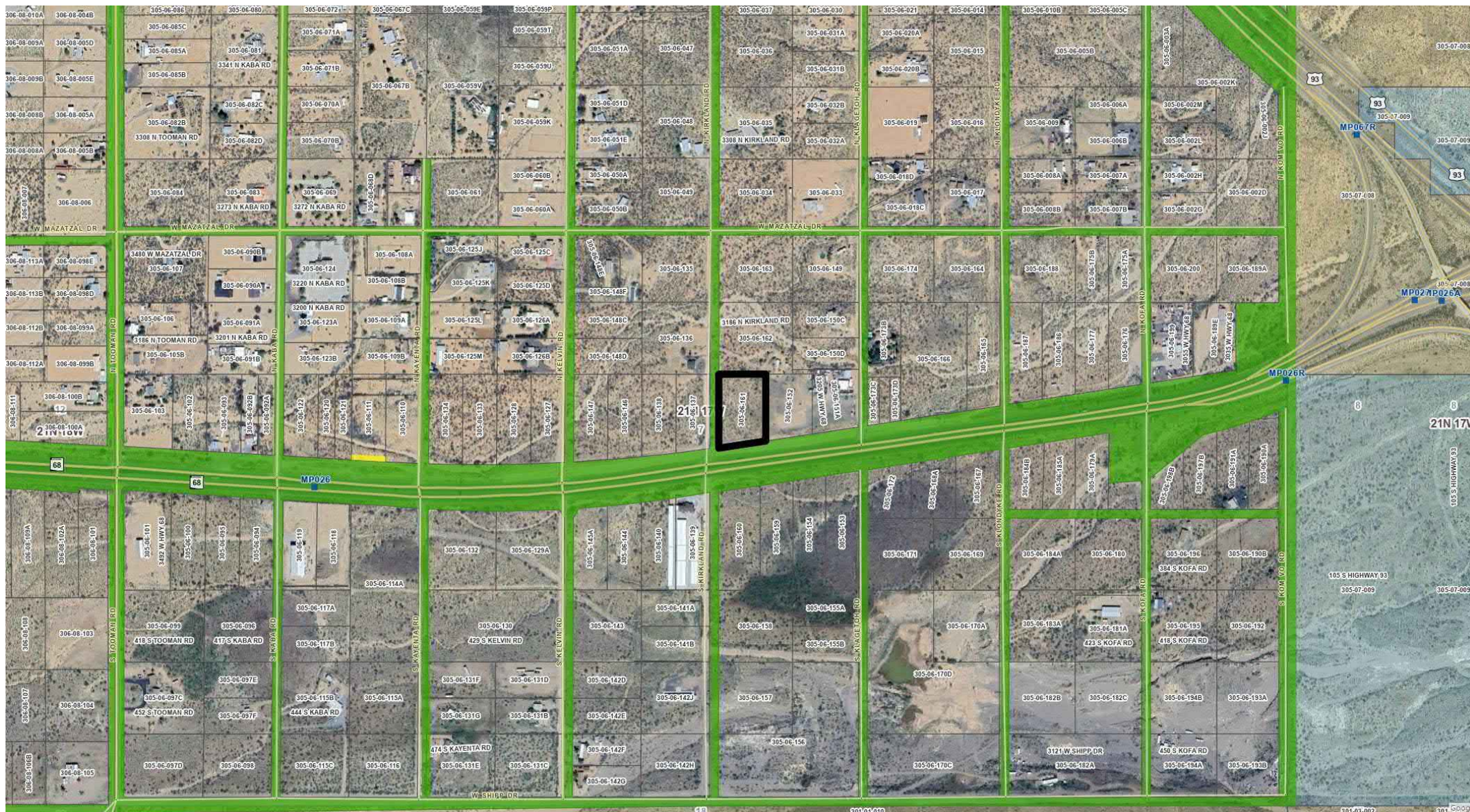
PLAN AMENDMENT & REZONE 305-06-161

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity.

Section 7
T 21 N, R 17 W

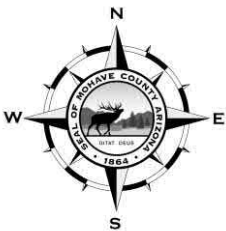
-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



PLAN AMENDMENT & REZONE 305-06-161 REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity.

Section 7
T 21 N, R 17 W



Hwy 68

Kirkland Ave

**ZONING
NOTICE**

NOTICE TO THE PUBLIC
The following information is provided for your information regarding the zoning of the property located at the intersection of Kirkland Ave and Hwy 68. The zoning of the property is currently [unintelligible] and is subject to change. For more information, please contact the Planning Department at [unintelligible].

13. **Evaluation of a request for a REZONE of a portion of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by KTH Consulting on behalf of Jeffrey Reynolds and Michael Roy of Spokane, Washington.

Assessor's Parcel No. 306-24-212 is described as Sunwest Acres Tract 1027 Lot 212, located in Section 31, Township 21 North, Range 18 West.

The site is approximately 20.36 acres and is located south of Unkar Drive and west of Colorado Road. The site is accessed from State Highway 68, then south on Colorado Road approximately 3.7 miles to the northeast corner of the lot.

The site appears to be vacant. The terrain appears to be relatively flat. The surrounding land uses consists of primarily vacant land with scatter single-family residences.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, as shown on Exhibit A. The Mohave County General Plan designates this site as Rural Development Area.

The site is within the Golden Valley Fire District. Electric service does appear to be available. Water and sewer services do not appear to be available. Colorado Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4536J indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other zoning similar to the above-proposed action.
- e. The site does appear to have legal access via paved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric service does appear to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. A portion of Assessor's Parcel No. 306-24-212 shall be Rezoned to a C-RE (Commercial Recreation) zone, as shown on Exhibit A.
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814K.

