

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
NOVEMBER 13, 2024
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>
Dalton Barlow Michael Bradshaw	Bo Hellams John Hassett - Chair	Bruce Hubbard Melanie Martin	Cullin Pattillo Rex Ruge	Larry Morse 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

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 Nos. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size) zone, an R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) zone, and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division in the Desert Springs vicinity (south of Grafton Street, west of Grand Gulch Trail), Mohave County, Arizona. **Erik Gardella MS**

02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a High-Density Residential land use designation to a Suburban Development Area land use designation, and a **REZONE** from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel Nos. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity (north of Elbow Canyon Road, west of Western Avenue), Mohave County, Arizona. **Onkes and Rich MG**

SOUTH MOHAVE VALLEY AREA

03. Evaluation of a request for an **AMENDMENT TO BOS RESOLUTION NO. 2024-045** to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity (north of Boundary Cone Rd, west of Ellery Street), Mohave County, Arizona. **Lewis McSweeney MG**

GOLDEN VALLEY AREA

04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-52-013 to allow for an accessory residence exceeding 50% the size of the primary residence in an A-R (Agricultural Residential) zone in the Golden Valley vicinity (north of Crystal Drive, west of Verde Road), Mohave County, Arizona. **Max Harrell MS**

MOHAVE COUNTY GENERAL AREA

05. Evaluation of a request for an **EXTENSION OF TIME FOR A SPECIAL USE PERMIT** for Assessor's Parcel No. 317-49-107, to allow for the completion of the conditions of approval of BOS Resolution 2022-021, which approved a Nightwatchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone in the White Hills vicinity (south of Equestrian Drive, west of Three Girls Ranch Road), Mohave County, Arizona. **Donald McCann MG**
06. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area to an Urban Development Area land use designation and a **REZONE** of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills vicinity (north of Rolling Ridge Drive, west of Fairway Drive), Mohave County, Arizona. **KTH Consulting for Redpoint & Arizona Series 4 MG**
07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-06-268, -269, -270, -271 and -272 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures in the White Hills vicinity (southeast of Pine Tree Drive, west of Golden Arrow Avenue), Mohave County, Arizona. **Leonardo & Marija Markovic MS**

08. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Light Industrial land use designation to a General Commercial land use designation, and a **REZONE** from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca vicinity (southeast of I 40 Frontage Road, west of Apache Road), Mohave County, Arizona. **Chad Nelson for John & Katherine Portz MG**

KINGMAN AREA

09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 344-02-032 from an A-R/9A (Agricultural Residential/Nine 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 Kingman vicinity (north of Buckeye Road, east of Stockton Hill Road), Mohave County, Arizona. **William Cave MS**
10. Evaluation of a request for a **REZONE** for Assessor's Parcel Nos. 330-32-002, 018, 020 & 021 from an A-R (Agricultural Residential) and A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zones to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a Residential Subdivision in the Kingman vicinity (north of Fountain Hills Road, west of Cherum Road), Mohave County, Arizona. **High Desert Holdings, LLC MG**
11. Evaluation of a request for a **PRELIMINARY PLAT** and **PETITIONS OF EXCEPTION** for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity (north of Blue Flame Street, west of Cherum road), Mohave County, Arizona. **High Desert Holdings, LLC MG**
12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) zone and R-1/20M (Single Family Residential/Twenty Thousand Square Feet Minimum Lot Size) zone, to allow for a residential subdivision in the Kingman vicinity (south of Southern Avenue, east of Cherokee Street), Mohave County, Arizona. **KTH Consulting for Palo Cristi Land LLC MS**
13. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 333-42-017 to allow for a 195-foot wireless telecommunication tower in an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone, in the Valle Vista vicinity (north of Huntington Avenue, west of Antares Road), Mohave County, Arizona. **Graham Chapman for Pinnacle Consulting, Inc MS**
14. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity (west of Hackberry Road, segmented by Main Street and Arizona Highway 66), Mohave County, Arizona. **Graham Chapman for Pinnacle Consulting, Inc MS**

15. Evaluation of a request to **NAME A ROAD ALIGNMENT**, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to **GLAMPING DRIVE**, located in the Peach Springs vicinity (north of Diamond Bar Road, west of the Hualapai Indian Reservation boundary), Mohave County, Arizona. **KTH Consulting for Carolina Cherry Holdings, LLP MS**
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

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 by [CLICKING HERE](#) (*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 Nos. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size) zone, an R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) zone, and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division in the Desert Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Erik Gardella of Fort Mohave.

Assessor's Parcel No. 402-66-048 is described as a portion of the SE1/4, NE1/4, SW4 of Section 36, Township 41 North, Range 15 West.

The site is approximately 10 acres and is located south of Grafton Street and west of Grand Gulch Trail. The site is accessed from Interstate 15 at the Desert Springs Road exit, then northeast on Farm Road, then east on Potosi Drive, then south on Grand Gulch Trail approximately 0.14 miles to the site.

The site appears to contain two manufactured homes and outdoor storage. The terrain appears to contain multiple washes that run through the property. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this rezone from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size) zone, an R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) zone, and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone to allow for a minor land division, as shown on Exhibit A. 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 do not appear to be available. Grand Gulch Trail is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0125G 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. The noted washes are environmental features affection the site.
- g. Electric service does not appear to be available. Water and sewer services do not appear to be available.

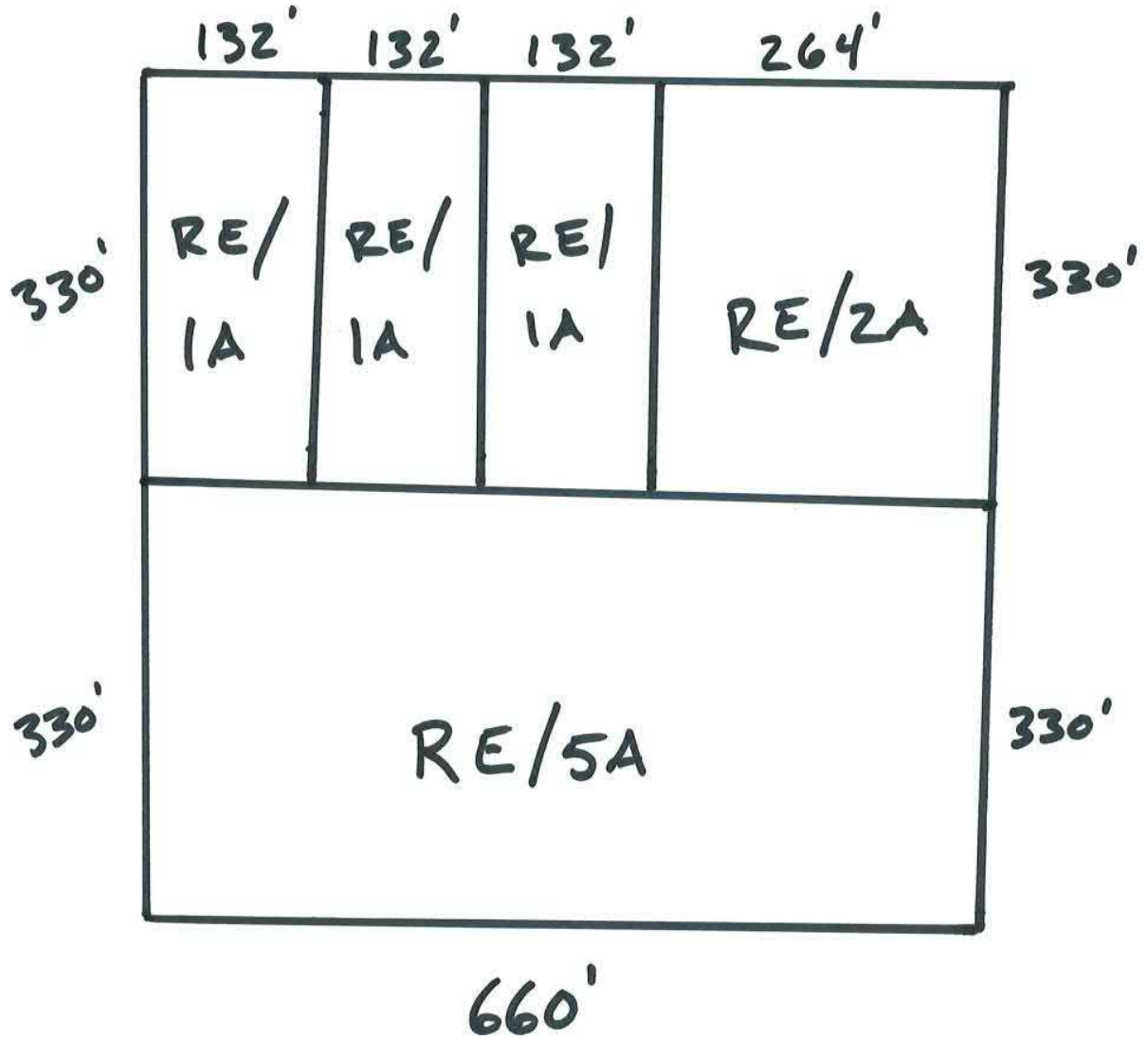
STAFF RECOMMENDATION:

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

1. The site will be rezoned to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size) zone, an R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) zone, and an R-E/1A (Residential Recreation/One 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



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: 402-66-048 Current Zoning: RE/10A Parcel Size 10 Acres

Legal Description:

The Southeast quarter of the Northeast quarter of the Southwest quarter of Section 36, Township 41 North, Range 15 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona

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

Present use of property: Property currently has 1 mobile home.

Owner Information

Owner Name(must match current deed): Erik R. Gardella

Owner Street Address: PO Box 9983 City: Fort Mohave State: AZ Zip: 86427

Phone number: 928-605-7064 Email: dillondaltoncheyenne@gmail.com

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: RE/1A, RE/2A, RE/5A

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.

Erik Gardella

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

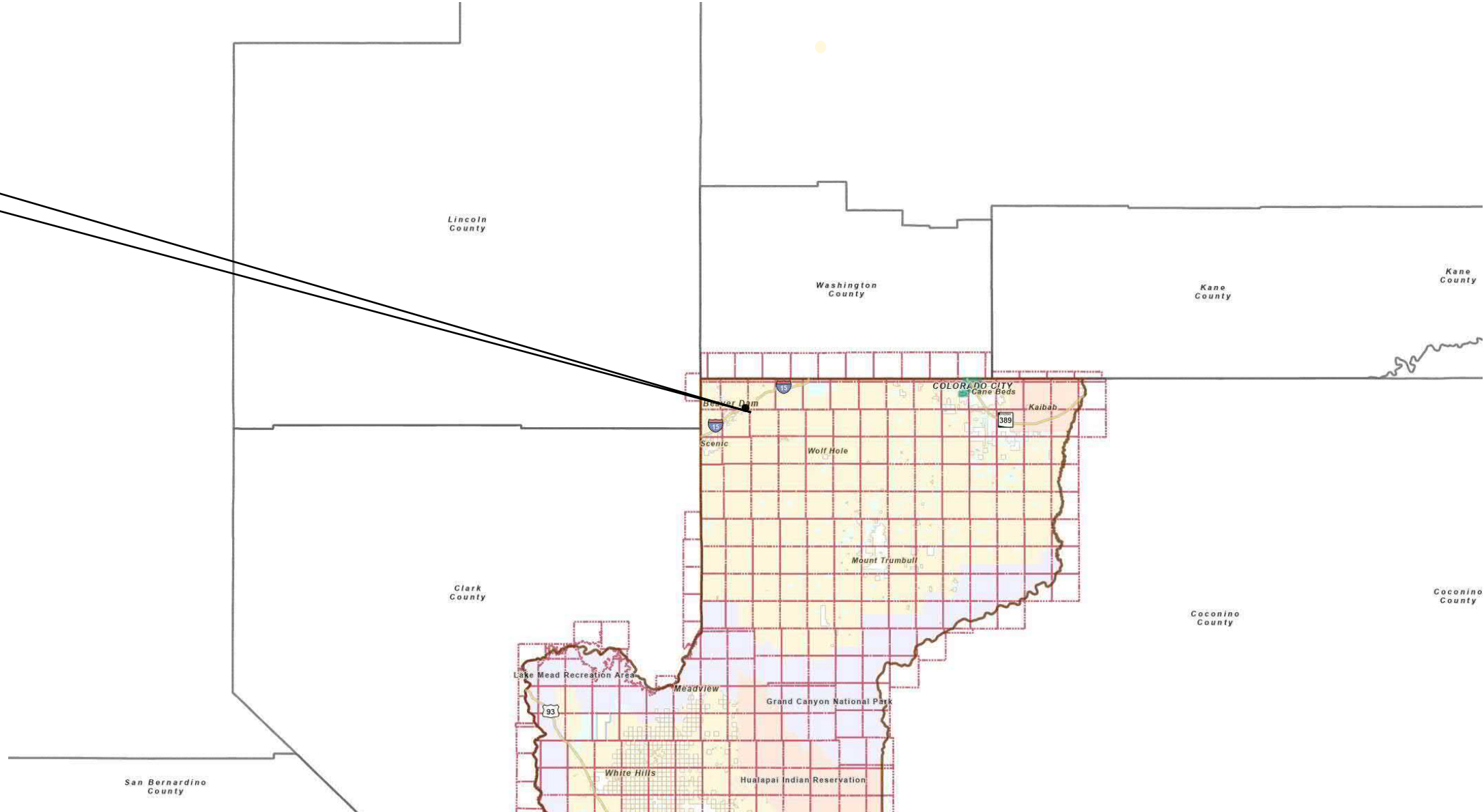
REZONE 402-66-048

GENERAL MAP

REZONE for Assessor's Parcel No. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size), R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zones, to allow for a minor land division in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property



San Bernardino
County

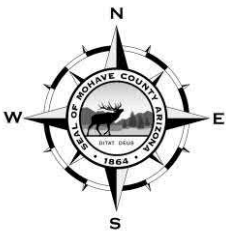
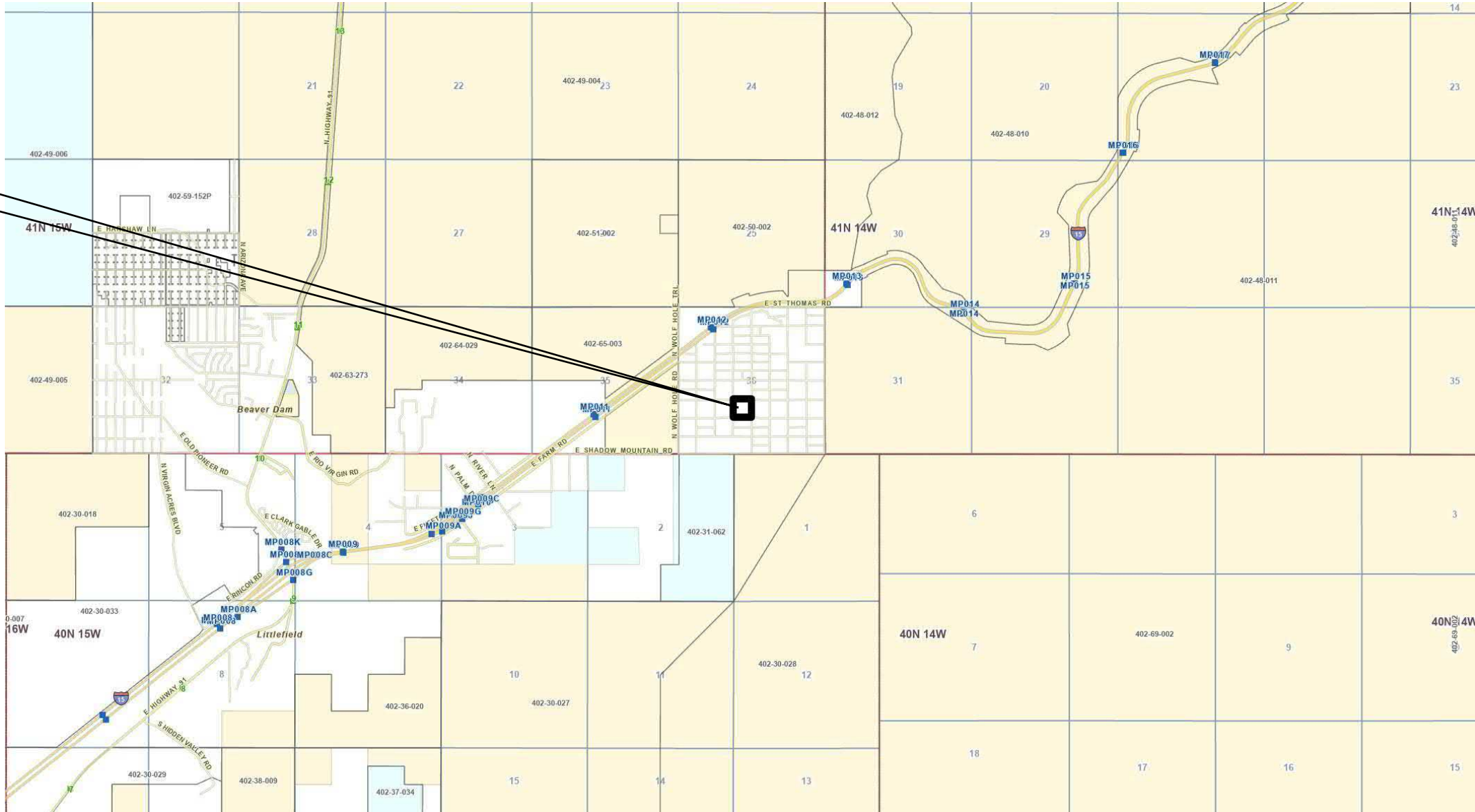
REZONE 402-66-048

VICINITY MAP

REZONE for Assessor's Parcel No. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size), R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zones, to allow for a minor land division in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property



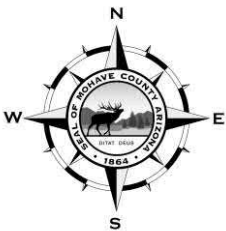
REZONE 402-66-048

SITE MAP

REZONE for Assessor's Parcel No. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size), R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zones, to allow for a minor land division in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property