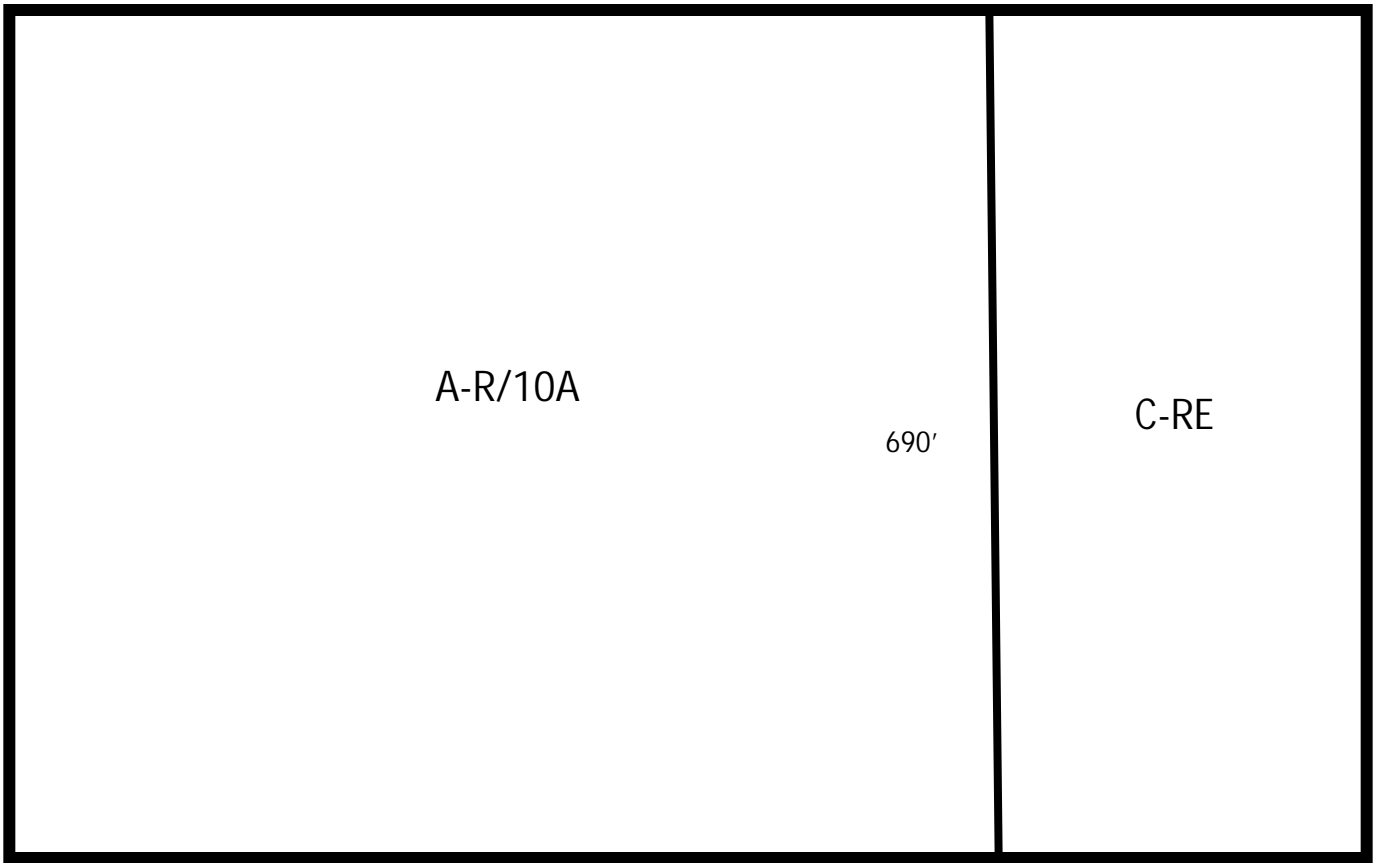
EXHIBIT A

350'

A-R/10A

690'

C-RE



REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 306-24-212 Current Zoning: AR/10A Parcel Size 20.36 Acres

Legal Description:

SUN WEST ACRES, TRACT 1027, LOT 212. A portion of Section 31, T21N, R18W

Water Provider: HAUL, if needed Electric provider: WU SOURCE Sewer provider: SEPTIC

Present use of property: LARGELY VACANT

Owner Information

Owner Name (must match current deed): JEFFREY REYNOLDS, MICHAEL G. ROY

Mailing Address: 835 E. OVERBLUFF ROAD City: SPOKANE State: WA Zip: 99203

* Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: KTH CONSULTING, KATHY TACKETT-HICKS

Mailing Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

Request

I/(we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: CRE - COMMERCIAL RECREATION

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of: developing an over night dry camp location for safe RV parking.

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

* [Signature]
* [Signature]

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/10A to CRE for the purpose of developing an overnight dry camp location for safe RV parking.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:


Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,


Applicant / agent

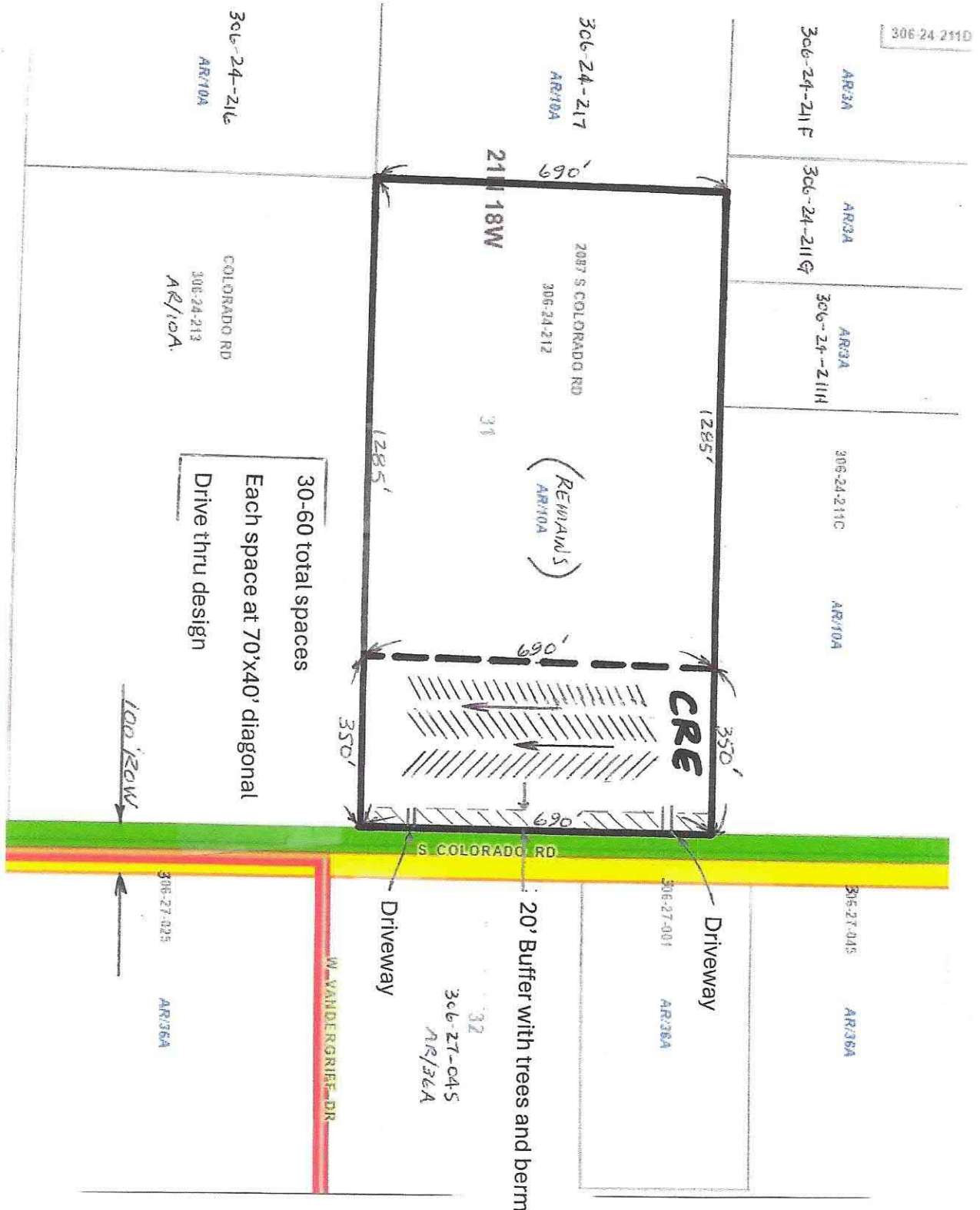
Contact information:

KTH CONSULTING / KATHY TACKETT-HICKS
3751 Martingale Drive, Kingman, AZ 86409


Assessor Parcel Number and Legal Description of proposed subject property: 306-24-212

SUN WEST ACRES, TRACT 1027, LOT 212, A portion of Section 31, T21N, R18W.

Site Plan Conceptual



NORTH

N.T.S.

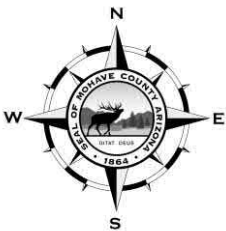
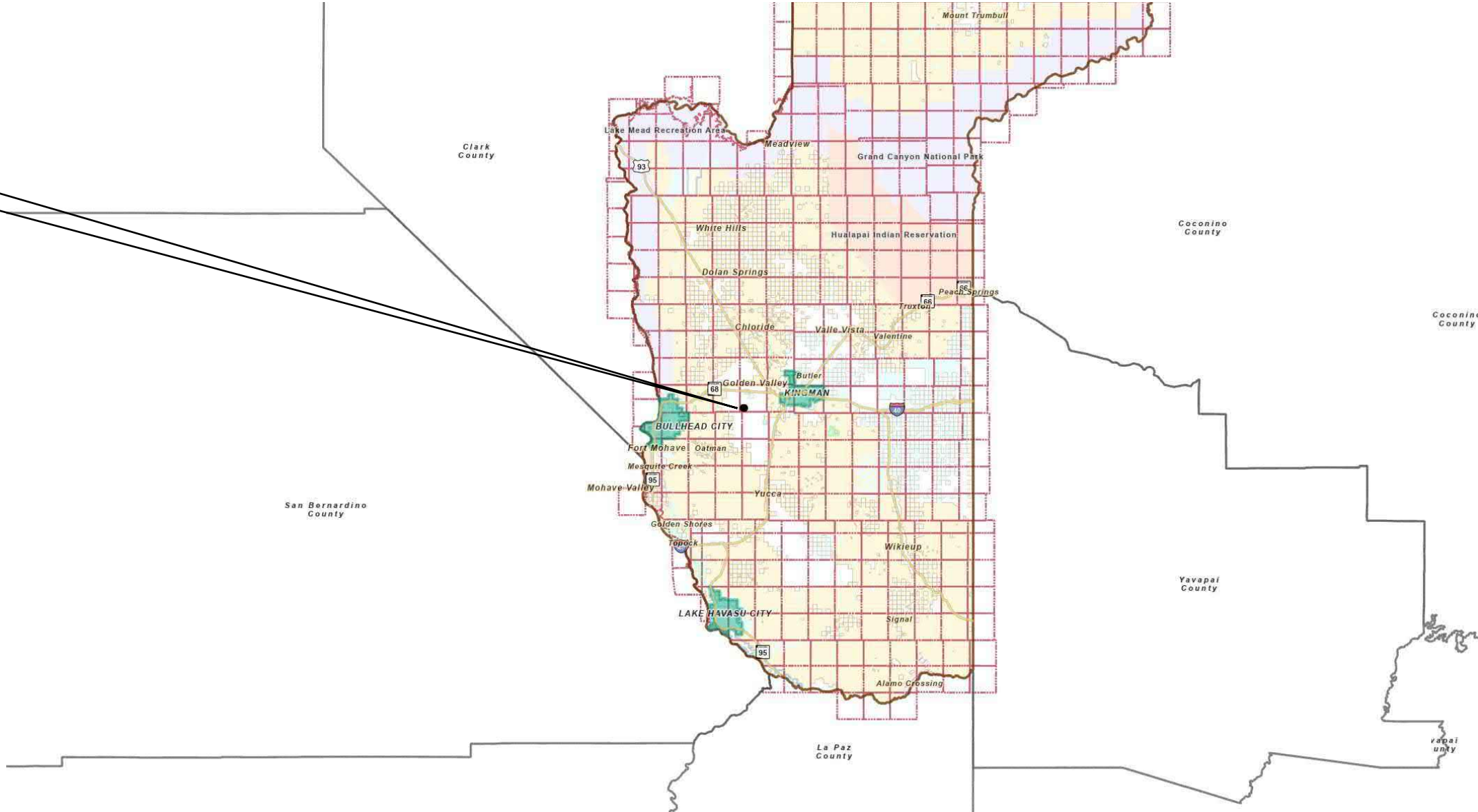
REZONE 306-24-212

GENERAL MAP

REZONE of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W

Subject
Property

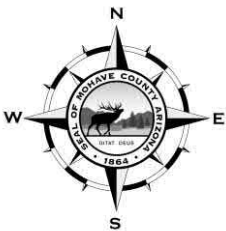


REZONE 306-24-212

VICINITY MAP

Section 31
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, in the Golden Valley vicinity.