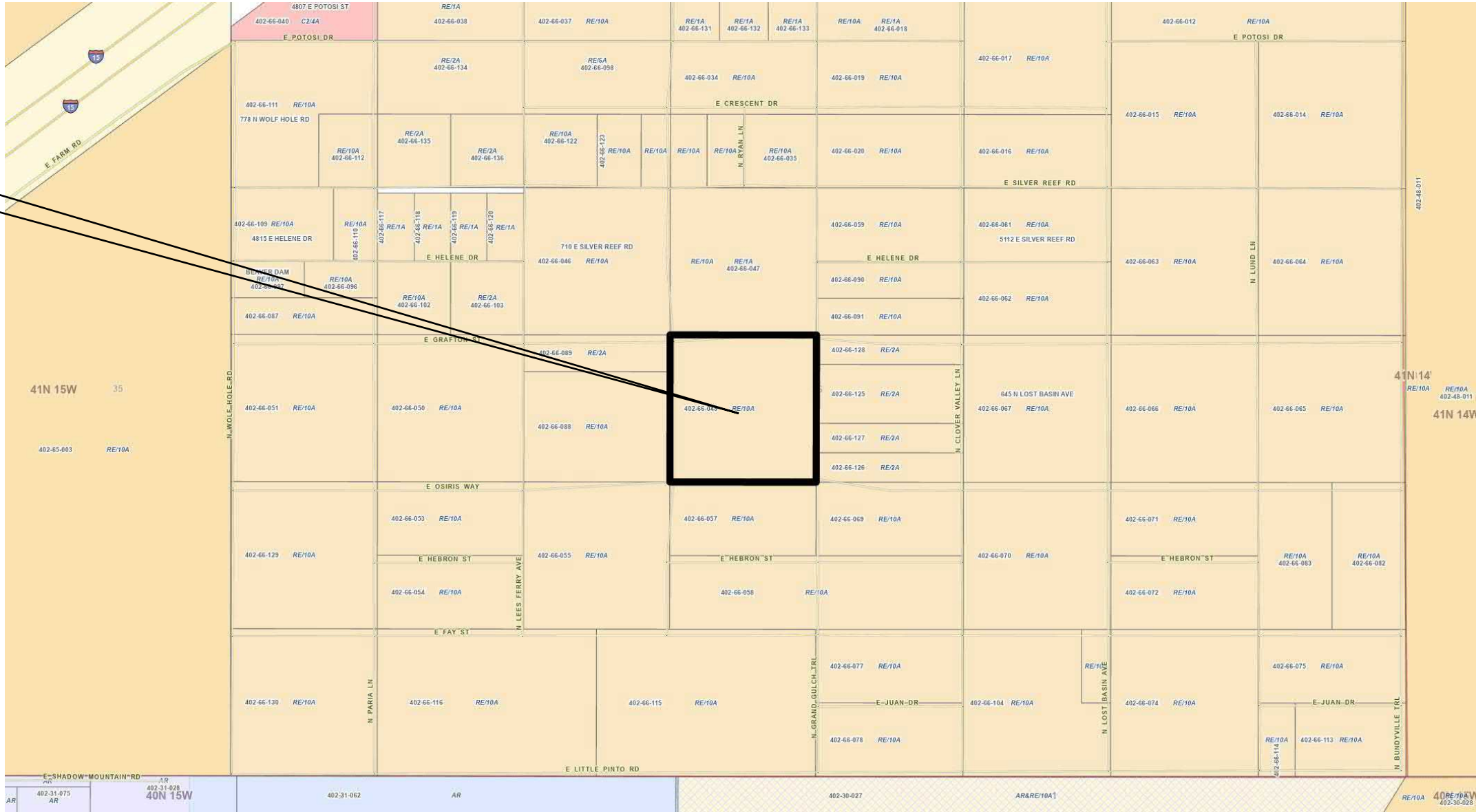
REZONE 402-66-048

ZONING MAP

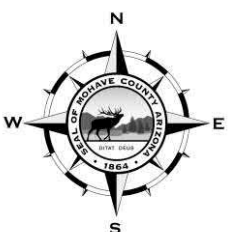
REZONE for Assessor's Parcel No. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size), R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zones, to allow for a minor land division in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property



- | | | | |
|--|-------|--|----------|
| | 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 402-66-048

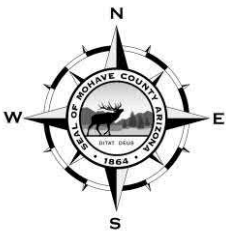
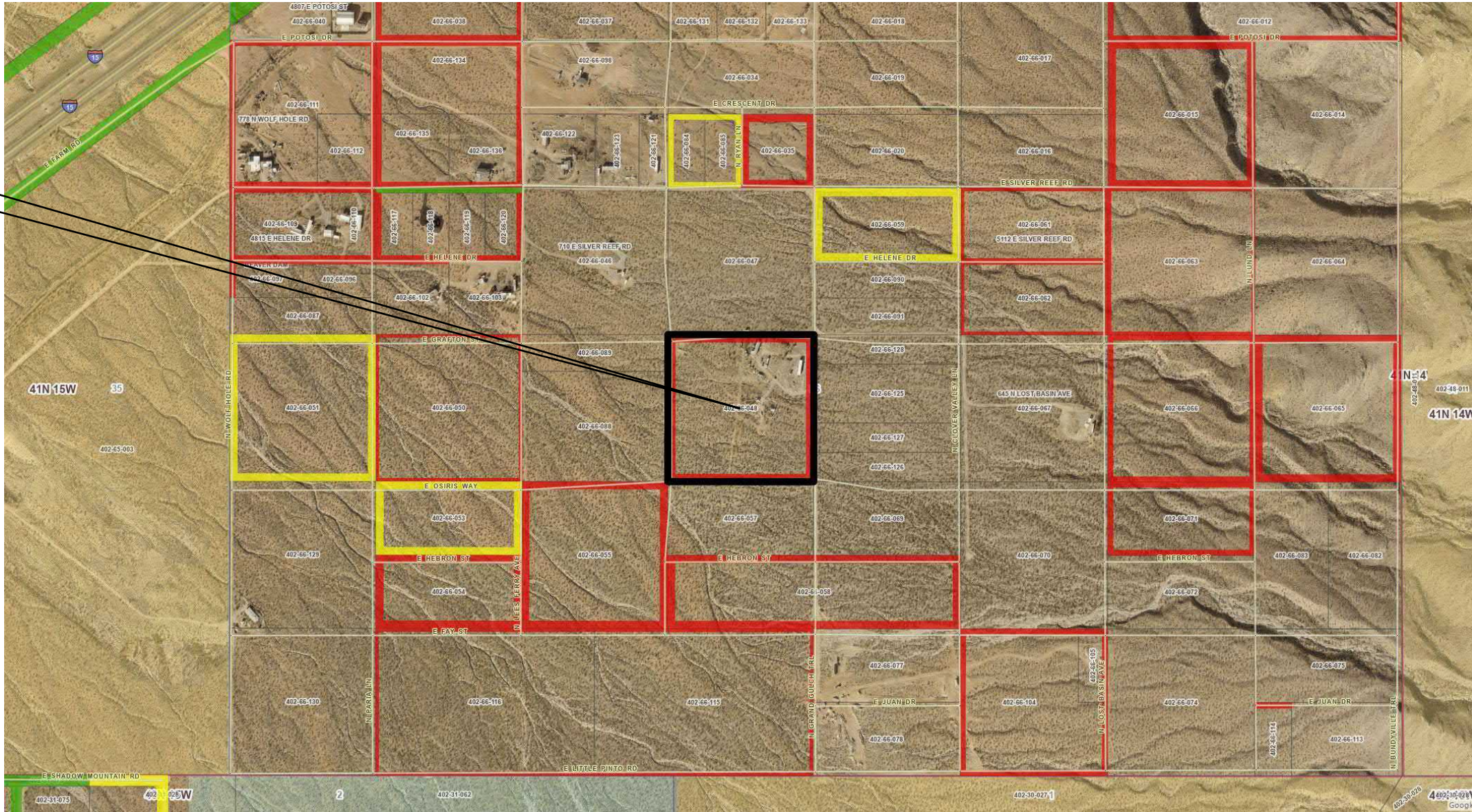
RIGHT OF WAY MAP

REZONE for Assessor's Parcel No. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size), R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zones, to allow for a minor land division in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property

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



REZONE 402-66-048 REQUEST

REZONE for Assessor's Parcel No. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size), R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zones, to allow for a minor land division in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property

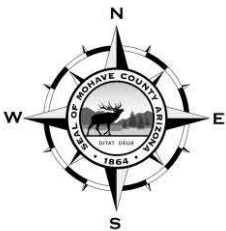
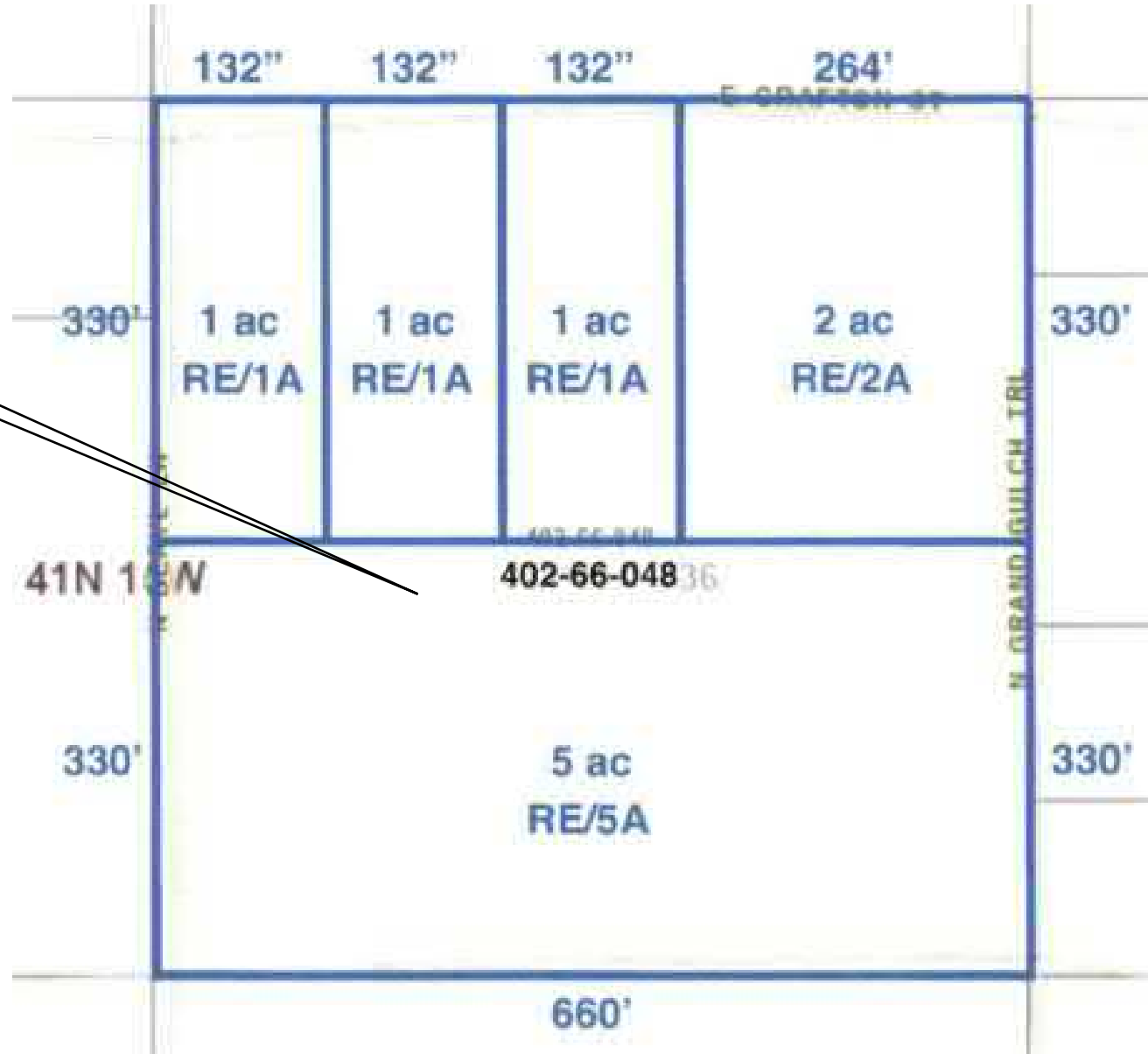


REZONE 402-66-048 REQUEST

REZONE for Assessor's Parcel No. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size), R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zones, to allow for a minor land division in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, in the meeting room of the Courthouse, 706 W. Beale Street, Mohave County, Arizona, on the 14th day of November 2024 at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING DIVISION AT (909) 261-2025 OR BY EMAIL AT: PLANNERS@MOHAVE.COUNTY.AZ.GOV

ZONING NOTICE
This property is zoned for residential use. Any development or construction must comply with the applicable zoning regulations. For more information, please contact the Planning Department at (760) 363-1234.



02. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a High Density Residential land use designation, to a Suburban Development Area land use designation, and a REZONE from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel No. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic 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 Ron and Jan Onkes of Afton, Wyoming; Wyatt and Sherrie Warren of Grover, Wyoming; Jason and Tracy Wolfley of Thayne Wyoming; Dan and Angie Putnam of Auburn, Wyoming; and David and Julie Rich, of Afton Wyoming.

Assessor's Parcel Nos. 402-84-024 through -031 are described as a parcels 1 through 4, as shown on RS 60-30, and parcels 1 through 4, as shown on RS 60-87, located in Section 17, Township 39 North, Range 16 West.

The site is approximately 9.34 acres and is located north of Elbow Canyon Road and west of Western Avenue. The site is accessed from County Highway 91, then south on Scenic Boulevard, then west on Elbow Canyon Road, approximately 2.37 miles to the site.

The site is mostly vacant with an RV on the property. The terrain appears to be relatively flat. The surrounding land uses consist of vacant land and scattered single-family residences.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a High-Density Residential land use designation to a Suburban Development Area land use designation, and this
2. Rezone from a C-2 (General Commercial) zone to an A-R (Residential Recreation/One Acre Minimum Lot Size) zone to allow for Recreational Vehicles as temporary residences.

The site does not appear to be within a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Elbow Canyon Road is paved, and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0395G 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 environmental features 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 will be amended to a Suburban Development Area
2. The site will be rezoned to an A-R (Agricultural Residential) zone.
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: 402-84-024 thru 031 Current Zoning: C2 Parcel Size 1.0 each Acres
Legal Description:

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic
Present use of property: vacant land

Owner Information

Owner Name(must match current deed): Ron Onkes Jan Onkes
Owner Street Address: 88067 Hwy 89 City: Afton State: WY Zip: 83110
Phone number: 307-413-5900 Email:

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: From C2 to 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:

Residential with RV

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.

Ron Onkes Jan Onkes APR 24, 25, 26, 27

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

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: 402-84-024 thru 031 Current Zoning: C2 Parcel Size 1.0 each Acres

Legal Description:

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic
Present use of property: Vacant land

Owner Information

Owner Name (must match current deed): Wyatt + Sherie Warren
Owner Street Address: #5 Straight + Narrow Rd City: Grover State: WY Zip: 83122
Phone number: 307-880-2692 Email: warrenmha@silverstar.com

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

Agent Name: Ron Onkes
Agent Street Address: 88067 Hwy. 89 City: Afton State: WY Zip: 83110
Phone number: 307-413-5901 Email: onkesdist@yahoo.com

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: From C2 to 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:

Residential with RV

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.

Wyatt Warren Sherie Warren APN 28
Ron Onkes

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

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: 402-84-024 thru 031 Current Zoning: C2 Parcel Size 1.0 each Acres
Legal Description:

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic
Present use of property: Vacant land

Owner Information

Owner Name (must match current deed): Jason E Wolfley and Tracy Hubefly Trustees of The
Jason and Tracy Wolfley Family Trust Dated May 24 2022
Owner Street Address: 2458 Thayne-Bedford Co Rd 122 City: Thayne State: WY Zip: 83127
Phone number: 307-920-7717 Email: wolfley Tracy@gmail.com
307-883-2027

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

Agent Name: Ron Onkes
Agent Street Address: 88067 Hwy 89 City: Afton State: WY Zip: 83110
Phone number: 307-413-5900 Email: onkesdist@yahoo.com

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: From C2 to 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:

Residential with RV

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.

Jason E Wolfley Tracy Hubefly RON 29
Ron Onkes

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

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: 402-84-024 thru 031 Current Zoning: C2 Parcel Size 1.0 each Acres

Legal Description:

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic

Present use of property: Vacant land

Owner Information

Owner Name (must match current deed): Dan & Angie Putnam

Owner Street Address: 15 Worton Ln City: Auburn State: WY Zip: 83111

Phone number: 307-880-8551 Email: dan1put13@gmail.com

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

Agent Name: Ron Onkes

Agent Street Address: 88067 Hwy 89 City: Afton State: WY Zip: 83110

Phone number: 307-413-5900 Email: onkesdist@yahoo.com

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: From C2 to 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:

Residential with RV

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] Angie Putnam ADD 30
[Signature] Ron Onkes

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

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: 402-84-024 thru 031 Current Zoning: C2 Parcel Size 1.0 each Acres

Legal Description:

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic

Present use of property: Vacant land

Owner Information

Owner Name (must match current deed): DAVID RICH and Julie Rich

Owner Street Address: PO. Box 431 City: AFTON State: Wy Zip: 83110

Phone number: 307-887-5115 Email: elmo@silverstar.com

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

Agent Name: Ron Onkes

Agent Street Address: 88067 Hwy. 89 City: Afton State: WY Zip: 83110

Phone number: 307-413-5901 Email: onkesdist@yahoo.com

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: From C2 to 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:

Residential with RV

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 Rich and Julie Rich APN 31
Ron Onkes

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

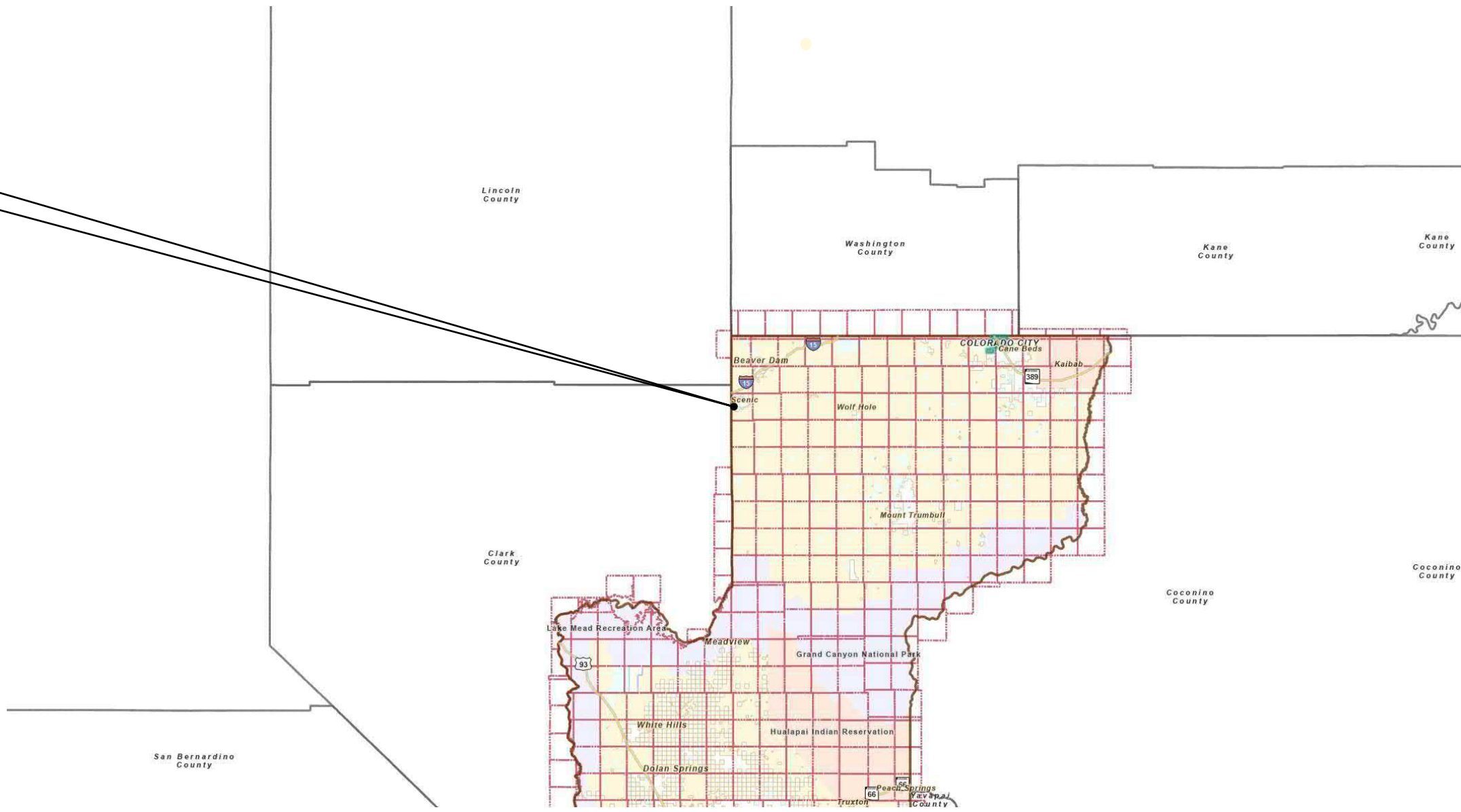
PLAN AMENDMENT & REZONE 402-84-MANY

GENERAL MAP

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a High Density Residential land use designation to a Suburban Development Area land use designation, and a REZONE from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel No. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity.