REZONE 306-24-212

ZONING MAP

REZONE of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W



- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |



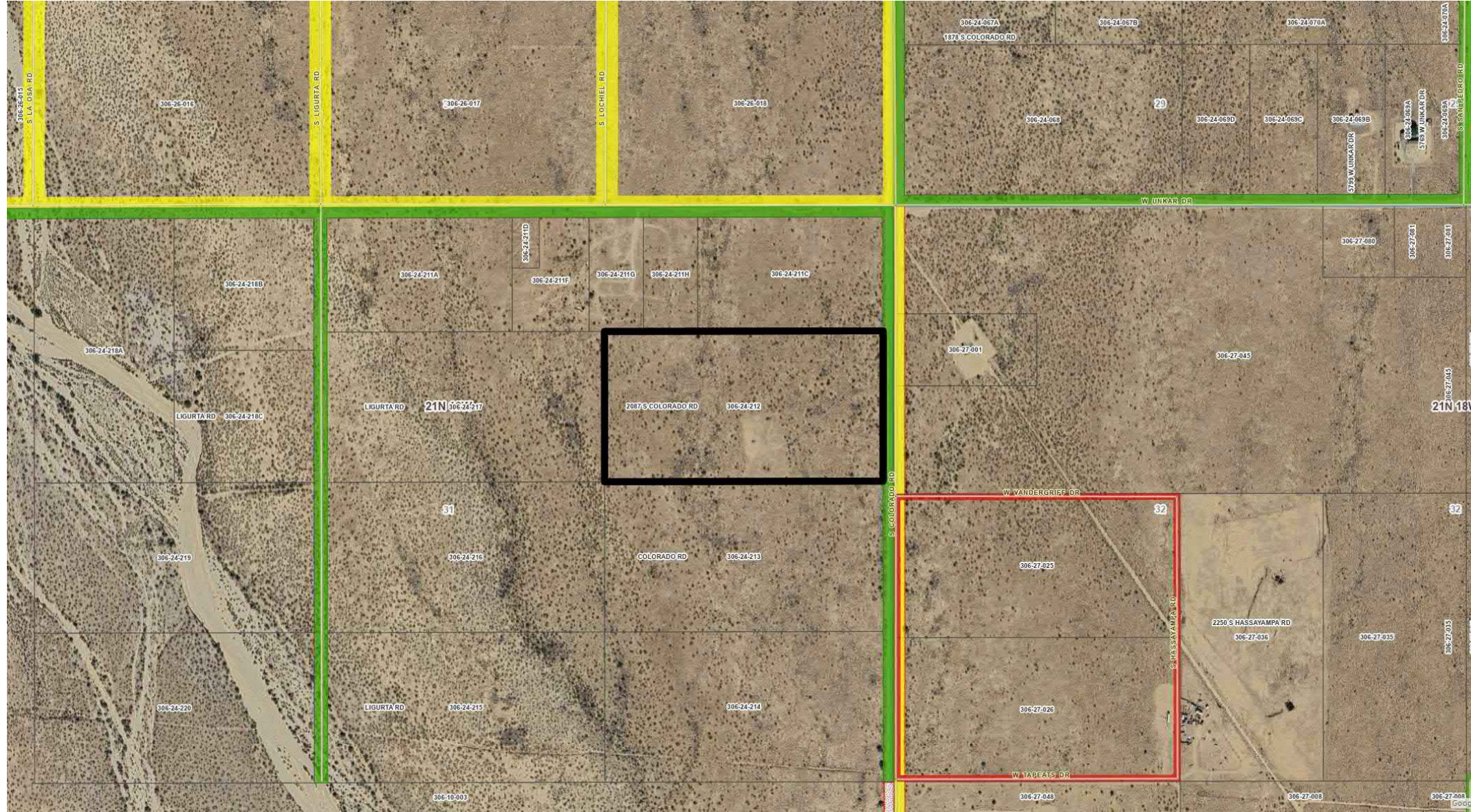
REZONE 306-24-212

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W

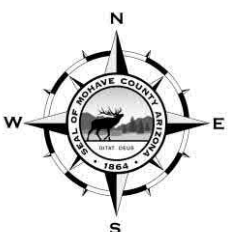
- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



REZONE 306-24-212 REQUEST

REZONE of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W





WARNING NOTICE

EVERY GIVEN has a hearing
the Planning and Zoning
Mojave County, Arizona at
City Hall, 1000 N. 1st Street,
Kingman, Arizona, on
April 2025, at 10:00 A.M.

EVERY GIVEN is a member of the
Mojave County Planning and Zoning
Commission. The Commission is
composed of representatives from
the County, the City of Kingman,
the City of Primm, the City of
Blythe, and the City of Mesquite Lake, NV.

FOR CONTACT THE PLANNING COMMISSION
CONTACT THE PLANNING COMMISSION
AT 760-893-1111

14. **Evaluation of a request for a REZONE of Assessor's Parcel No. 326-02-156 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a storage facility, in the Dolan Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by D & D Storage LLC of Dolan Springs, Arizona.

Assessor's Parcel No. 326-02-156 is described as a portion of Gateway Acres Tract 9 Lot 108, located in Section 17, Township 25 North, Range 19 West.

The site is approximately 1.25 acres and is located west of Canyon Drive. The site is accessed from US Highway 93, then east on Pierce Ferry Road, then north on Canyon Drive, approximately .03 miles to the site.

The site appears to be vacant. The surrounding land uses consist of commercial uses, single-family residences, and vacant land.

The applicant requests this rezone from an A (General) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a storage facility. The Mohave County General Plan designates this site as General Commercial.

The site is within the Lake Mohave Ranchos Fire District. Electric, water, and sewer services do not appear to be available. Canyon Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. The noted flood zone is not an environmental feature affecting the site.
- g. Electric, water, and sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. Assessor's Parcel No. 326-02-156 shall be rezoned to a C-MO (Commercial Manufacturing/Open Lot Storage) zone.
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 326-02-156 Current Zoning: Industrial A Parcel Size 1.25 Acres

Legal Description:

The East half of the East half of lot 108 Section 17, Gateway Acres, Tract No 9

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: Vacant

Owner Information

Owner Name (must match current deed): D+D Storage LLC

Mailing Address: P.O. 697 City: Dolan Springs State: AZ Zip: 86441

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: Commercial & 2 CMD

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No


Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Self Storage Facility / open lot storage

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.



All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from Vacant A to CMD for the purpose of Self Storage / open lot storage.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at Planners@Mohave.gov, or you can mail letters to the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:

Darren Reed
P.O. 697 Dolan Springs Az 86441

Assessor Parcel Number and Legal Description of proposed subject property: Apn # 326-02-156
The East half of the East half of lot 108 Section 17
Gateways Acres tract No 9

Interactive Map Viewer



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (> 1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service
 - US Fish & Wildlife Service



1: 3,458

Notes:

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

0 288.2 576.4 Feet

(approximate scale)

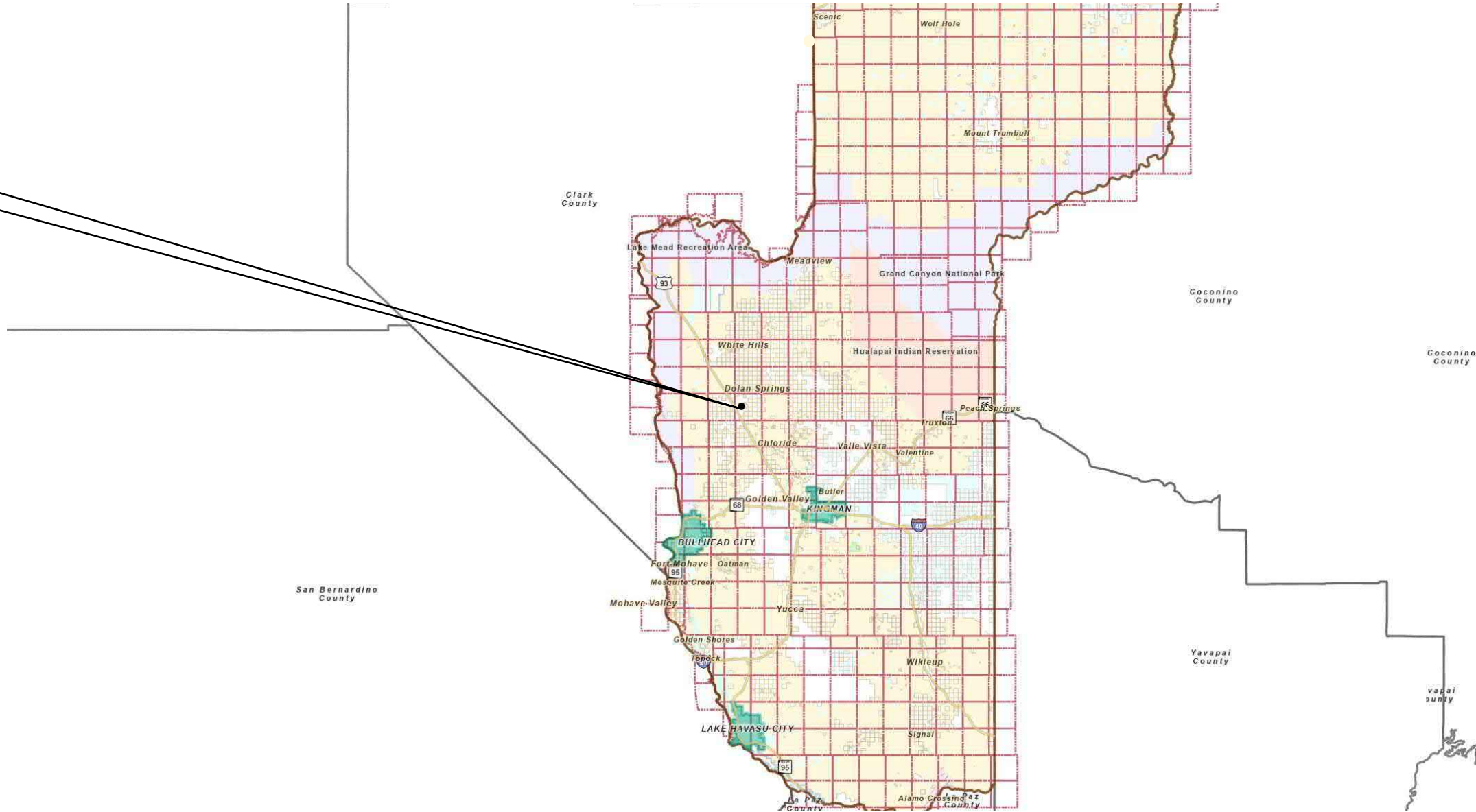
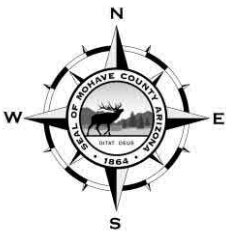
Map Created: 2/11/2025

REZONE 326-02-156 GENERAL MAP

REZONE of Assessor's Parcel No. 326-02-156 from an A (General) zone to a CMO (Commercial Manufacturing Open Lot Storage) zone, to allow for a storage facility, in the Dolan Springs vicinity.

Section 17
T 25 N, R 19 W

Subject
Property



REZONE 326-02-156

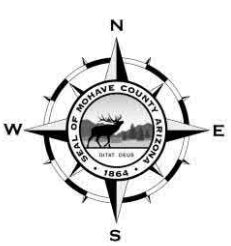
ZONING MAP

REZONE of Assessor's Parcel No. 326-02-156 from an A (General) zone to a CMO (Commercial Manufacturing Open Lot Storage) zone, to allow for a storage facility, in the Dolan Springs vicinity.

Section 17
T 25 N, R 19 W



- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | C-M | | S-D/A |
| | C-MO | | S-D/C |
| | C-RE | | S-D/C-1 |
| | E | | S-D/C-2 |
| | M | | S-D/C-M |
| | M-2 | | S-D/C-RE |
| | MIXED | | S-D/M |
| | M-X | | S-D/R |
| | N-P | | S-D/R-1 |
| | R-1 | | S-D/R-E |
| | R-2 | | S-D/R-M |
| | R-E | | S-D/R-O |



REZONE 326-02-156 RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 326-02-156 from an A (General) zone to a CMO (Commercial Manufacturing Open Lot Storage) zone, to allow for a storage facility, in the Dolan Springs vicinity.

Section 17
T 25 N, R 19 W

- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



REZONE 326-02-156 REQUEST

REZONE of Assessor's Parcel No. 326-02-156 from an A (General) zone to a CMO (Commercial Manufacturing Open Lot Storage) zone, to allow for a storage facility, in the Dolan Springs vicinity.

Section 17
T 25 N, R 19 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Malibu County, California, for the purpose of considering the Conditional Use Permit application of [Name] for the use of [Use] on the 8th day of April 2024, at 10:00 A.M.