Section 17
T 39 N, R 16 W

Subject
Property



PLAN AMENDMENT & REZONE 402-84-MANY

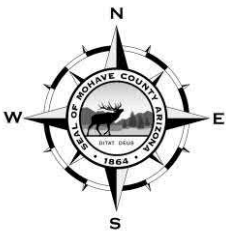
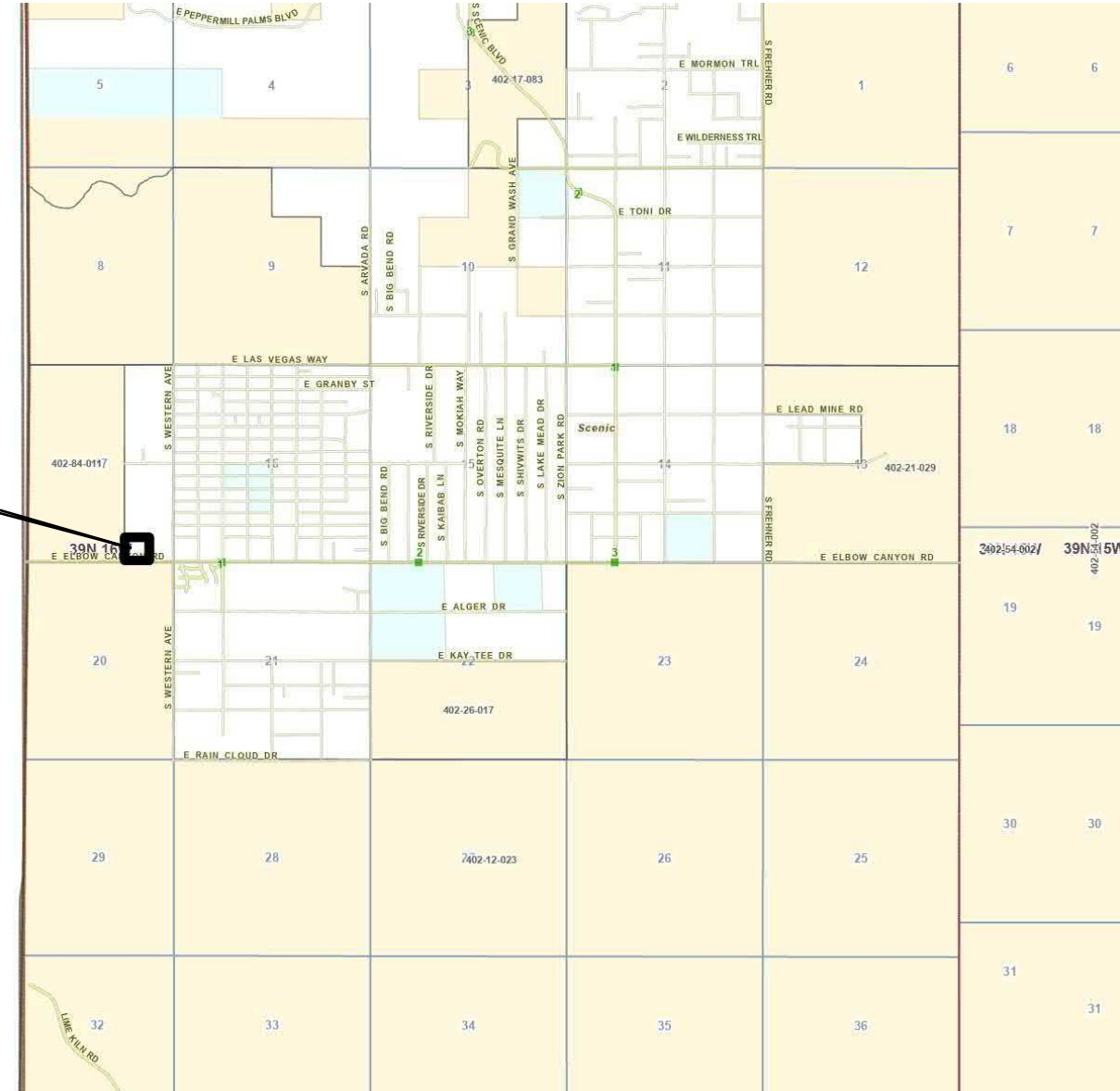
VICINITY MAP

Section 17
T 39 N, R 16 W

Subject
Property

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a High Density Residential land use designation to a Suburban Development Area land use designation, and a REZONE from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel No. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity.

Clark
County



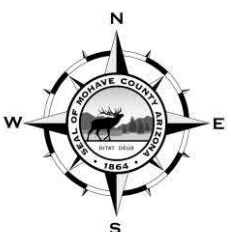
PLAN AMENDMENT & REZONE 402-84-MANY

SITE MAP

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a High Density Residential land use designation to a Suburban Development Area land use designation, and a REZONE from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel No. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity.

Section 17
T 39 N, R 16 W

Subject
Property



PLAN AMENDMENT & REZONE 402-84-MANY

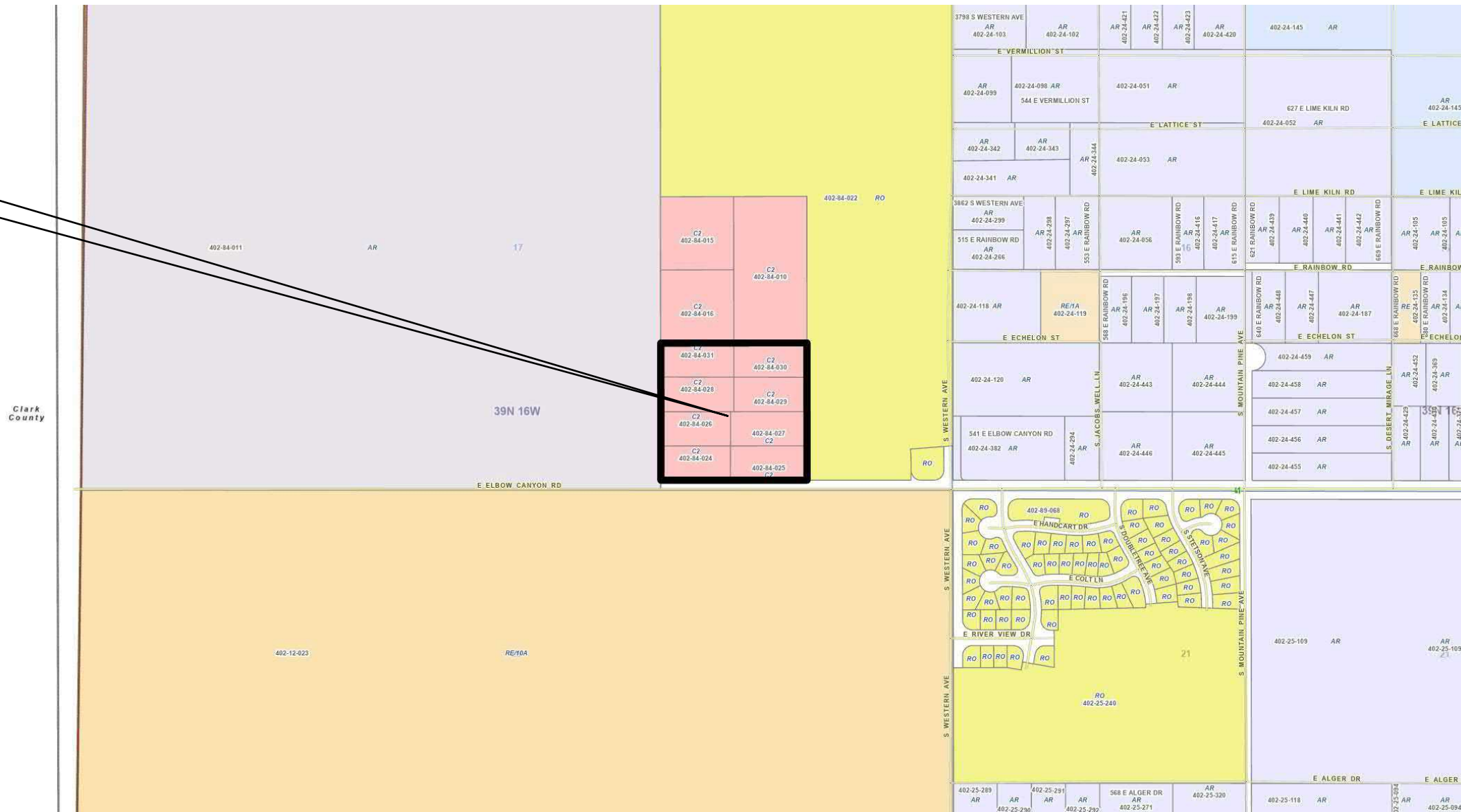
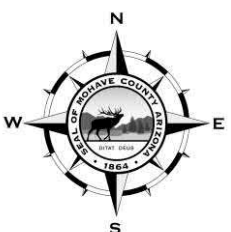
ZONING MAP

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a High Density Residential land use designation to a Suburban Development Area land use designation, and a REZONE from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel No. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity.

Section 17
T 39 N, R 16 W

Subject
Property

- | | |
|---|---|
|  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 402-84-MANY

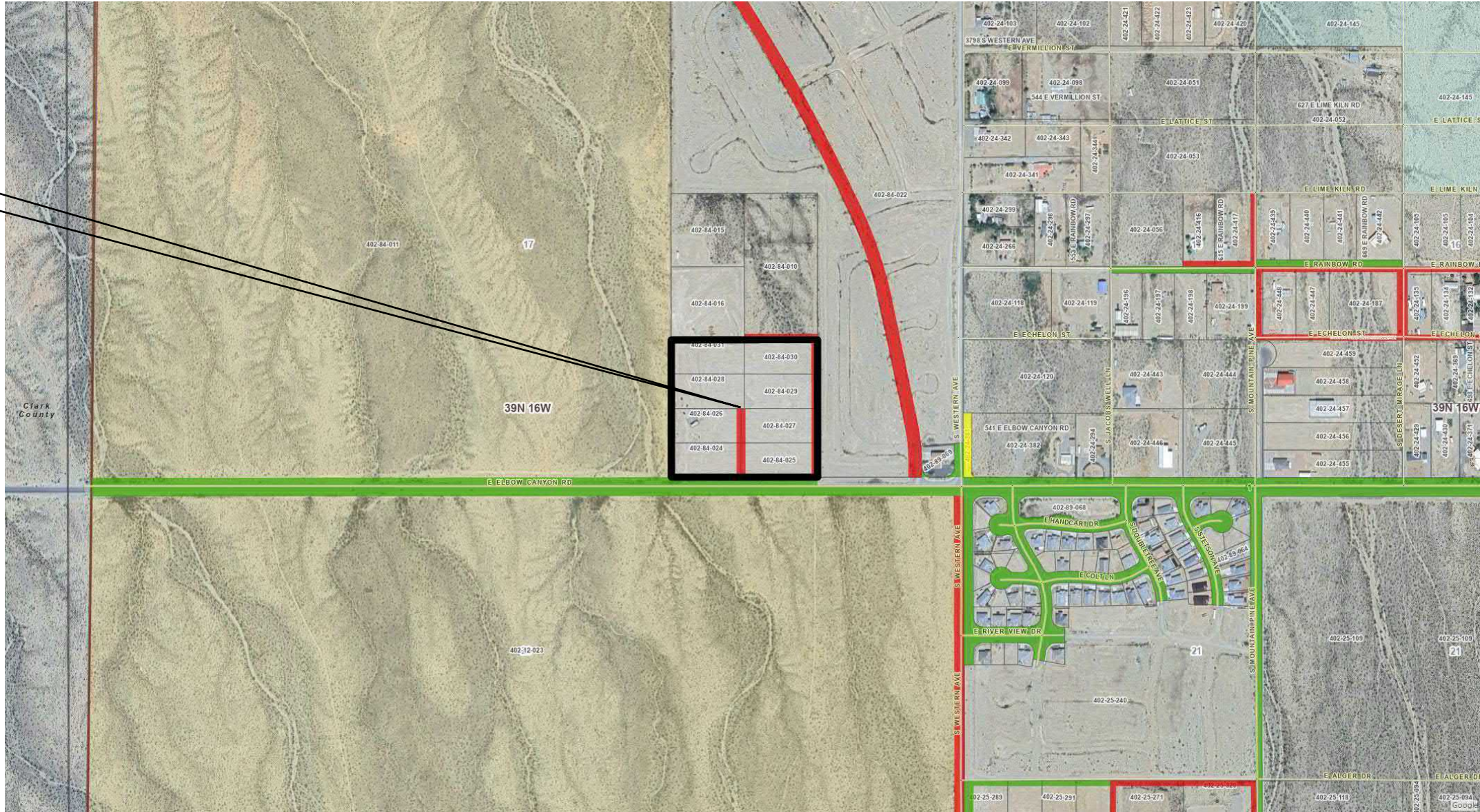
RIGHT OF WAY MAP

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a High Density Residential land use designation to a Suburban Development Area land use designation, and a REZONE from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel No. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity.

Section 17
T 39 N, R 16 W

Subject
Property

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

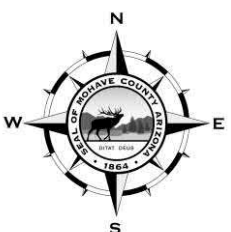


PLAN AMENDMENT & REZONE 402-84-MANY REQUEST

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a High Density Residential land use designation to a Suburban Development Area land use designation, and a REZONE from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel No. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity.

Section 17
T 39 N, R 16 W

Subject
Property





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a zoning map of the City of Phoenix, Arizona, is being amended to change the zoning of the property located at 11811 N. 118th St., Phoenix, Arizona, to R1-15 (Single-Family Residential) from its current zoning of R1-15 (Single-Family Residential). The public hearing will be held on the 11th day of November 2014, at 10:00 A.M.

Any person who wishes to appear at the public hearing should contact the Planning and Zoning Department at 11811 N. 118th St., Phoenix, Arizona, at least 10 business days before the public hearing.

FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING DEPARTMENT AT 11811 N. 118th St., PHOENIX, ARIZONA 85024.

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a Notice of Intent to Amend the Zoning Ordinance of Mohave County, Arizona, is being filed with the Planning and Zoning Commission on November 2024 at 12:30 P.M.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT 928-751-2660 OR 928-751-2661. PLEASE VISIT WWW.MOHAVEAZ.COM



03. **Evaluation of a request for an AMENDMENT TO BOS RESOLUTION NO. 2024-045 to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for an Amendment to B.O.S. Resolution No. 24-045, as requested by Lewis McSweeney, of Las Vegas, Nevada.

The Board of Supervisors approved BOS Resolution 2024-045 on February 20, 2024, setting forth a Rezone of Assessor's Parcel No. 225-14-019 to an A-R (Agricultural Residential) zone, C-RE (Commercial Recreation) zone, and a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a storage facility, campground, and a residence.

Assessor's Parcel No. 225-14-019 is described as Mountain View Ranches, Tract 4003-A, Block 3, Lot 7, located in Section 5, Township 18 North, Range 21 West.

The applicant has applied for a Site Plan for the proposed development, as required by the conditions of approval of BOS Resolution 2024-045. During that review process, it was determined that the previously approved rezone did not fit the needs of the development, and that the area of the different zoning designations would need to be amended to fit what is being proposed by the applicant. The proposed changes are shown on Exhibit A.

The site currently contains a metal structure. The terrain appears to be relatively flat, with two rushes running through the site. The surrounding land uses consist of vacant land, manufacturing zoned property, single-family residences, and an RV park.

The property currently has a water storage tank located on it that is no longer in use. It appears that all lots within this subdivision still have access to public utility easements. The terrain appears to be relatively flat. The surrounding land uses consist of vacant land and single family residences. The Mohave County General Plan designates this site as Rural Development Area.

The site is within the Fort Mohave Mesa Fire District. Electric service appears to be available. Water and sewer services do not 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-5075K indicates the parcels described to be in Zone X, not in the Special Flood Hazard Area, and the southern portion to be in Zone AO, within the Special Flood Hazard Area.

FINDINGS OF FACT:

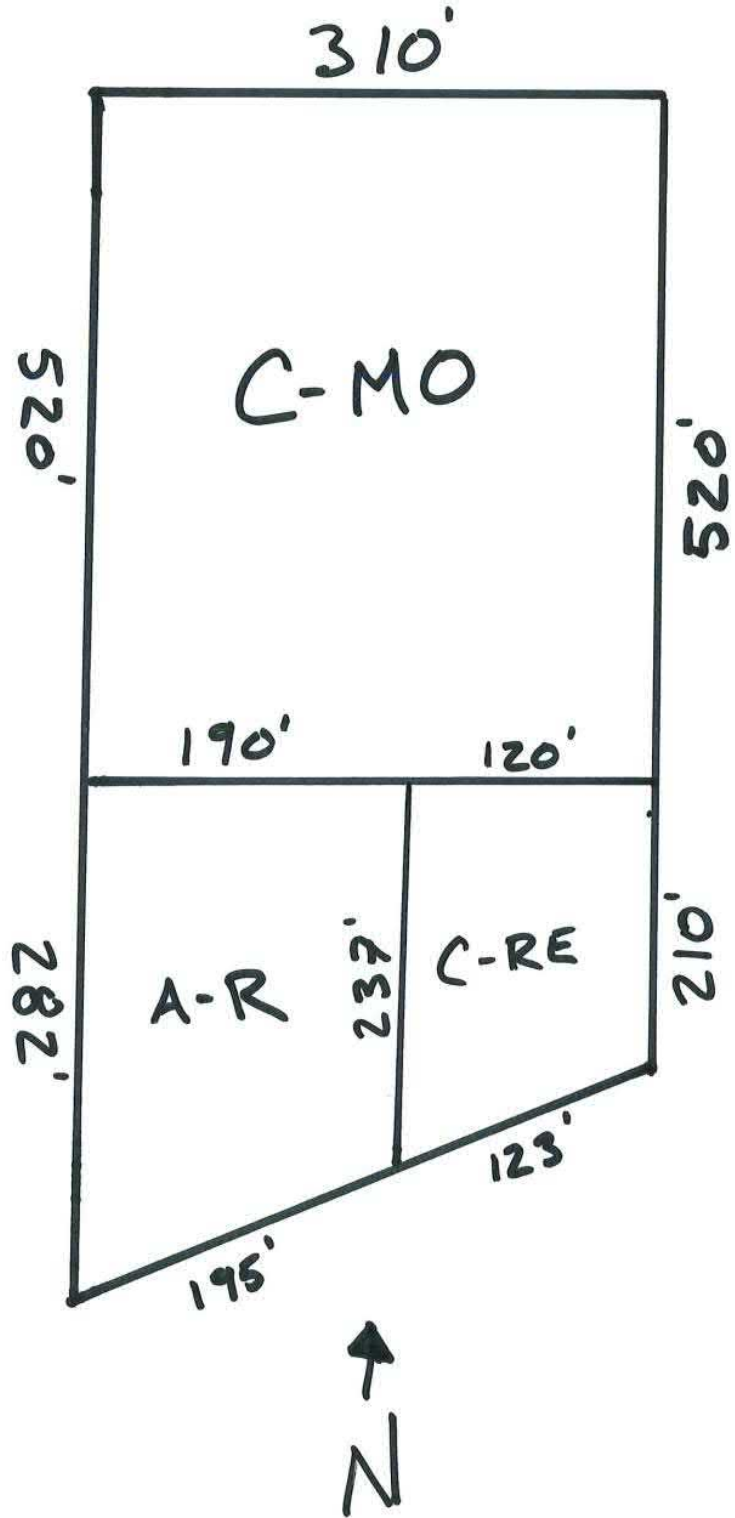
The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect does comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The site appears to have legal access via paved roads.
- e. The noted washes and flood zone are environmental features affecting the site.
- f. Electric services appear to be available. Water and sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff recommends APPROVAL for the proposed Amendment to BOS. Resolution No. 2024-045 as shown on Exhibit A.

EXHIBIT A



REZONE APPLICATION

Modifications of Conditions

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: 225-14-019 Current Zoning: A-R Parcel Size: 5.445 Acres

Legal Description:

Section 5 Township 18N Range 21W Mountain View Ranches tract 4003-A BPK 3 Lot 7 cont. 5.445 acres

Water Provider: Delivered tank Electric provider: Solar Sewer provider: Septic

Present use of property: Residential Building

Owner Information

Owner Name(must match current deed): Lewis McSwaney

Owner Street Address: 852 Pemba City: Las Vegas State: NV Zip: 89131

Phone number: 702 768 8241 Email: Onetime1st@aol.com

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: Zone A-R Zone C-RE Zone C-OM

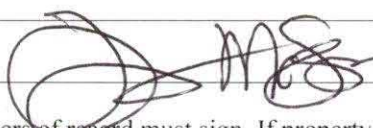
Will all parcels comply with the minimum lot size requirements of the new zone? Yes No

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

For the purpose of: Correct Exhibit of Rezone
Residential / Storage / open 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.

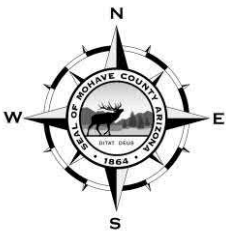
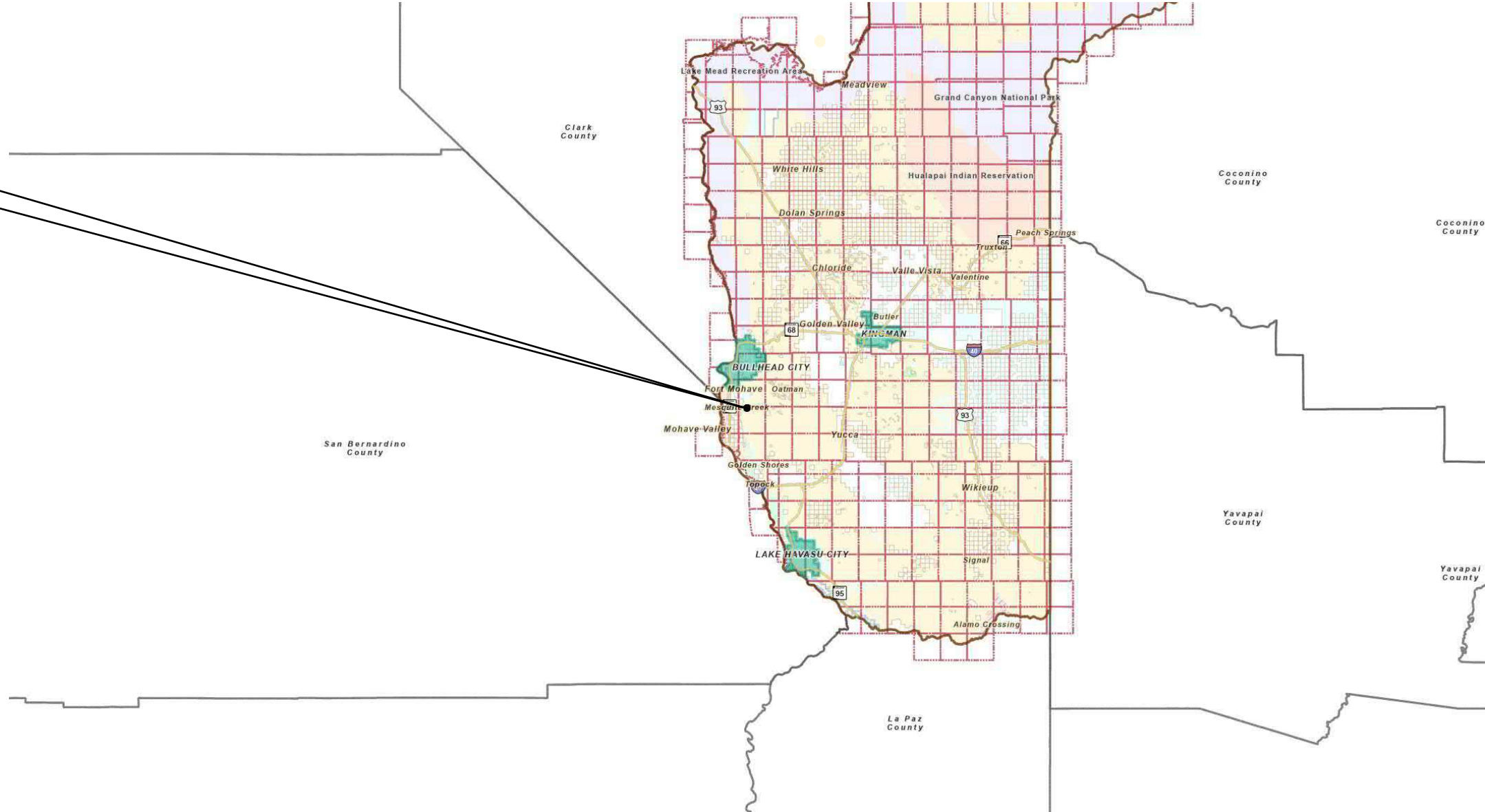
AMENDMENT TO BOS 2024-045

GENERAL MAP

AMENDMENT TO BOS RESOLUTION NO. 24-045 to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

Subject
Property



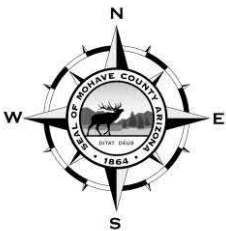
AMENDMENT TO BOS 2024-045

SITE MAP

AMENDMENT TO BOS RESOLUTION NO. 24-045 to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

Subject
Property



AMENDMENT TO BOS 2024-045

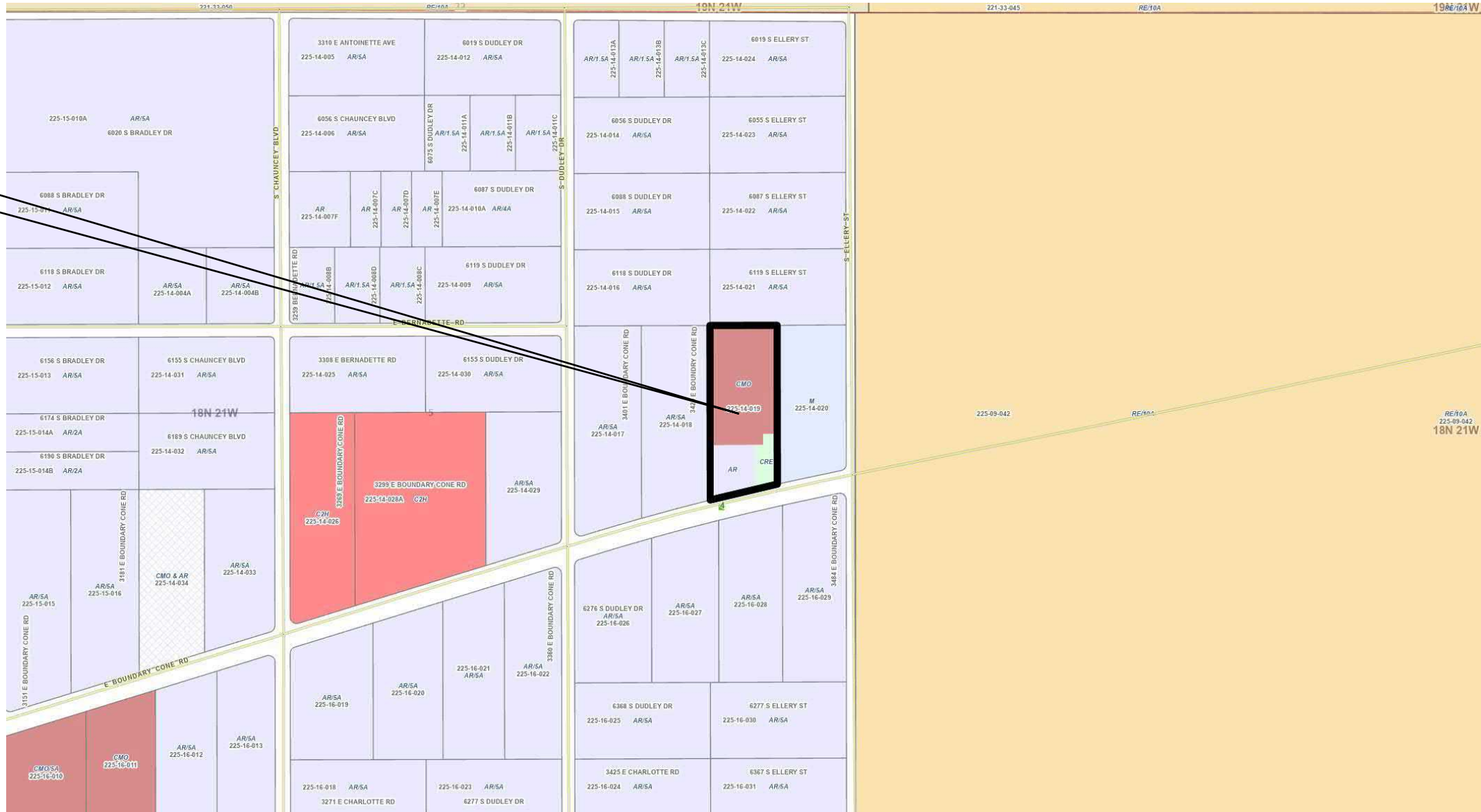
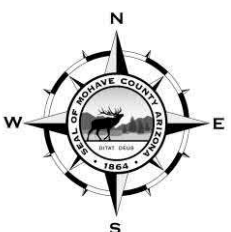
ZONING MAP

AMENDMENT TO BOS RESOLUTION NO. 24-045 to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

Subject
Property

- | | |
|---|---|
|  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 | |



AMENDMENT TO BOS 2024-045

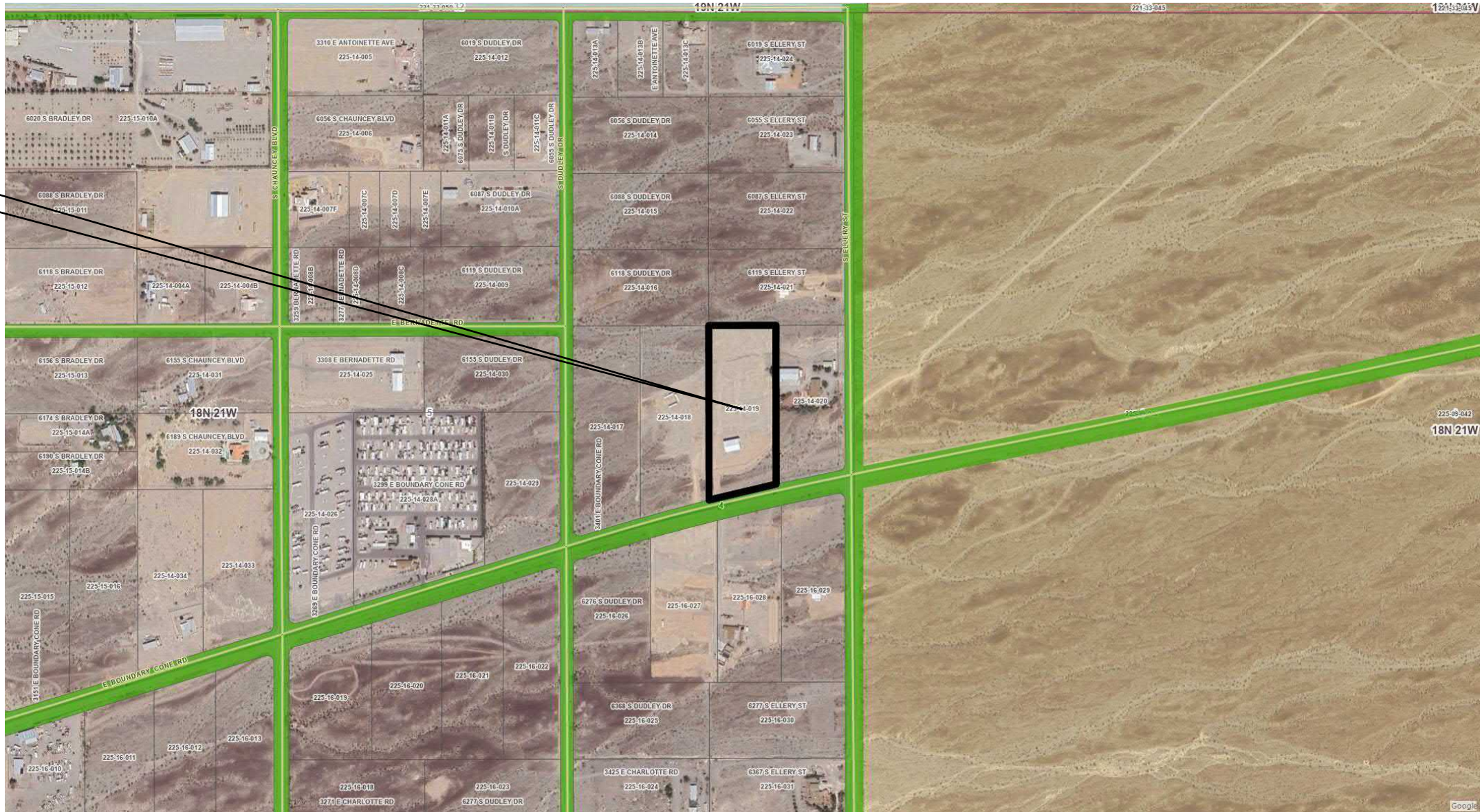
RIGHT OF WAY MAP

AMENDMENT TO BOS RESOLUTION NO. 24-045 to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

Subject
Property

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



AMENDMENT TO BOS 2024-045 REQUEST

AMENDMENT TO BOS RESOLUTION NO. 24-045 to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

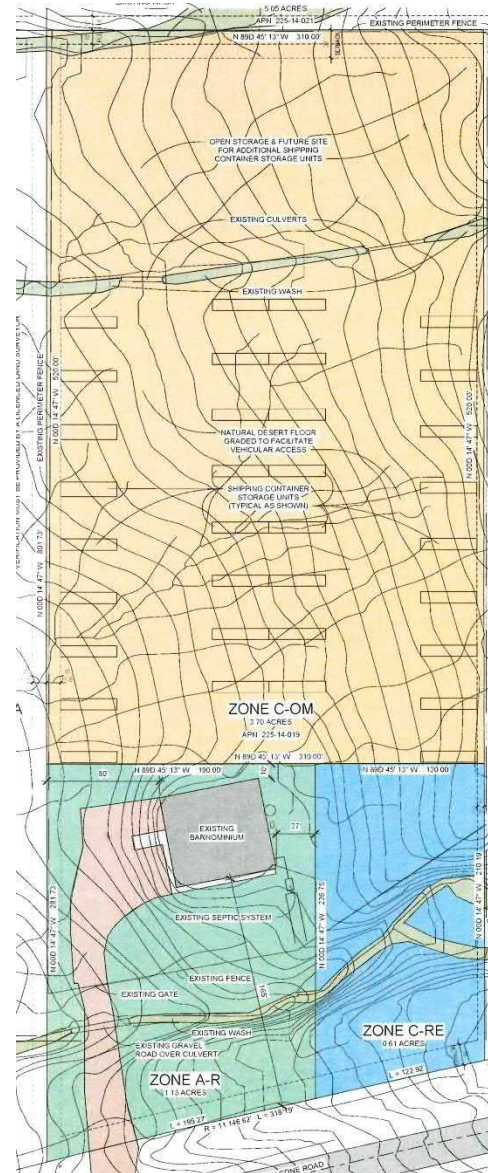
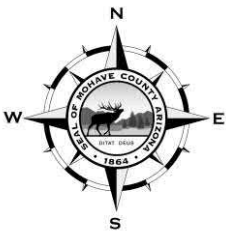
Subject
Property



AMENDMENT TO BOS 2024-045 REQUEST

Section 5
T 18 N, R 21 W

AMENDMENT TO BOS RESOLUTION NO. 24-045 to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity.





928 STORAGE
702-768-8222

928 STORAGE
928STORAGE.COM | 702.768.8222

ZONING NOTICE

NOTICE TO PROPERTY OWNERS: A zoning violation has been identified on the property located at 928 STORAGE. The violation is related to the use of the property for a purpose not permitted by the zoning ordinance. The property owner is required to bring the property into compliance with the zoning ordinance. Failure to do so may result in the issuance of a stop-work order and/or other enforcement actions. For more information, please contact the City of Las Vegas Planning and Zoning Department at 702.768.8222.

PRIVATE PROPERTY



04. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 306-52-013 to allow for an Accessory Residence exceeding 50% the size of the Primary Residence in an A-R/1A (Agricultural Residential / One Acre Minimum Lot Size) zone in the Golden Valley, 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 Max Harrell and Teddy Buck-Harrell.

Assessor's Parcel No. 306-52-013 is described as Tract 3011 Rancho Verde Estates Lot 13, Section 17, Township 21 North, Range 18 West.

The site is approximately 1.04 acres in size and is located north of Crystal Drive and west of Verde Road. The site is accessed from U.S. Highway 93, then south on Verde Road approximately 0.78 miles to Crystal Drive.

The site currently has a single-family residence. The terrain appears to be relatively flat. The surrounding land uses consists of single-family residences and scattered vacant land.

The applicant requests this Special Use Permit to allow for an accessory residence of approximately 1,152 s.f. (square feet) with an existing residence of 2,048 s.f. (square feet) in an A-R/1A (Agricultural Residential / One Acre Minimum Lot Size) zone. The Mohave County General Plan designates the site as Suburban Development Area.

Section 37.P.2.c of the Mohave County Zoning Ordinance states that Special Use Permits are required for all Accessory Residences on lots or parcels less than five (5) gross acres, and exceed 50% of the Primary Residence. The proposed accessory residence will be 56% the size of the existing residence.