At Testimony: [Name]

Malibu County Planning and Zoning Commission
10000 Malibu Canyon Road, Suite 100
Malibu, CA 90263
Phone: (805) 455-1234
Website: www.malibucounty.gov



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, **700 W. Beale Street, Kingman, Arizona**, on the **9th day of April 2025, at 10:00 A.M.**

As Follows:
Evaluation of a request for a **REZONE** of Applicant Parcel No. 22646C-156 from an A (General) Zone to C-2 (Commercial, Manufacturing, Open Lot Storage) zone, located on Washington, Mohave County, Arizona, vicinity (north of Elmer Foss Blvd., east of Cotton, Mohave County, Arizona, **D & B Storage LLC, LP**.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 753-6983 OR PLANNING@MOHAVE.CO.AZ



15. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Residential Land Use designation to a Suburban Estates Land Use designation and a REZONE of Assessor's Parcel No. 331-15-023 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to allow for a minor land division in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Kevin Jewkes and Sharon Tyler of American Fork, Utah.

Assessor's Parcel No. 331-15-023 is described as Sunward Ho! Ranches Unit 2 Toro Acres Lot 23 in Section 19, Township 23 North, Range 16 West.

The site is approximately 16.55 acres and is located north of Calle Charcas and west of Avenida Mendez. The site is accessed from Stockton Hill Road, then east on Calle Charcas, approximately two miles to the site.

The site currently has a few horse stables remaining from previous owner however current owner states these will be removed. The terrain appears to be relatively flat. There is a natural wash running east to west on the property. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Residential Land Use designation to a Suburban Estates land use designation, and
2. Rezone from a A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to allow for a minor land division.

The site is not in a Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Calle Charcas is unpaved and is not on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-4300H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning, densities, and land use designations similar to the above-proposed action.

- e. The site appears to have legal access via paved and unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site, other than the noted wash.
- g. Electric and water service appears to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The Mohave County General Plan shall be amended from a Rural Residential Land Use designation to a Suburban Estates Land Use designation.
2. Assessor's Parcel No. 331-15-023 shall be rezoned to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone.
3. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
4. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
6. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
7. All public easements granted, and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
8. Each parcel shall have legal access.
9. The applicable flood zone(s) shall be noted on the Parcel Plat.

10. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
11. The appropriate permits will be obtained prior to construction.
12. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

16. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Residential Land Use designation to a Suburban Estates Land Use designation and a REZONE of Assessor's Parcel No. 331-15-023 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to allow for a minor land division in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Kevin Jewkes and Sharon Tyler of American Fork, Utah.

Assessor's Parcel No. 331-15-023 is described as Sunward Ho! Ranches Unit 2 Toro Acres Lot 23 in Section 19, Township 23 North, Range 16 West.

The site is approximately 16.55 acres and is located north of Calle Charcas and west of Avenida Mendez. The site is accessed from Stockton Hill Road, then east on Calle Charcas, approximately two miles to the site.

The site currently has a few horse stables remaining from previous owner however current owner states these will be removed. The terrain appears to be relatively flat. There is a natural wash running east to west on the property. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Residential Land Use designation to a Suburban Estates land use designation, and
2. Rezone from a A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to allow for a minor land division.

The site is not in a Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Calle Charcas is unpaved and is not on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-4300H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning, densities, and land use designations similar to the above-proposed action.

- e. The site appears to have legal access via paved and unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site, other than the noted wash.
- g. Electric and water service appears to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application is proper for consideration, subject to the following:

1. The Mohave County General Plan shall be amended from a Rural Residential Land Use designation to a Suburban Estates Land Use designation.
2. Assessor's Parcel No. 331-15-023 shall be rezoned to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone.
3. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
4. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
6. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
7. All public easements granted, and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
8. Each parcel shall have legal access.
9. The applicable flood zone(s) shall be noted on the Parcel Plat.

10. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
11. The appropriate permits will be obtained prior to construction.
12. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No

Property Information

Assessor Parcel Number: 3345023 Current Zoning: AR/IDA Parcel Size 16.55 Acres

Legal Description:

2605 E Calle Charcas, Kingman AZ 86401
Lot # 23 Subdivision: Sunward HO! Ranches Unit 2 Toro Acres

Water Provider: None Electric provider: Unisource Sewer provider: None

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Kevin P. Jewkes and Sharon E. Tyler

Owner Street Address: 196 N. 100 E City: American Fork State: UT Zip: 84003

Phone number: [REDACTED] Email: [REDACTED]

Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Kurt Jewkes

Agent Street Address: 2565 E Calle Allende City: Kingman State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AR/2A

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

minor land division

Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

Kevin P. Jewkes
Sharon E. Tyler

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from

AR/10A to AR/2A for the purpose of
minor land division

The Mohave County Zoning Ordinance requires all property owners within 300 feet of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Please direct written comments to the Mohave County Development Services Department at the following address:

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

Or email the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip. You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Kurt Jenkins
Applicant / agent

Contact information:

[Redacted]
[Redacted]

Assessor Parcel Number and Legal Description of proposed subject property:

Parcel # 331-15-023
Lot # 23 Subdivision: Sunward Ho! Ranches Unit 2 Toro Acres
2605 E. Calle Charcas, Kingman AZ 86401

GENERAL PLAN AMENDMENT ADDENDUM

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for the Amendment of the General Plan:

Current General Plan: Rural Residential Proposed to be: Suburban Development

Describe how the change will benefit the county.

Will allow for new residents and maintained property.

List any public infrastructure and public services that are available or will be provided.

We will be installing a well to service the 5 lots in the minor land division.

Describe any change in the character of the surrounding neighborhood.

Will comply and be similar or nicer than others in the area.