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. Verde Road and Crystal Drive are paved and are on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4528H 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 comply with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does contain uses similar to the above-proposed action.
- e. The site appears 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. 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. This Special Use Permit allows for an Accessory Residence exceeding 50% the size of the Primary Residence in an A-R/1A (Agricultural Residential / One Acre Minimum Lot Size) zone.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits shall be obtained prior to construction.
4. 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.
5. 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: 306-52-013 Current Zoning: AR/1A Parcel Size 1.04 Acres

Legal Description:

TWN: 21N RNG: 18W SEC: 17 TRACT: 3011

RANCHO VERDE ESTATES LOT 13 CONT 1.04 ACRES

Water Provider: _____ Electric provider: UNISOURCE Sewer provider: SEPTIC/N/A

Present use of property: PRIMARY RESIDENCE

Owner Information

Owner Name(must match current deed): MAX M. HARRELL, TEDDY F. BUCK-HARRELL

Owner Street Address: 5510 W. CRYSTAL DR. City: GOLDEN VALLEY State: AZ Zip: 86413

Phone number: (928) 565-7632 Email: _____

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

Agent Name: SAME AS OWNER

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 a Mohave County Special Use Permit to allow for:

ACCESSORY RESIDENCE EXCEEDING 50% OF PRIMARY

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.

Max Harrell (Max M. Harrell)
Teddy F. Buck-Harrell

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

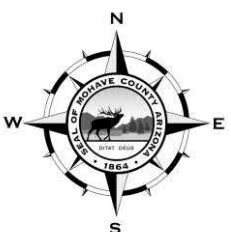
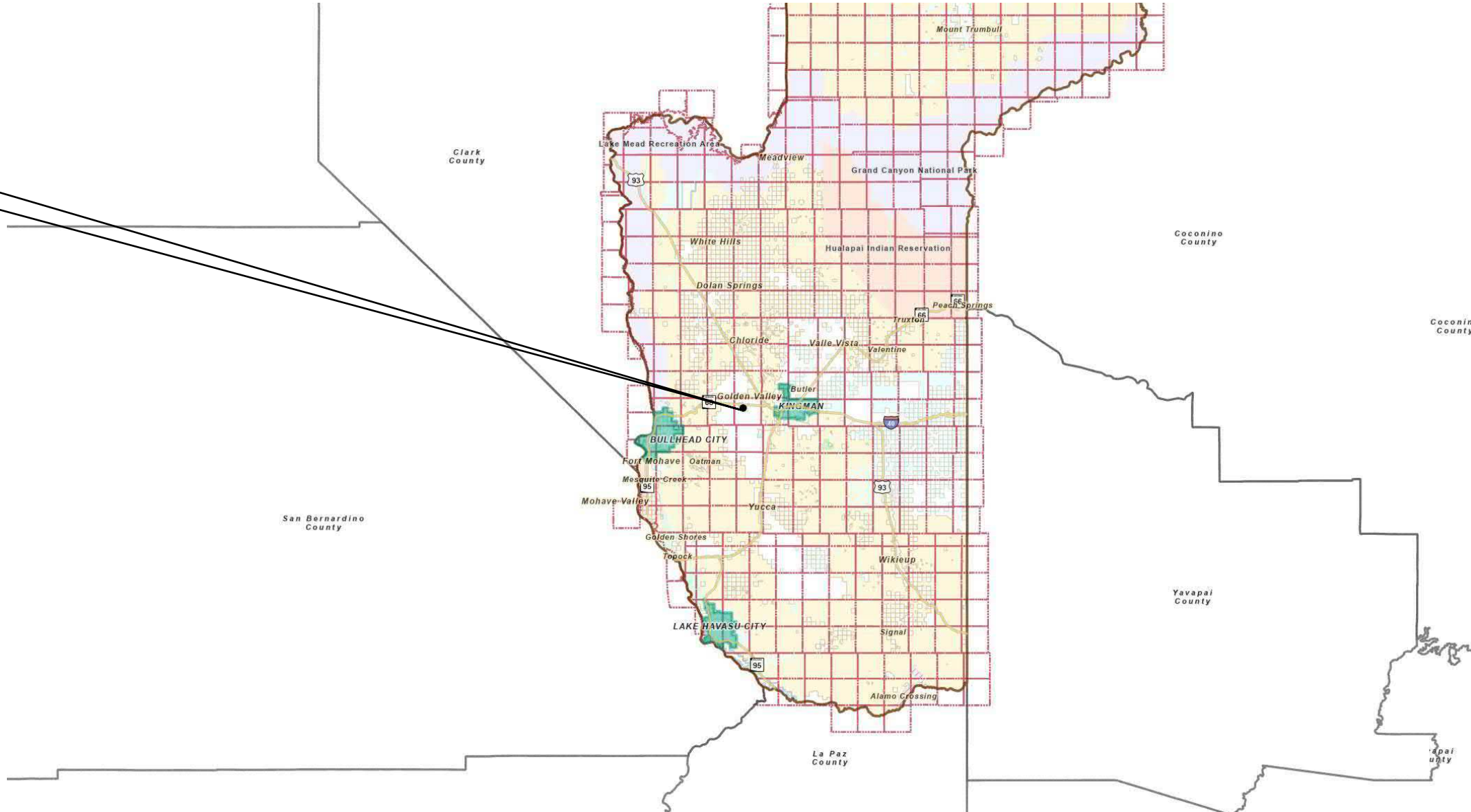
SPECIAL USE PERMIT 306-52-013

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-52-013 to allow for an accessory residence exceeding 50% the size of the primary residence in an A-R (Agricultural Residential) zone in the Golden Valley vicinity.

Section 17
T 21 N, R 18 W

Subject
Property



SPECIAL USE PERMIT 306-52-013

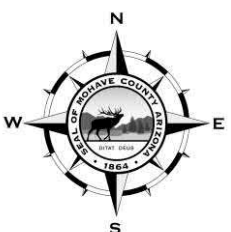
ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-52-013 to allow for an accessory residence exceeding 50% the size of the primary residence in an A-R (Agricultural Residential) zone in the Golden Valley vicinity.

Section 17
T 21 N, R 18 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



21N 18W

SPECIAL USE PERMIT 306-52-013

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-52-013 to allow for an accessory residence exceeding 50% the size of the primary residence in an A-R (Agricultural Residential) zone in the Golden Valley vicinity.

Section 17
T 21 N, R 18 W

Subject
Property

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

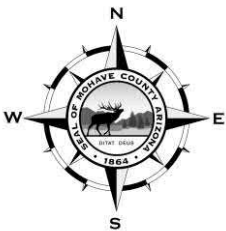


SPECIAL USE PERMIT 306-52-013 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 306-52-013 to allow for an accessory residence exceeding 50% the size of the primary residence in an A-R (Agricultural Residential) zone in the Golden Valley vicinity.

Section 17
T 21 N, R 18 W

Subject
Property

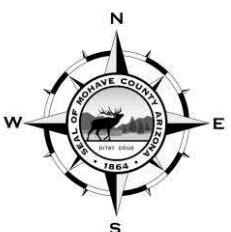
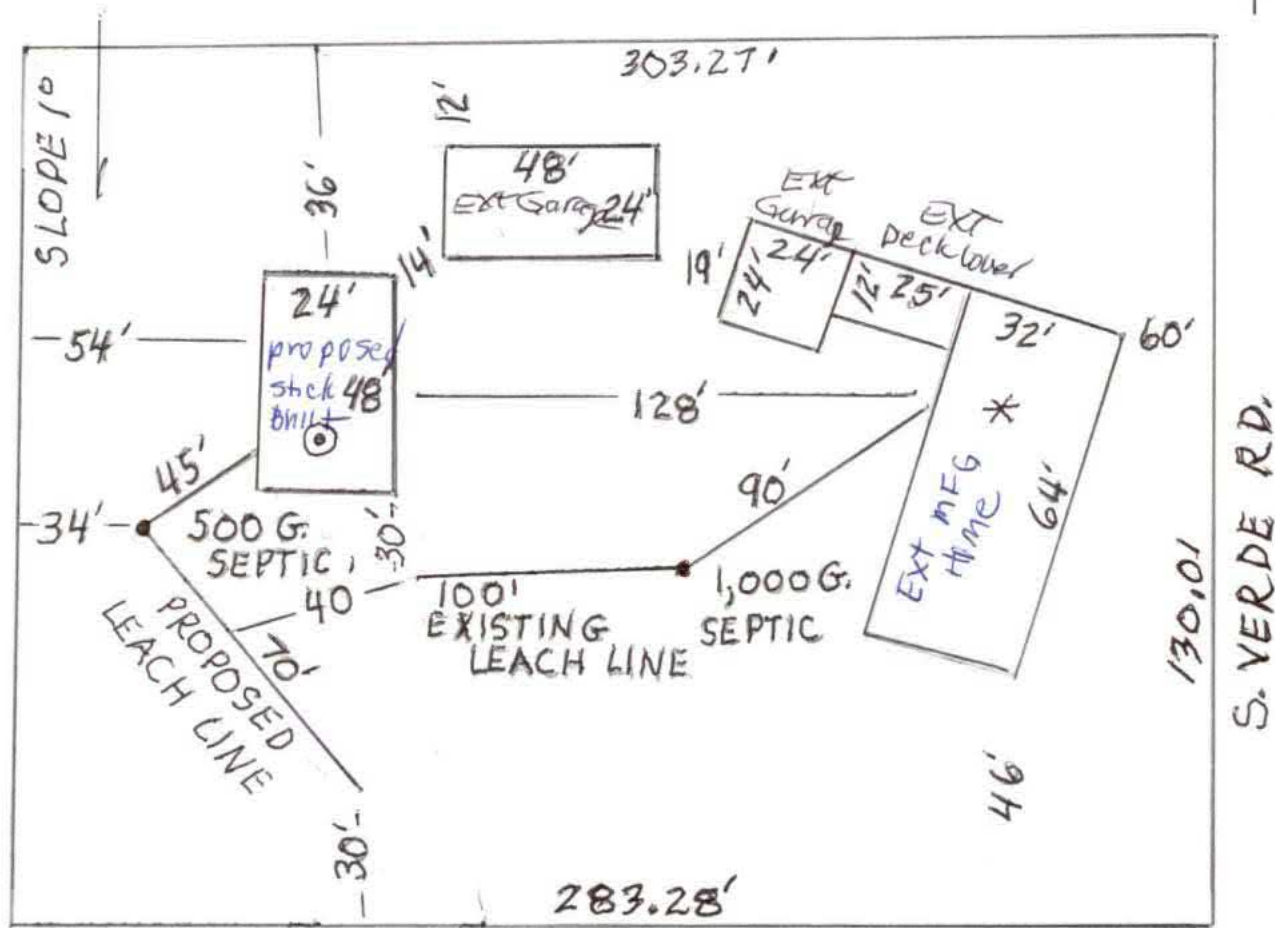
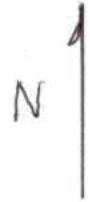


SPECIAL USE PERMIT 306-52-013 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 306-52-013 to allow for an accessory residence exceeding 50% the size of the primary residence in an A-R (Agricultural Residential) zone in the Golden Valley vicinity.

Section 17
T 21 N, R 18 W

* EXISTING HOME = 2,048 SQ FT
 ⊙ PROPOSED DWELLING = 1,152 SQ FT





ZONING NOTICE

NOTICE TO APPLICANT: YOU ARE APPLICATING FOR A ZONING VARIANCE TO CONDUCT BUSINESS IN A RESIDENTIAL ZONE. THE ZONING BOARD WILL CONSIDER YOUR APPLICATION AT A PUBLIC HEARING. YOU WILL BE NOTIFIED BY MAIL OF THE DATE AND TIME OF THE HEARING. YOU MUST APPEAR AT THE HEARING AND DEFEND YOUR APPLICATION. IF YOU DO NOT APPEAR, YOUR APPLICATION WILL BE DENIED. YOU MAY APPEAL THE ZONING BOARD'S DECISION TO THE SUPERIOR COURT OF THE STATE OF ARIZONA. FOR MORE INFORMATION, CONTACT THE ZONING DEPARTMENT AT 520-506-3300.



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. Baseline Street, Phoenix, Arizona on the 20th day of November 2024 at 10:00 A.M.

MATERIAL ZONING

FOR MORE INFORMATION CONTACT THE MARICOPA COUNTY PLANNING AND ZONING DIVISION AT 1001 1ST AVE OR VIA EMAIL AT PLANNING@COCHISE.CITY.AZ

05. **Evaluation of a request for an Extension of Time FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 317-49-107, to allow for the completion of the conditions of BOS Resolution 2022-021, which approved a Nightwatchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone in the White Hills 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 Don McCann for Mohave Boat and RV Storage, LLC, of White Hills, Arizona.

Assessor's Parcel Nos. 317-49-107 is described as a portion of E1/2, W1/2, W1/2 of Section 25, Township 27 North, Range 21 West.

The site is approximately 30 acres in size and is located west of U.S. Highway 93 and south of Michael Avenue. The site is accessed from U.S. Highway 93, then west on White Hills Road, approximately 0.43 miles to the site.

The site is mostly vacant, with a few accessory structures on site. The terrain is relatively flat. The surrounding land uses consist of primarily vacant land, scattered single-family residences and commercial uses.

The applicant requests the Extension of Time to allow more time to complete the conditions of BOS Resolution 2022-021 to add a caretakers residence to the site. The Mohave County General Plan designates this site as Urban Development Area.

This will be the first Extension of Time requested by the applicant. A site plan has been approved for the storage facility.

The site does not appear to be within a fire district. Electric service appears to be available. Sewer and water services do not appear to be available. White Hills road is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3350G indicates the parcel described to be in Zone X, not 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 unpaved roads.
- f. There do not appear to be any significant 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. 2022-021.
2. This Extension of Time is for Assessor's Parcel No. 317-49-107 and will be in effect until **December 9, 2025**.

Request for an Extension of Time

Approval Information

Approved B.O.S. Resolution No. 2022-021 Dated 02/07/2022

Property Information

Assessor Parcel Number: 317-49-107

Legal Description:

T27N R21W SEC.25 SE1/4 SW1/4 NW1/4 AND THE NE1/4 NW1/4 SW1/4 AND THE NE1/4 SW1/4 NW1/4

Owner Information

Owner Name(must match current deed): MOHAVE BOAT AND RV STORAGE, LLC (DONALD MCCANN OWNER)

Owner Street Address: 12893 W. WHITE HILLS RD. City: WHITE HILLS State: AZ Zip: 86445

Phone number: (702)279-7171 Email: WHITEHILLS DON @ GMAIL.COM

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

Agent Name: same as above

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

Phone number: _____ Email: _____

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:

Site Plan

The following conditions have NOT been met:

Night Watchman's quarters not completed

The conditions have not been completed because:

CHANGE OF FUNDING

The anticipated date for completion of conditions is APRIL 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.

Donald R. McCann, OWNER MOHAVE BOAT AND RV STORAGE, LLC

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

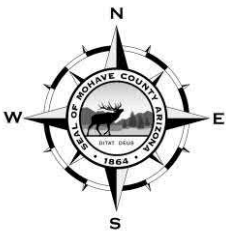
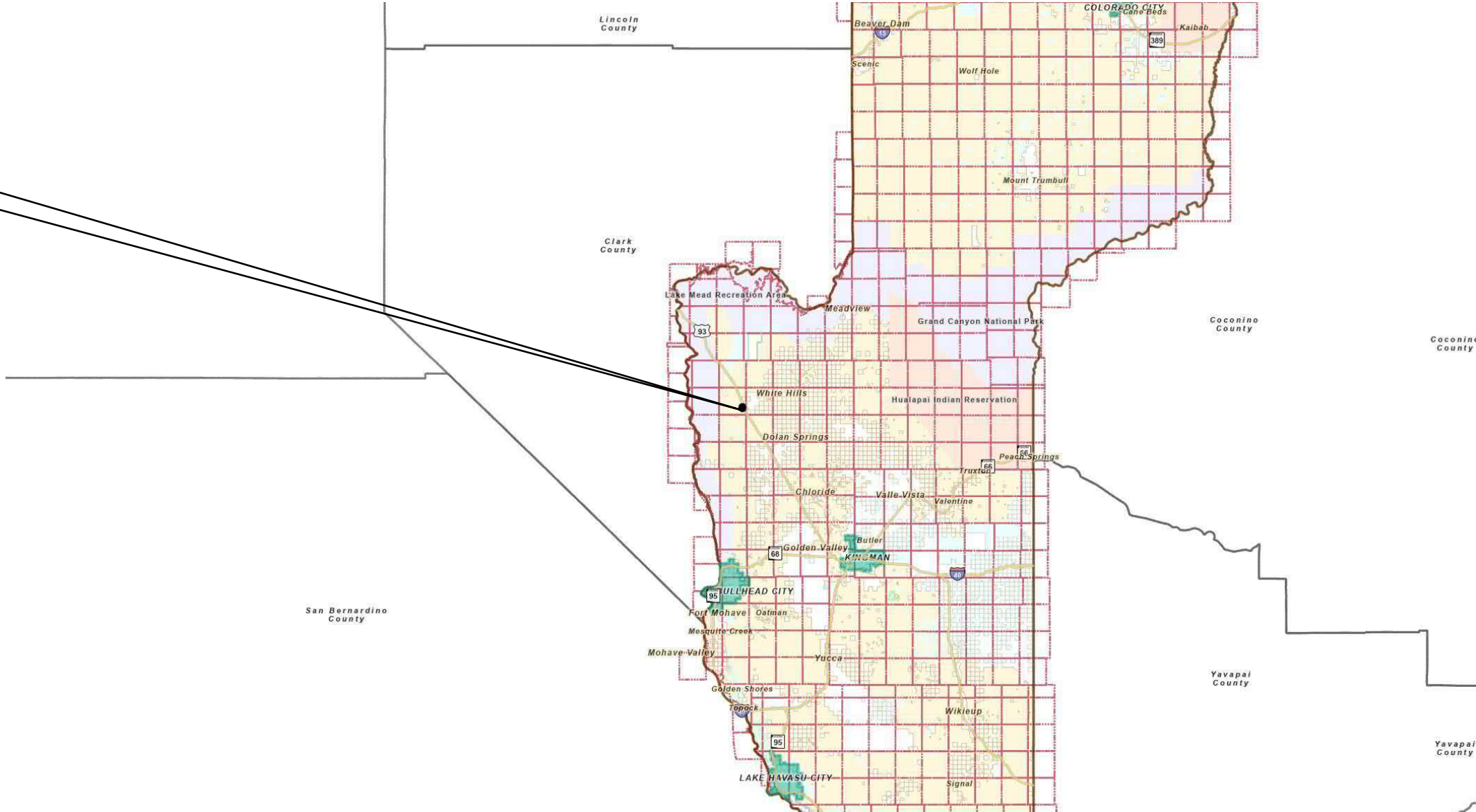
EXTENSION OF TIME BOS 2022-021

GENERAL MAP

EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 317-49-107, to allow for the completion of the conditions of BOS Resolution 2022-021, which approved a Nightwatchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone in the White Hills vicinity.

Section 25
T 27 N, R 21 W

Subject
Property



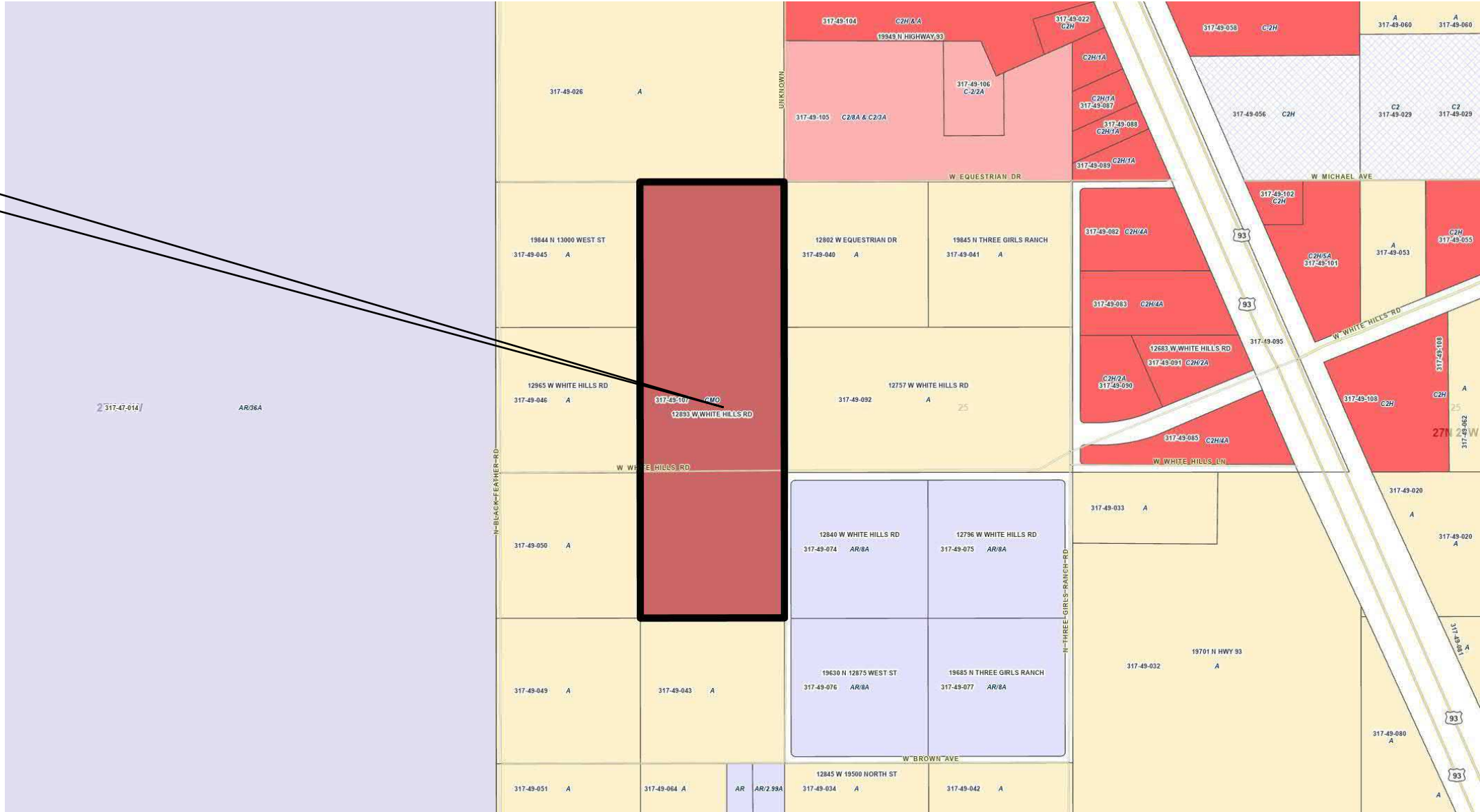
EXTENSION OF TIME BOS 2022-021 ZONING MAP

EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 317-49-107, to allow for the completion of the conditions of BOS Resolution 2022-021, which approved a Nightwatchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone in the White Hills vicinity.

Section 25
T 27 N, R 21 W

Subject
Property

- | | |
|---|---|
|  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 | |

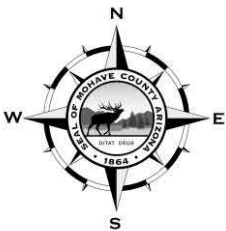


EXTENSION OF TIME BOS 2022-021 REQUEST

EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 317-49-107, to allow for the completion of the conditions of BOS Resolution 2022-021, which approved a Nightwatchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone in the White Hills vicinity.

Section 25
T 27 N, R 21 W

Subject
Property



MOHAVE BOAT AND
RV STORAGE
12883 N.WHITE HILLS
ROAD
WHITE HILLS AZ 86445
CELL 702.278.7171

**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that the proposed project is located in the unincorporated area of Mohave County, Arizona. The project is subject to the zoning regulations of Mohave County, Arizona. The project is located in the unincorporated area of Mohave County, Arizona. The project is subject to the zoning regulations of Mohave County, Arizona. The project is located in the unincorporated area of Mohave County, Arizona. The project is subject to the zoning regulations of Mohave County, Arizona.



06. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area to an Urban Development Area land use designation and a REZONE of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills 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 Redpoint Holdings, LLC and Arizona Series 4, of Las Vegas, Nevada.

Assessor's Parcel Nos. 317-60-019, -020, and -022 through -029 are described as a portion of Section 7, Township 27 North, Range 20 West.

The site is approximately 497.7 acres and is located north of Rolling Ridge Drive and west of Fairway Drive. The site is accessed from U.S. Highway 93, then northeast on White Hills Road, then north on Fairway Drive, approximately 1.44 miles to the site.

The site is vacant. The terrain appears to be relatively flat. The surrounding land uses consist of vacant land and scattered single-family residences.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to an Urban Development Area land use designation, and this
2. Rezone from a A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone and an R-2 (Medium Density Residential) zone to an S-D/M (Special Development-Manufacturing) zone to allow for future manufacturing development.

The site does not appear to be within a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Fairway Drive is not paved, and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3350G indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area, with a portion in Zone A, 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 unpaved roads.
- f. The noted flood zone is 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 will be amended to an Urban Development Area
2. The site will be rezoned to an S-D/M (Special Development/Manufacturing) zone.
3. The uses of the M-X zone will be allowed
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: SEE ATTACHED SHT. Current Zoning: R-2 and AR/36A Parcel Size 477.7 Acres

Legal Description:

PORTIONS OF T27N, R20W, SEC 7 - A TOTAL OF 10 PARCELS, PER THE ATTACHED MAP.

Water Provider: FUTURE-CENTRAL Electric provider: UNISOURCE Sewer provider: FUTURE-CENTRAL

Present use of property: UNDEVELOPED LANDS, MOSTLY MASTER PLANNED UNDER "ENTRATA".

Owner Information

Owner Name(must match current deed): REDPOINT HOLDINGS, LLC and ARIZONA SERIES 4, A SERIES OF AILEEN INVESTMENTS

Owner Street Address: 3141 BEACH VIEW CT. City: LAS VEGAS State: NV Zip: 89117

Phone number: 702-321-7555 Email: AL@ENTRATAAZ.COM

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Agent Street Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: 928-279-4586 Email: Kathy@entrataaz.com

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: SD/M

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 FOR INDUSTRIAL & MANUFACTURING USES - CONSISTENT WITH THE OVERALL "ENTRATA" DEVELOPMENT EXISTING SD/M ZONING DESIGNATIONS.

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.

(5) New Parcels for Minor General Plan Amendment to UDA

Parcel #	Ownership Entity	Current General Plan	Proposed General Plan	Notes
317-60-020	Redpoint Holdings LLC	RDA	UDA	Not included with Major General Plan Amendment
317-60-025	Redpoint Holdings LLC	RDA	UDA	Not included with Major General Plan Amendment
317-60-026	Redpoint Holdings LLC	RDA	UDA	Not included with Major General Plan Amendment
317-60-027	Redpoint Holdings LLC	RDA	UDA	Not included with Major General Plan Amendment
317-60-028	Arizona Series 4, a Series of Aileron Investments LLC	RDA	UDA	Not included with Major General Plan Amendment

Parcel #	Ownership Entity	Current Zoning	Proposed Zoning	Parcels to be Rezoned to SD/M
317-60-019	Redpoint Holdings LLC	AR/36A	SD/M	Currently Urban Development Area
317-60-022	Redpoint Holdings LLC	AR/36A	SD/M	Currently Urban Development Area
317-60-023	Redpoint Holdings LLC	AR/36A	SD/M	Currently Urban Development Area
317-60-024	Redpoint Holdings LLC	AR/36A	SD/M	Currently Urban Development Area
317-60-029	Arizona Series 4, a Series of Aileron Investments LLC	R2	SD/M	Currently Urban Development Area
317-60-020	Redpoint Holdings LLC	AR/36A	SD/M	Rezone after minor general plan amendment approval
317-60-025	Redpoint Holdings LLC	AR/36A	SD/M	Rezone after minor general plan amendment approval
317-60-026	Redpoint Holdings LLC	AR/36A	SD/M	Rezone after minor general plan amendment approval
317-60-027	Redpoint Holdings LLC	AR/36A	SD/M	Rezone after minor general plan amendment approval
317-60-028	Arizona Series 4, a Series of Aileron Investments LLC	AR/36A	SD/M	Rezone after minor general plan amendment approval

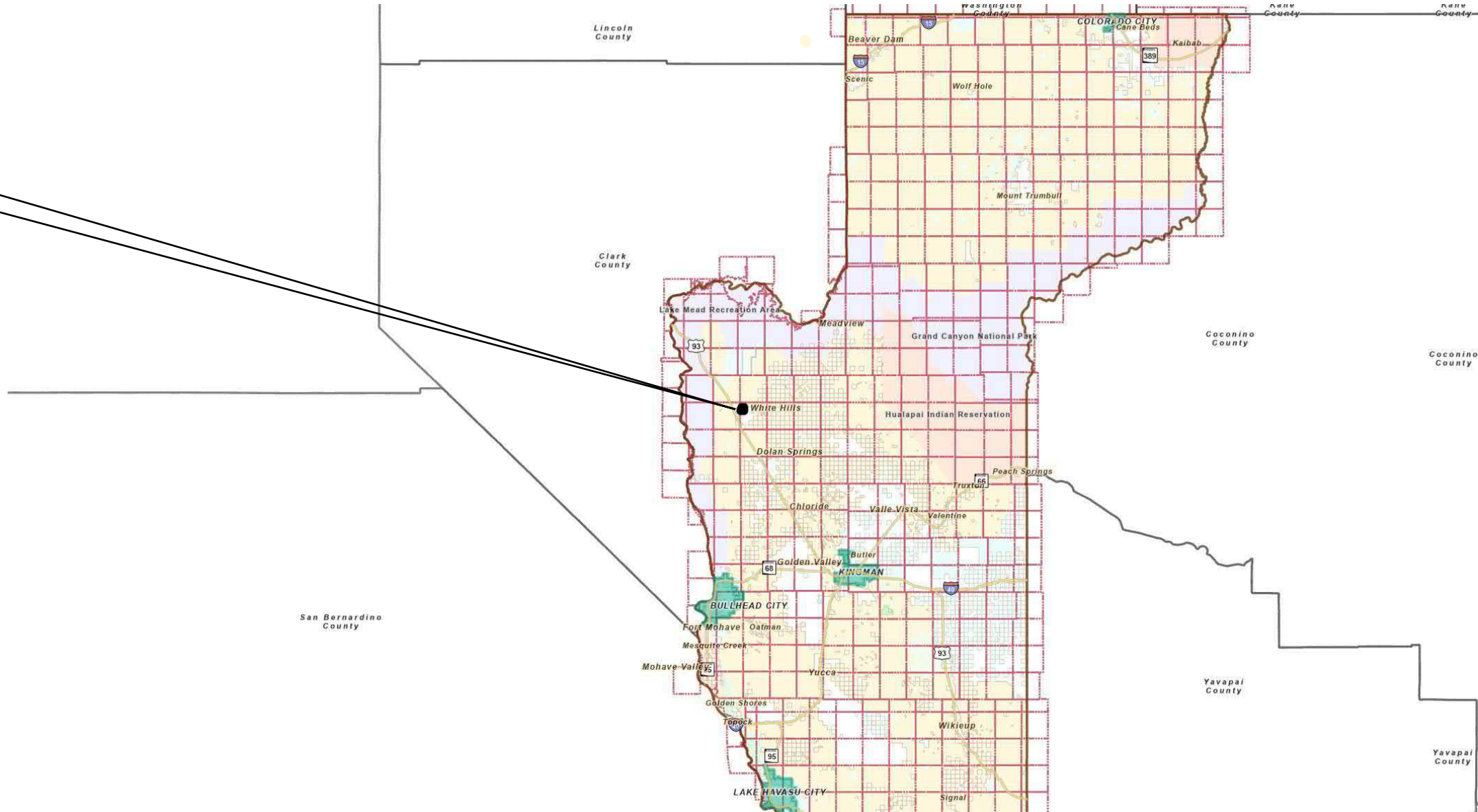
GENERAL PLAN AMENDMENT & REZONE 317-60-Many

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area to an Urban Development Area land use designation and a REZONE of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills vicinity.

Section 7
T 27 N, R 20 W

Subject
Property



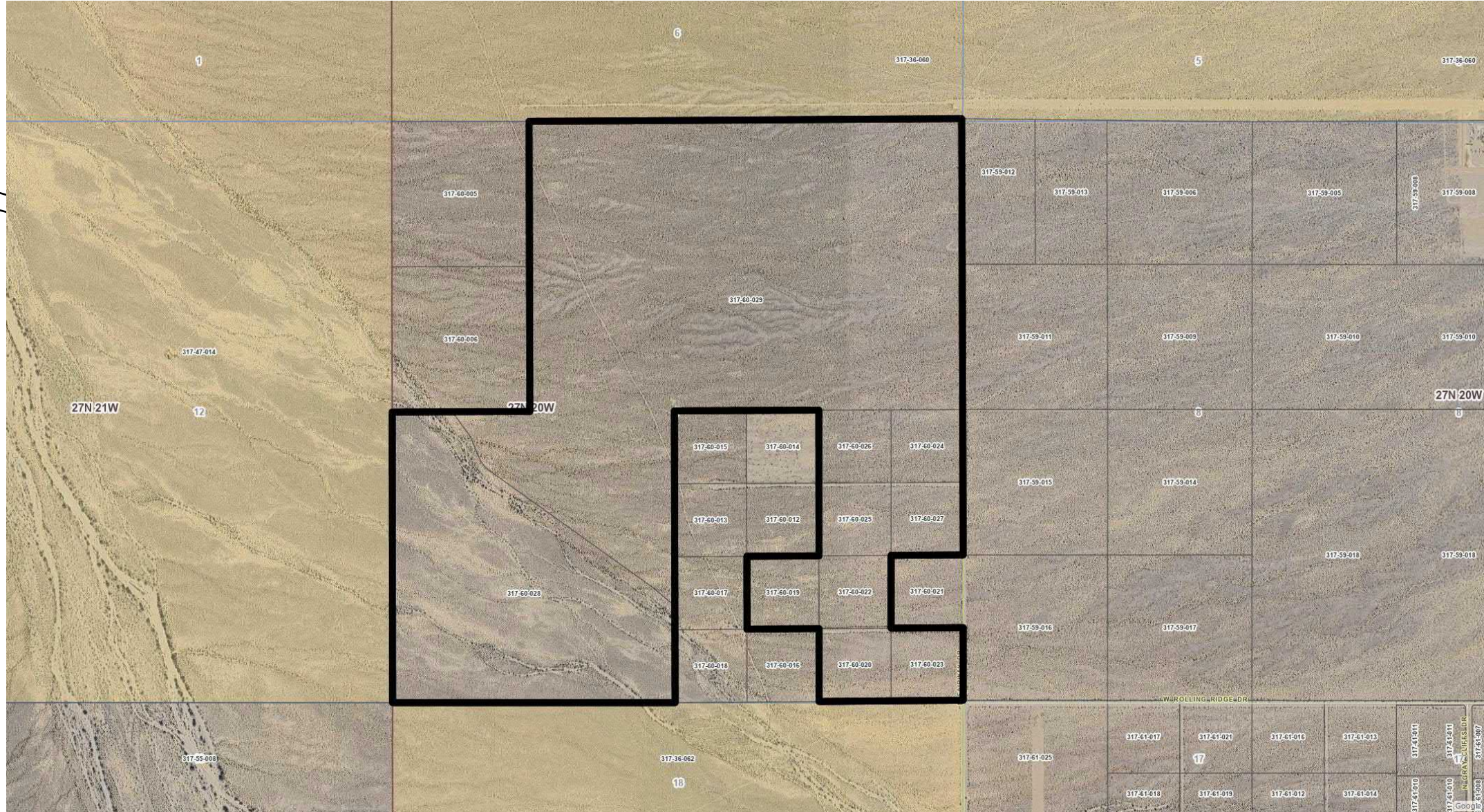
GENERAL PLAN AMENDMENT & REZONE 317-60-Many

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area to an Urban Development Area land use designation and a REZONE of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills vicinity.

Section 7
T 27 N, R 20 W

Subject
Property



GENERAL PLAN AMENDMENT & REZONE 317-60-Many

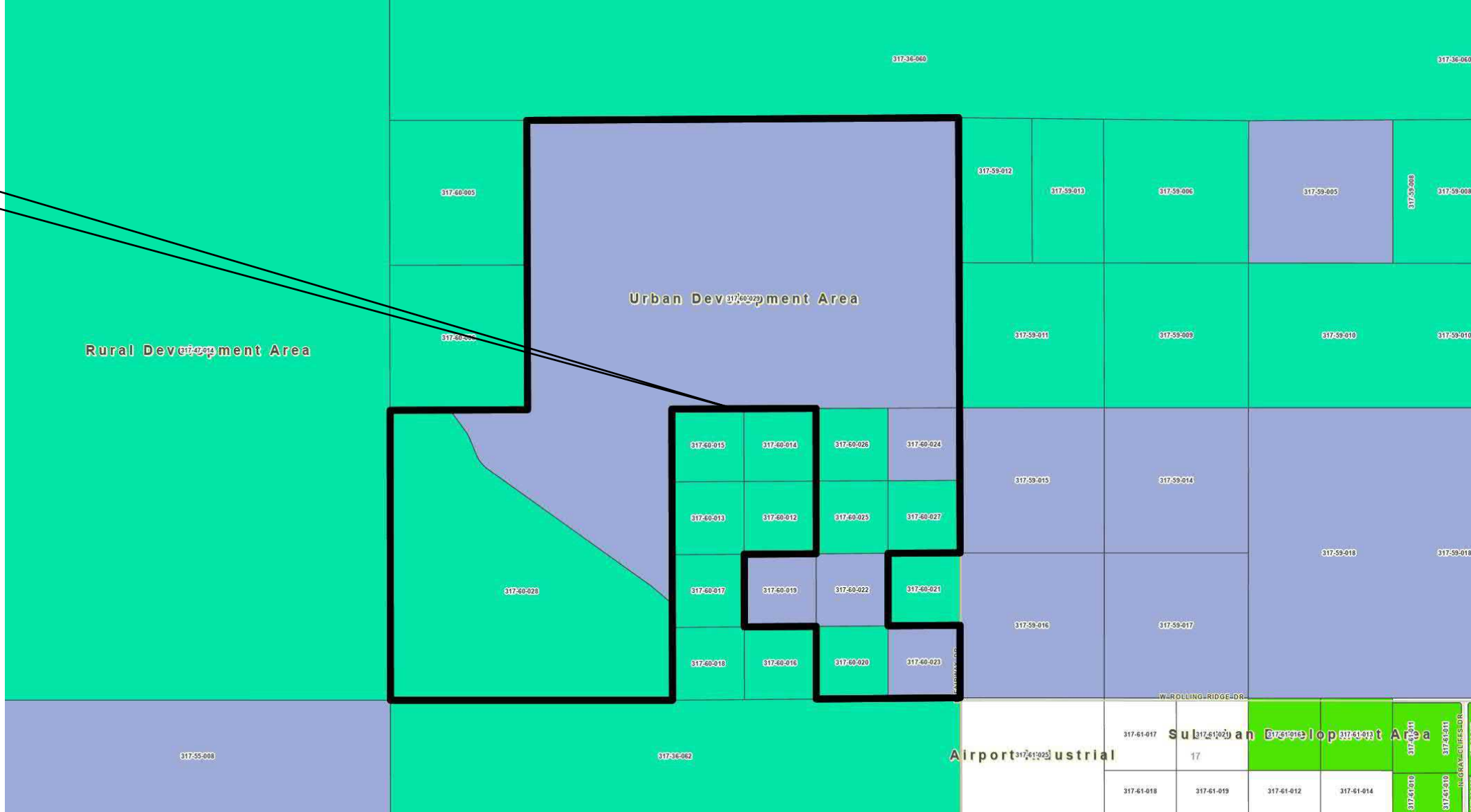
GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area to an Urban Development Area land use designation and a REZONE of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills vicinity.