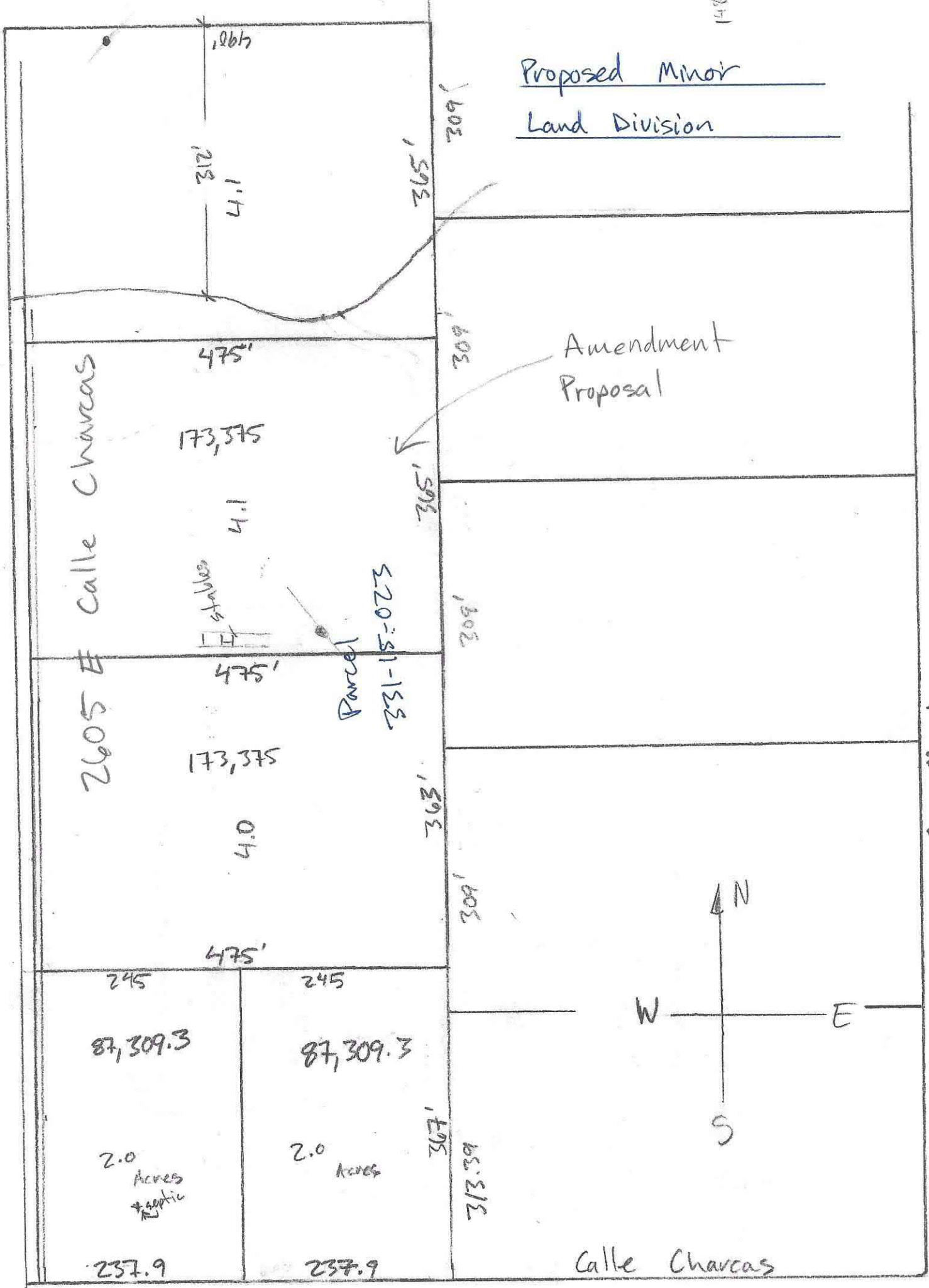
Explain how the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

Is consistent with the general plan and already developed & divided properties.

Explain the proposed change, changing events, or circumstances that make the amendment necessary.

New owner would like to improve the larger lot so more people can have housing options.

Proposed Minor
Land Division



Ave. Mendez

Calle Charcas

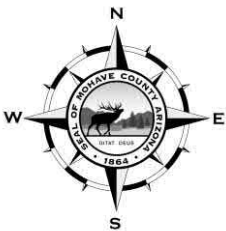
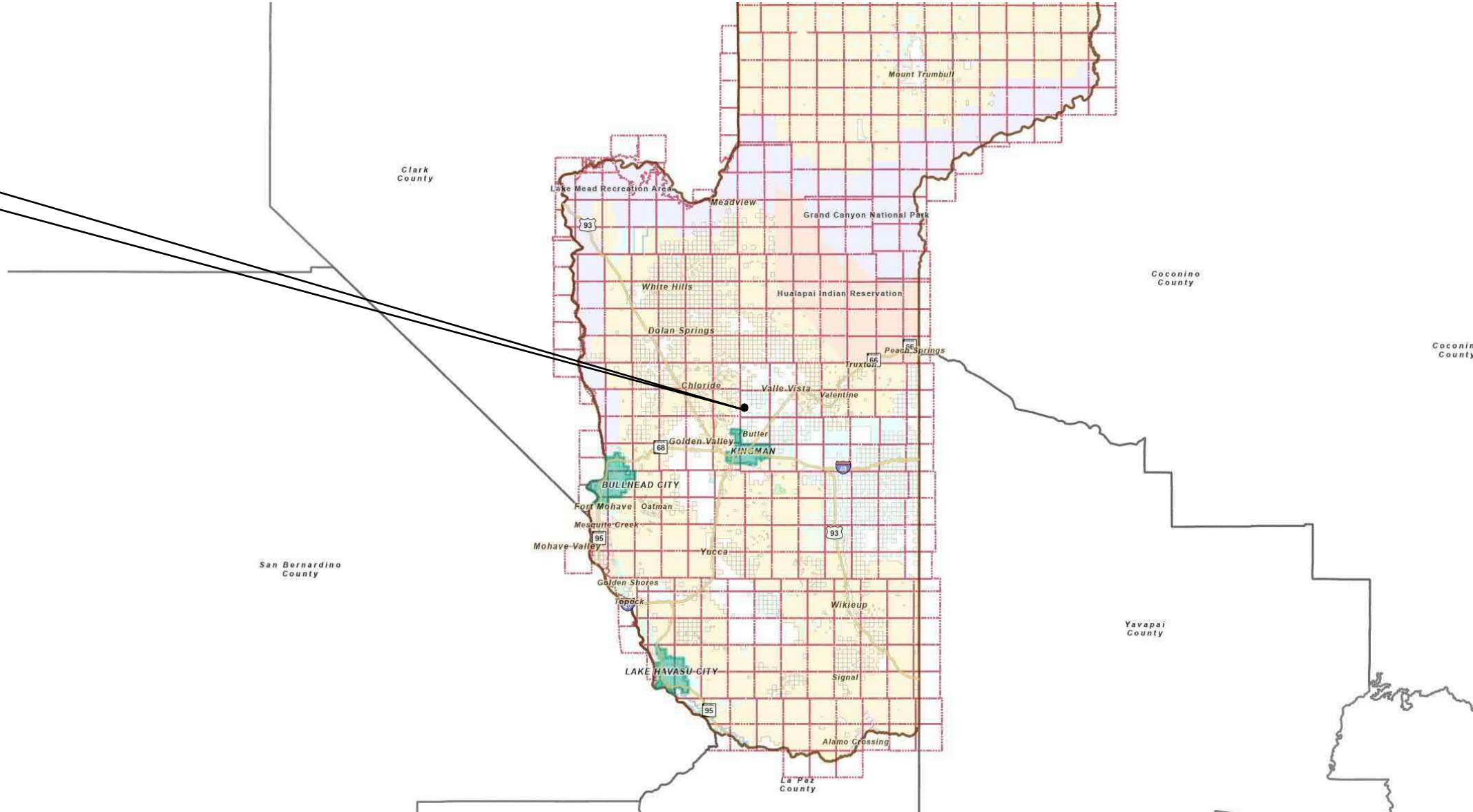
PLAN AMENDMENT & REZONE 331-15-023

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Residential land use designation to a Suburban Residential land use designation and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone for Assessor's Parcel No. 331-15-023, to allow for a minor land division, in the Kingman vicinity.