Section 7
T 27 N, R 20 W

Subject
Property

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



GENERAL PLAN AMENDMENT & REZONE 317-60-Many

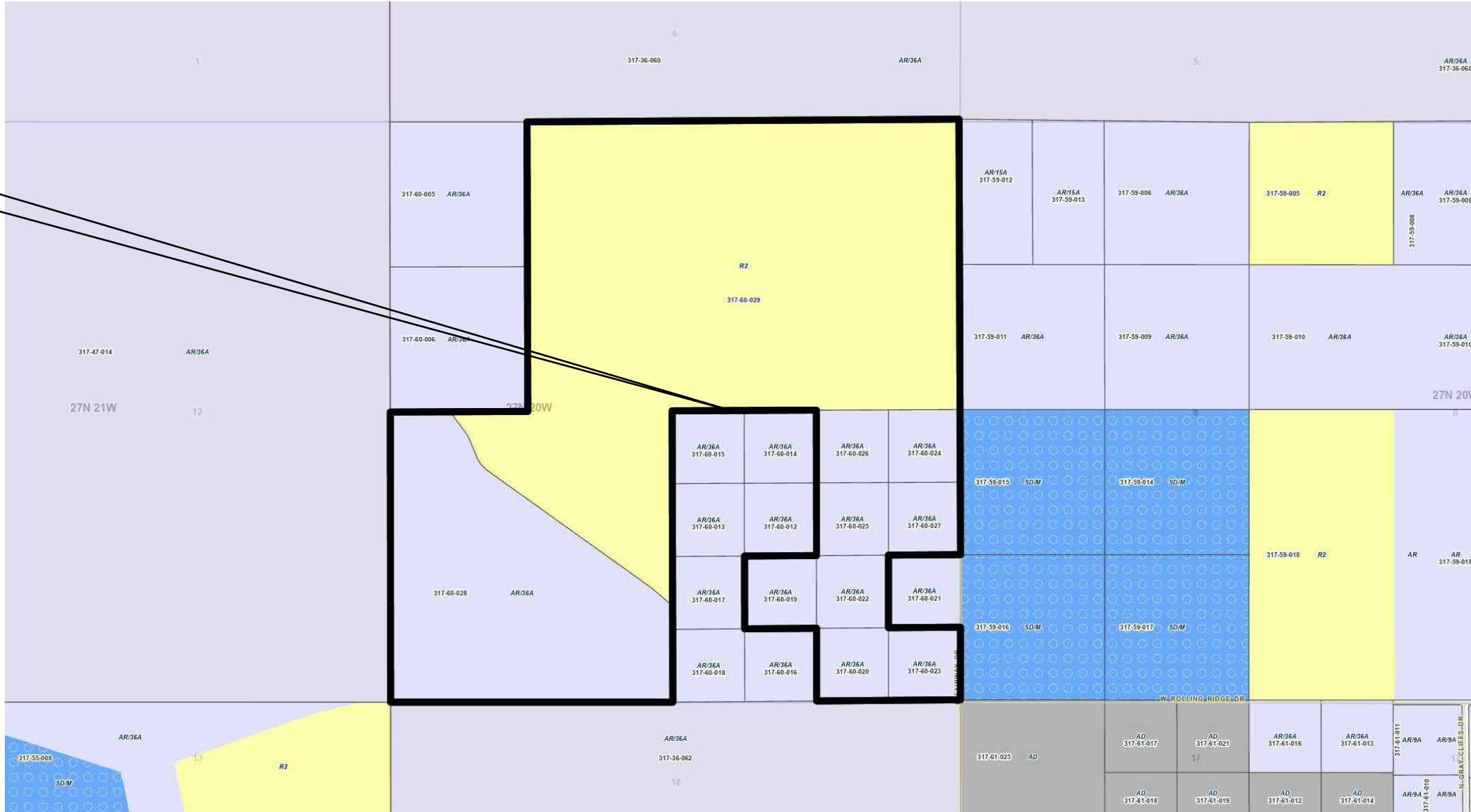
ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area to an Urban Development Area land use designation and a REZONE of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills vicinity.

Section 7
T 27 N, R 20 W

Subject
Property

- | | |
|---|---|
|  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 | |

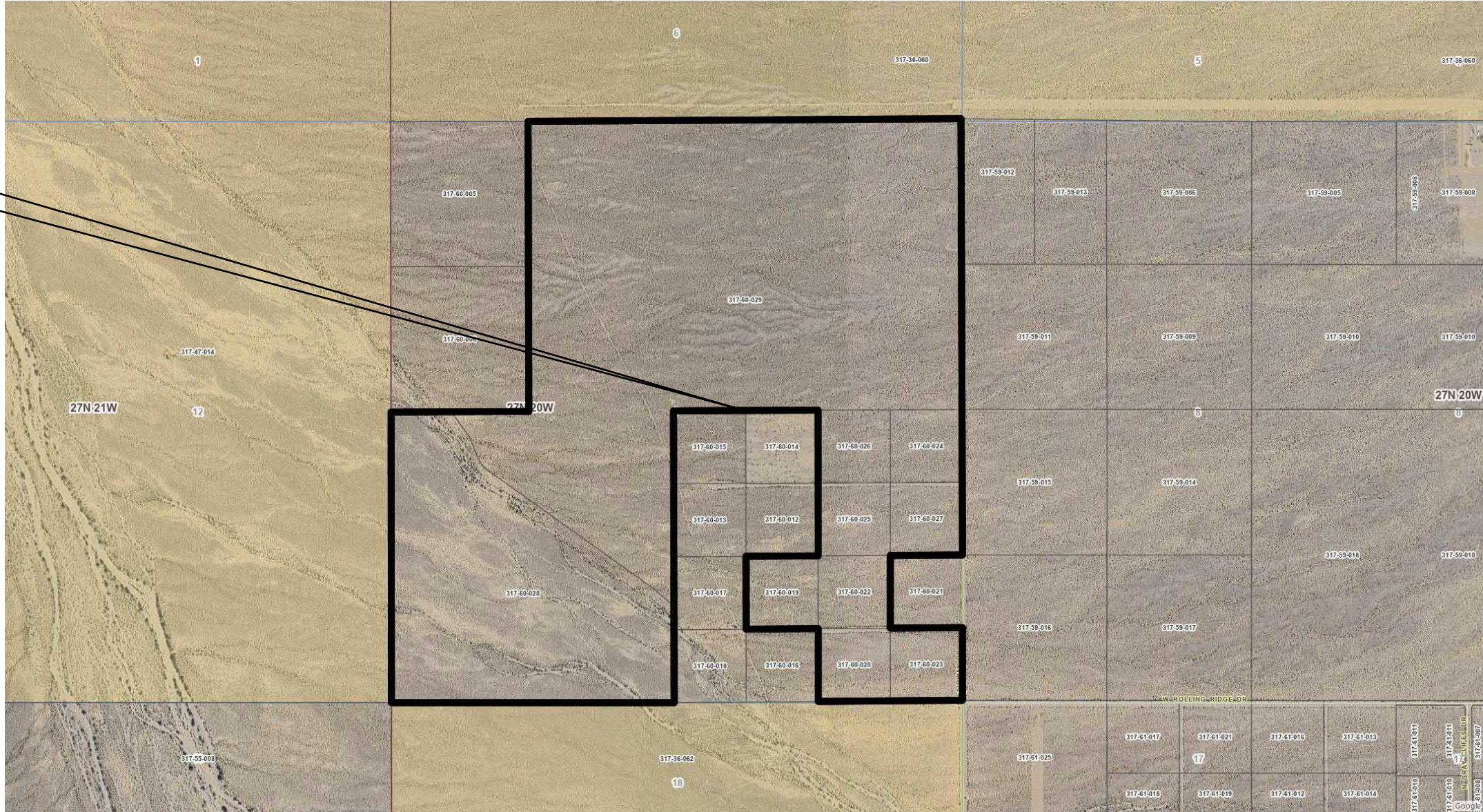


GENERAL PLAN AMENDMENT & REZONE 317-60-Many REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area to an Urban Development Area land use designation and a REZONE of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills vicinity.

Section 7
T 27 N, R 20 W

Subject
Property



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 13th day of November 2024, at 10:00 A.M.

As Follows: **AP 19281** **GENERAL PLAN**

FOR MORE INFORMATION, CONTACT:
MOHAVE COUNTY PLANNING & ZONING DIVISION
PP (928) 757-3931 OR VIA EMAIL AT: PLANNERS@MOHAVE.CO



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 of the Commission, 100 W. Main Street, Kingman, Arizona, on the 12th day of November 2024, at 10:00 A.M.

At 10:00 A.M. on November 12, 2024, the Planning and Zoning Commission will hold a public hearing on the proposed rezoning of the property located at 100 W. Main Street, Kingman, Arizona, from its present zoning to a different zoning. The proposed rezoning is for the purpose of...
FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT 100 W. MAIN STREET, KINGMAN, ARIZONA, OR VISIT OUR WEBSITE AT PLANNINGANDZONING.COM

07. **Evaluation of a request for a REZONE of Assessor's Parcel No. 329-06-268, -269, -270, -271 and -272 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures in the White Hills vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone for the above-described properties, as requested by Leonardo and Marija Markovic of Redmond, Washington.

Assessor's Parcel Nos. 329-06-268 through -272 are described as Lots 275 through 279 in Golden Horseshoe Ranchos Unit 4, located in Section 17, Township 27 North, Range 19 West.

The site is approximately 5.0 acres in size and is located north of Rollando Road and east of Pine Tree Drive. The site is accessed from U.S. Highway 93, then northeast on White Hills Road, then south on Golden Arrow Avenue, then west on Pine Tree Drive approximately 0.30 miles to the site.

The site currently appears vacant. The terrain appears relatively flat. The surrounding land uses consist of vacant land and scattered single-family residences, RVs, and accessory structures.

The applicant is requesting to Rezone the parcel from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures before an established residence. The Mohave County General Plan designates this site as Rural Development Area.

The site does not appear to be within a fire district. Electric, sewer and water services do not appear to be available. Pine Tree Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3375G 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 action intended.
- 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. There does not appear to be environmental features affecting this site.
- g. Sewer and water services do not appear to be available. Electric service appears to be available.

STAFF RECOMMENDATION:

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

1. The site will 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: 329-06-272, 329-06-270, 329-06-271
329-06-268, 329-06-269 Current Zoning: R1/1A Parcel Size 1 (one) Acres/each

Legal Description:

Golden Horseshoe Ranchos Unit 4 Lot 275, Lot 276, Lot 277,
Lot 278, Lot 279.

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

Present use of property: Undeveloped

Owner Information

Owner Name(must match current deed): LEONARDO AND MARIJA MARKOVIC

Owner Street Address: 9708 158th PI NE City: Redmond State: WA Zip: 98052

Phone number: 702-985-5391 Email: Marija.Markovicmm82@gmail.com

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: A/R

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:

Storage and RV

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.

Yes

Marija Markovic

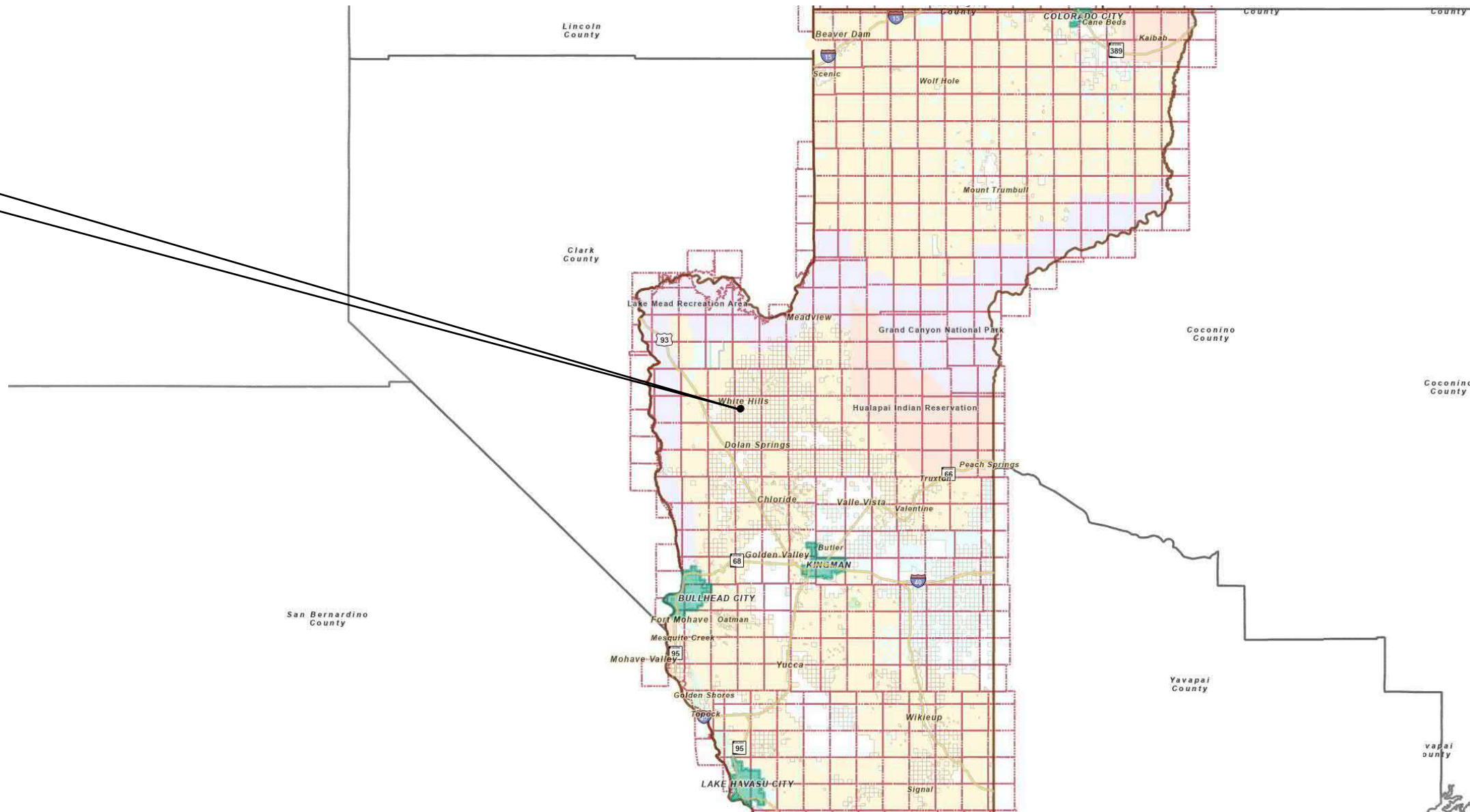
All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

REZONE 329-06-many GENERAL MAP

REZONE of Assessor's Parcel No. 329-06-268, -269, -270, -271 and -272 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures in the White Hills vicinity.

Section 17
T 27 N, R 19 W

Subject
Property

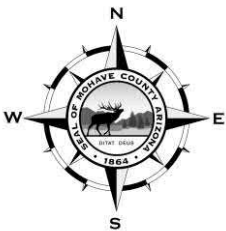
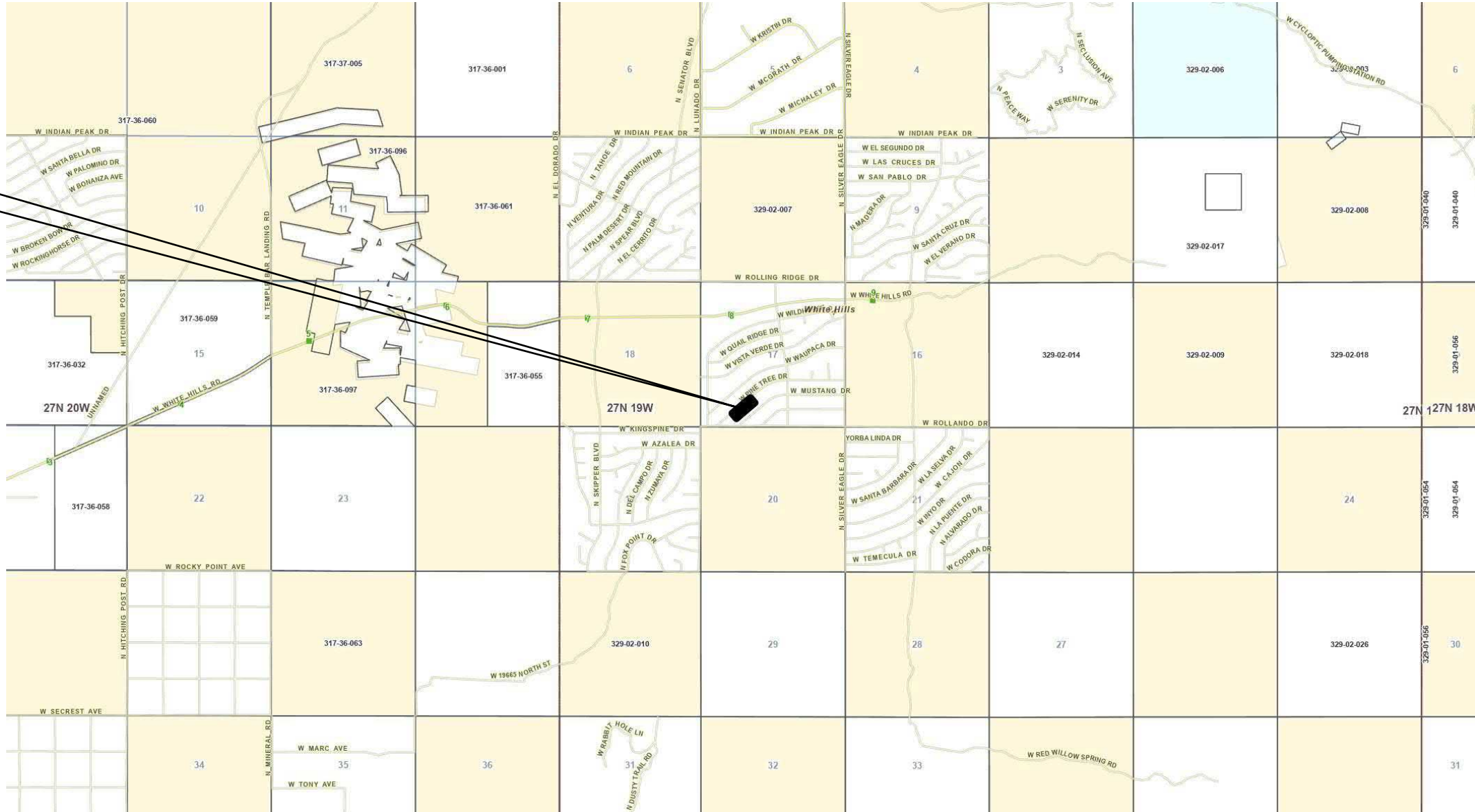


REZONE 329-06-many VICINITY MAP

REZONE of Assessor's Parcel No. 329-06-268, -269, -270, -271 and -272 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures in the White Hills vicinity.