Section 19
T 19 N, R 16 W

Subject
Property



PLAN AMENDMENT & REZONE 331-15-023

SITE MAP

Section 19
T 19 N, R 16 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Residential land use designation to a Suburban Residential land use designation and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone for Assessor's Parcel No. 331-15-023, to allow for a minor land division, in the Kingman vicinity.

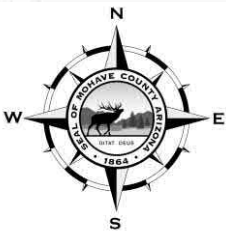
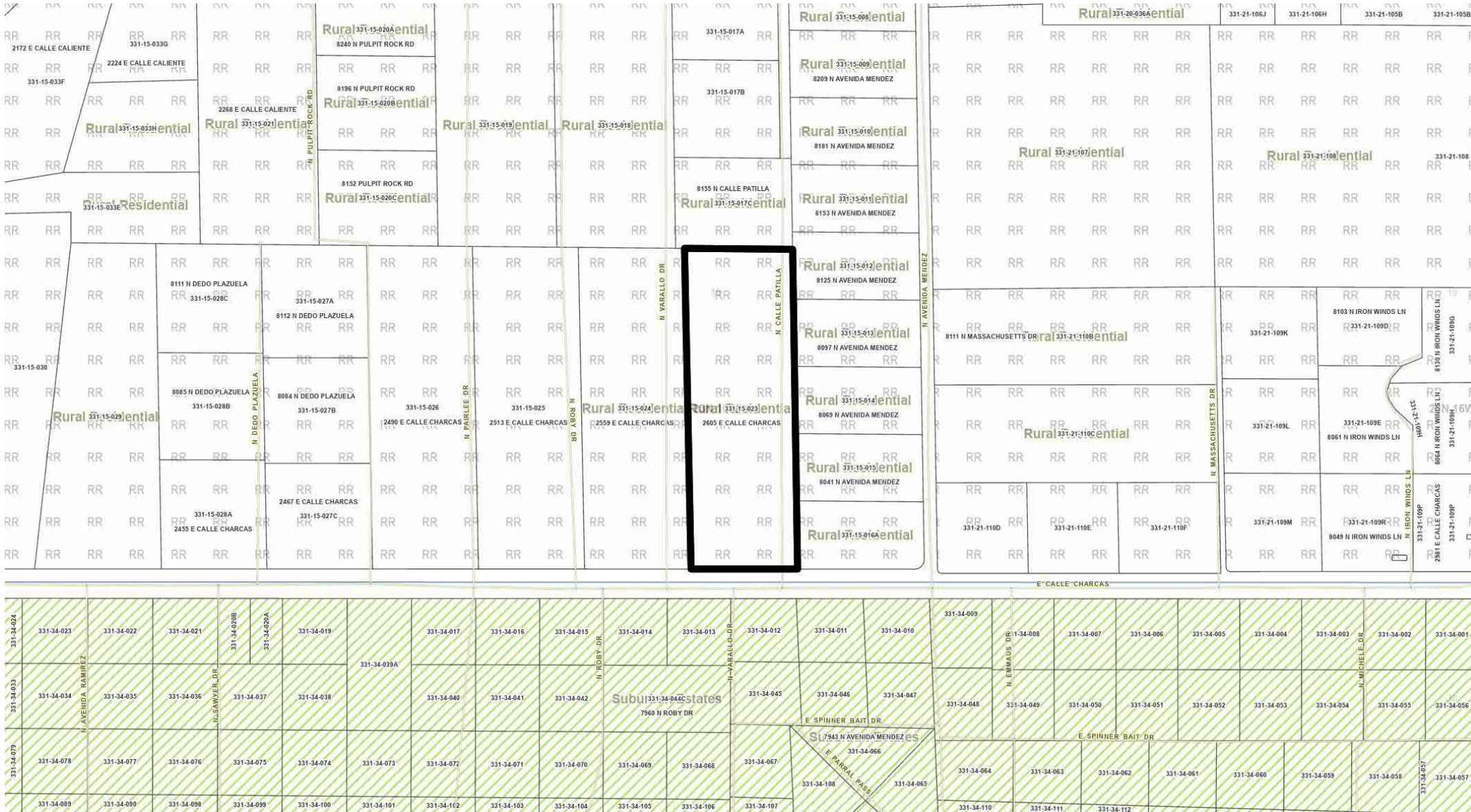


PLAN AMENDMENT & REZONE 331-15-023

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Residential land use designation to a Suburban Residential land use designation and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone for Assessor's Parcel No. 331-15-023, to allow for a minor land division, in the Kingman vicinity.

Section 19
T 19 N, R 16 W



PLAN AMENDMENT & REZONE 331-15-023

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Residential land use designation to a Suburban Residential land use designation and a **REZONE** from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone for Assessor's Parcel No. 331-15-023, to allow for a minor land division, in the Kingman vicinity.

Section 19
T 19 N, R 16 W



- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| | MIXED | | S-D/R |
| | M-X | | S-D/R-1 |
| | N-P | | S-D/R-E |
| | R-1 | | S-D/R-M |
| | R-2 | | S-D/R-O |
| | R-E | | |



PLAN AMENDMENT & REZONE 331-15-023

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Residential land use designation to a Suburban Residential land use designation and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone for Assessor's Parcel No. 331-15-023, to allow for a minor land division, in the Kingman vicinity.

Section 19
T 19 N, R 16 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 106 N. State Street, Kingman, Arizona, on **10:00 A.M. on 04/17/2025**.

AMERICAN COUNTRY CLUB
GENERAL PLAN
ZONING
106 N. STATE STREET, KINGMAN, ARIZONA
10:00 A.M. ON 04/17/2025

ZONING NOTICE

NOTICE: A ZONING CHANGE is being
made for 2024 by the Planning and
Community Development Department
of the City of Reno. The change is
to be effective on 01/01/2024 at 12:00 AM.