Section 17
T 27 N, R 19 W

Subject
Property



REZONE 329-06-many

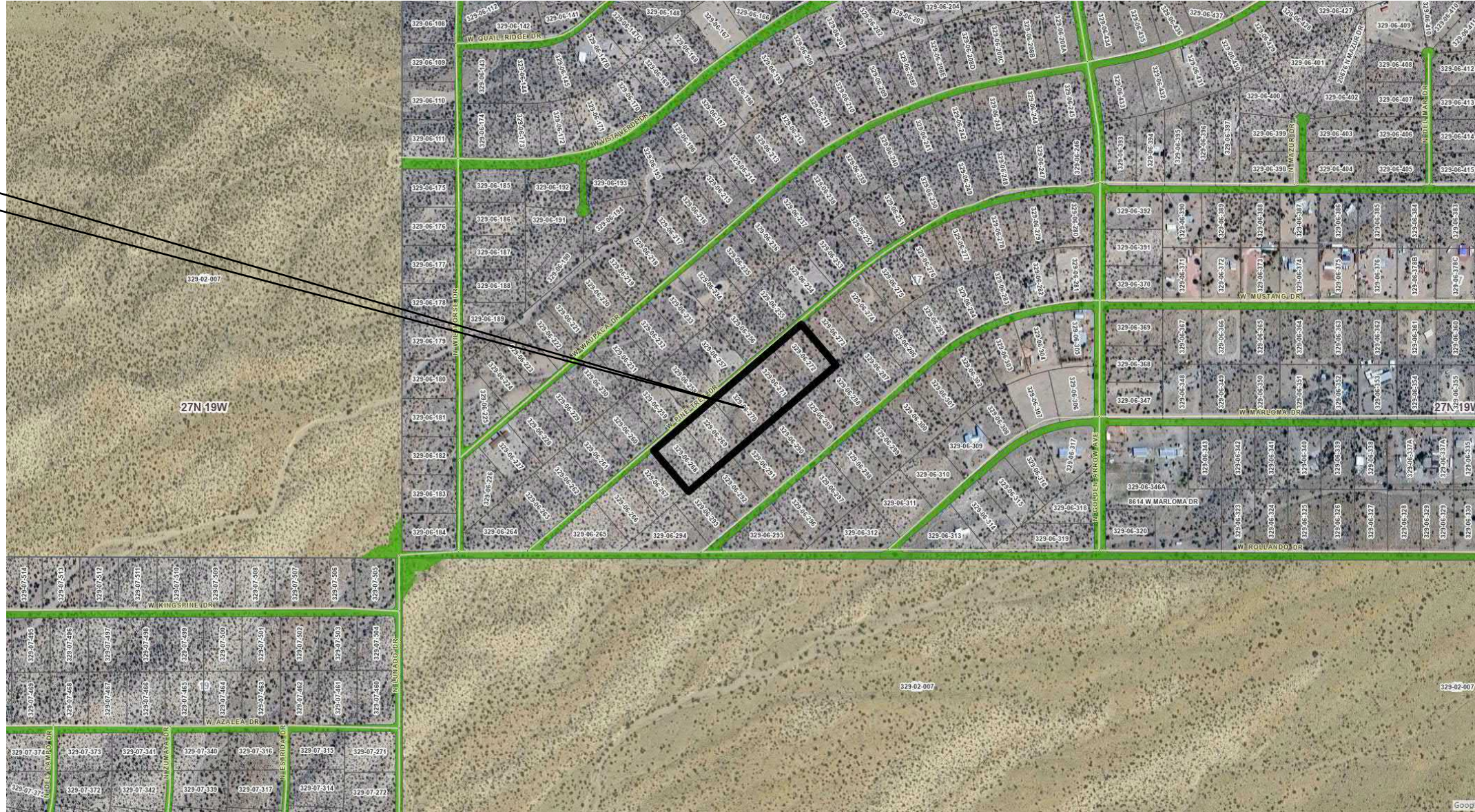
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 329-06-268, -269, -270, -271 and -272 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures in the White Hills vicinity.

Section 17
T 27 N, R 19 W

Subject
Property

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

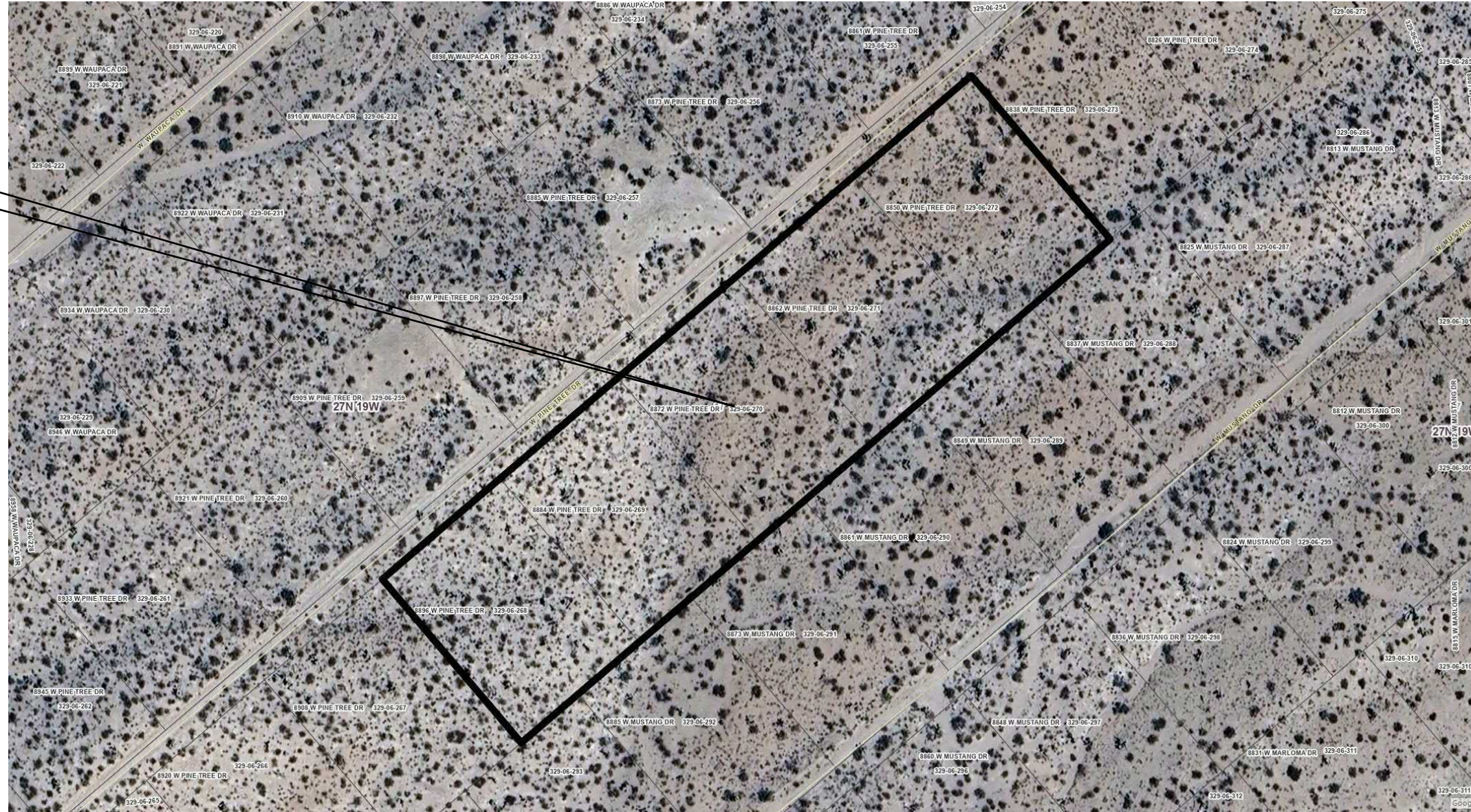


REZONE 329-06-many REQUEST

REZONE of Assessor's Parcel No. 329-06-268, -269, -270, -271 and -272 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures in the White Hills vicinity.

Section 17
T 27 N, R 19 W

Subject
Property



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 13th day of November 2024, at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 737-5893 OR VIA EMAIL AT PLANNERS@MOHAVE.CO.VA

08. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca 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 Chad Nelson on behalf of John and Katherine Portz, of Lake Havasu City, Arizona.

Assessor's Parcel No. 207-19-004 is described as a portion of W1/2, SW1/4 of Section 29, Township 16 1/2 North, Range 18 West.

The site is approximately 61.63 acres and is located south of Interstate 40 and west of Apache Road. The site is accessed from Interstate 40, then east of Santa Fe Ranch Road, then south on Kickapoo Drive, then west on Navajo Drive, approximately 0.74 miles to the site.

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

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Light Industrial land use designation to a General Commercial land use designation, and this
2. Rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone to allow for future commercial and multi-family development.

The site is within the Yucca Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Navajo Drive is not paved, and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5450G indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area, with a portion in Zone A, 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 similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The noted Flood Zone is 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 will be amended to a General Commercial land use designation.
2. The site will be rezoned to a C-2H (Highway Commercial) zone.
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: 207-19-004 Current Zoning: RES/AG-10 Parcel Size 61.63 Acres

Legal Description:

Sec 29 which is shown on R/S 6/85 REC 11-7-90 DESC AS FOLL: BEG AT THE SW CORN OF SEC OF SEC 29; TH N 00 DEG 00'22 W ALG THE W SECL LN 1471.38' TO THE INTERSECT OF THE S R/W LN (contd.)

Water Provider: NONE Electric provider: NONE Sewer provider: NONE

Present use of property: NONE / REDEVELOPMENT

Owner Information

Owner Name (must match current deed): John J. Portz Sr. & Katherine M Portz

Owner Street Address: 3420 K IOWA Blvd S. City: Lake Havasu State: AZ Zip: 86404

Phone number: 928 486 7557 Email: JKPortz@Portz.US - JJPIWS@yahoo.com

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

Agent Name: CHAD NELSON

Agent Street Address: 94 ACOMA BLVD. S. City: Lake Havasu State: AZ Zip: 86403

Phone number: 928-230-9190 Email: Chad.theatteam@gmail.com

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: MIXED USE (Commercial on the frontage Rd., Residential Behind)
Frontage Rd.

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:

Zoning would need to Allow Commercial to support the community on the Frontage Rd. and allow UP TO 25 DU per Acre or RV Parks Behind commercial.

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.

X [Signature] 07/31/24

X Katherine M. Portz 07/29/24

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

LEGAL DESCRIPTION CONTINUED:

OF I-40; TH N 49 DEG 05'01" E ALG SD RW 1734.70'; TH S 00 DEG 12'57"
E 2605.06' TO A PT ON THE SEC LN WHICH IS HALF-WAY BETWEEN
THE SEC LN WHICH IS HALF-WAY BETWEEN THE S¹/₄ COR AND THE
POB; TH S 89 DEG 53'31" W 1320.51' TO THE POB. CONT 61.63 AC M/L
207-19-001 (207-19-002, 003)

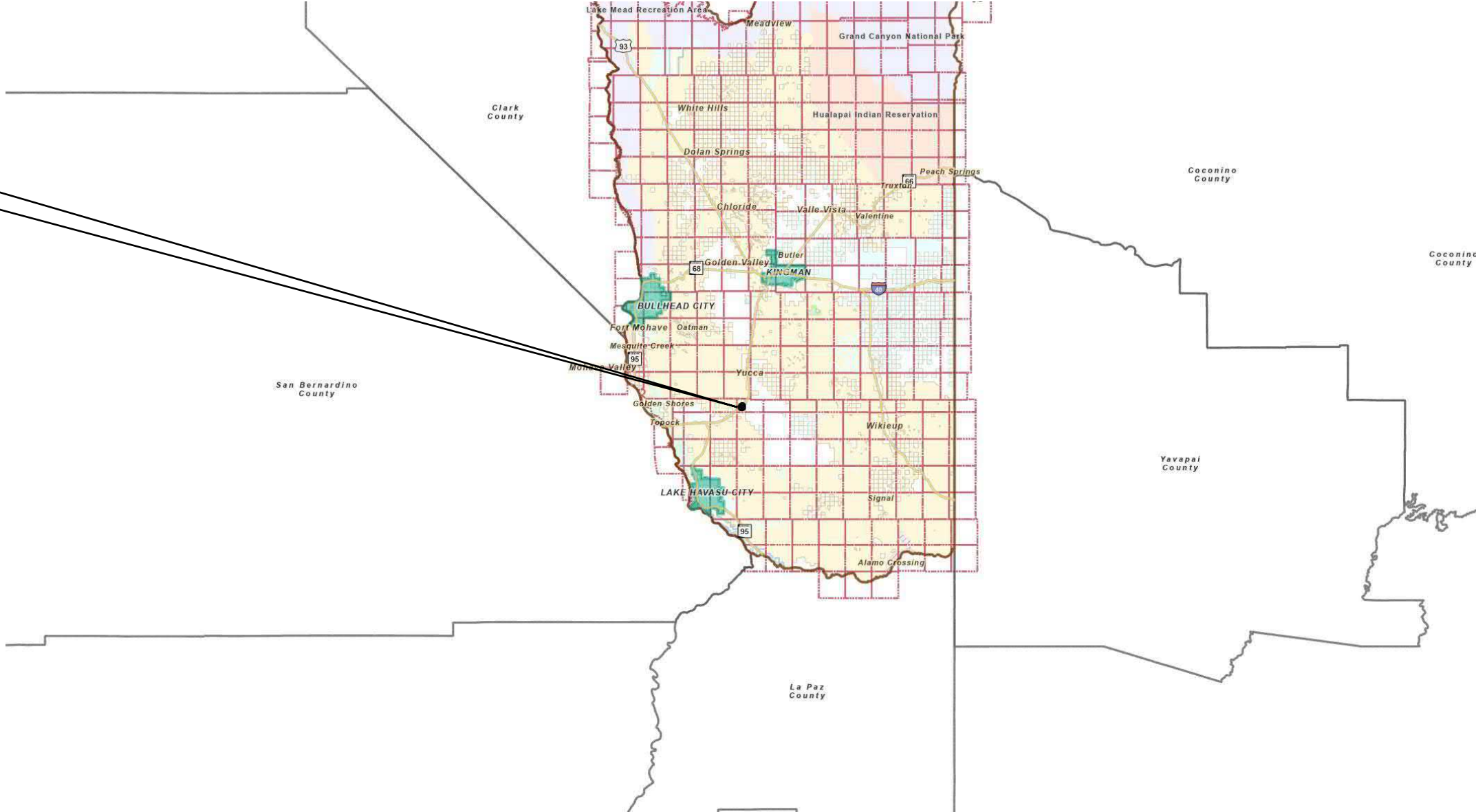
GENERAL PLAN AMENDMENT & REZONE 207-19-004

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

Subject
Property



GENERAL PLAN AMENDMENT & REZONE 207-19-004

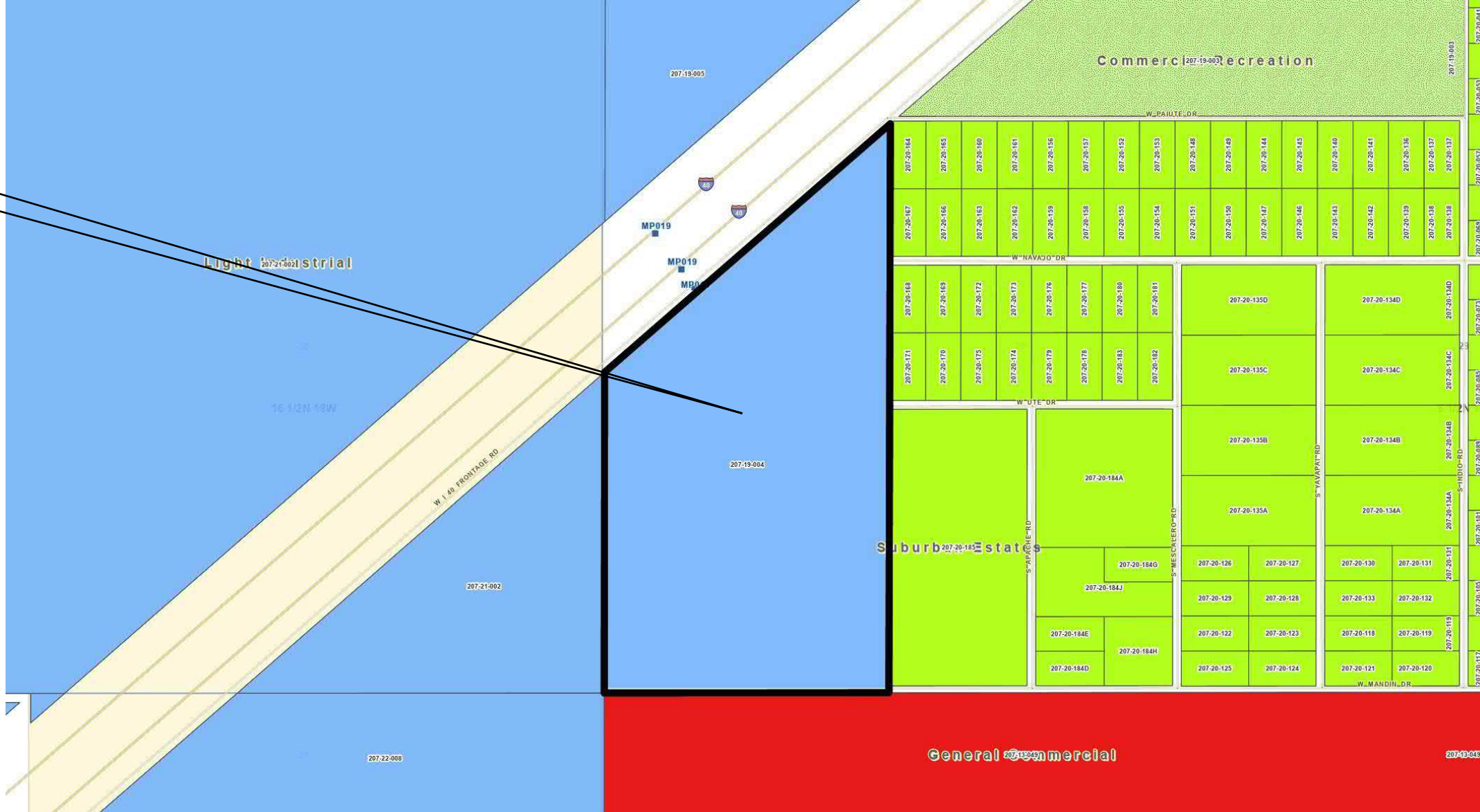
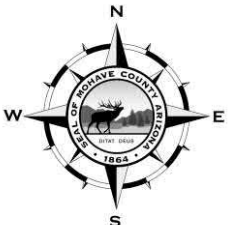
GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

Subject
Property

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



General Commercial

207-19-003

GENERAL PLAN AMENDMENT & REZONE 207-19-004

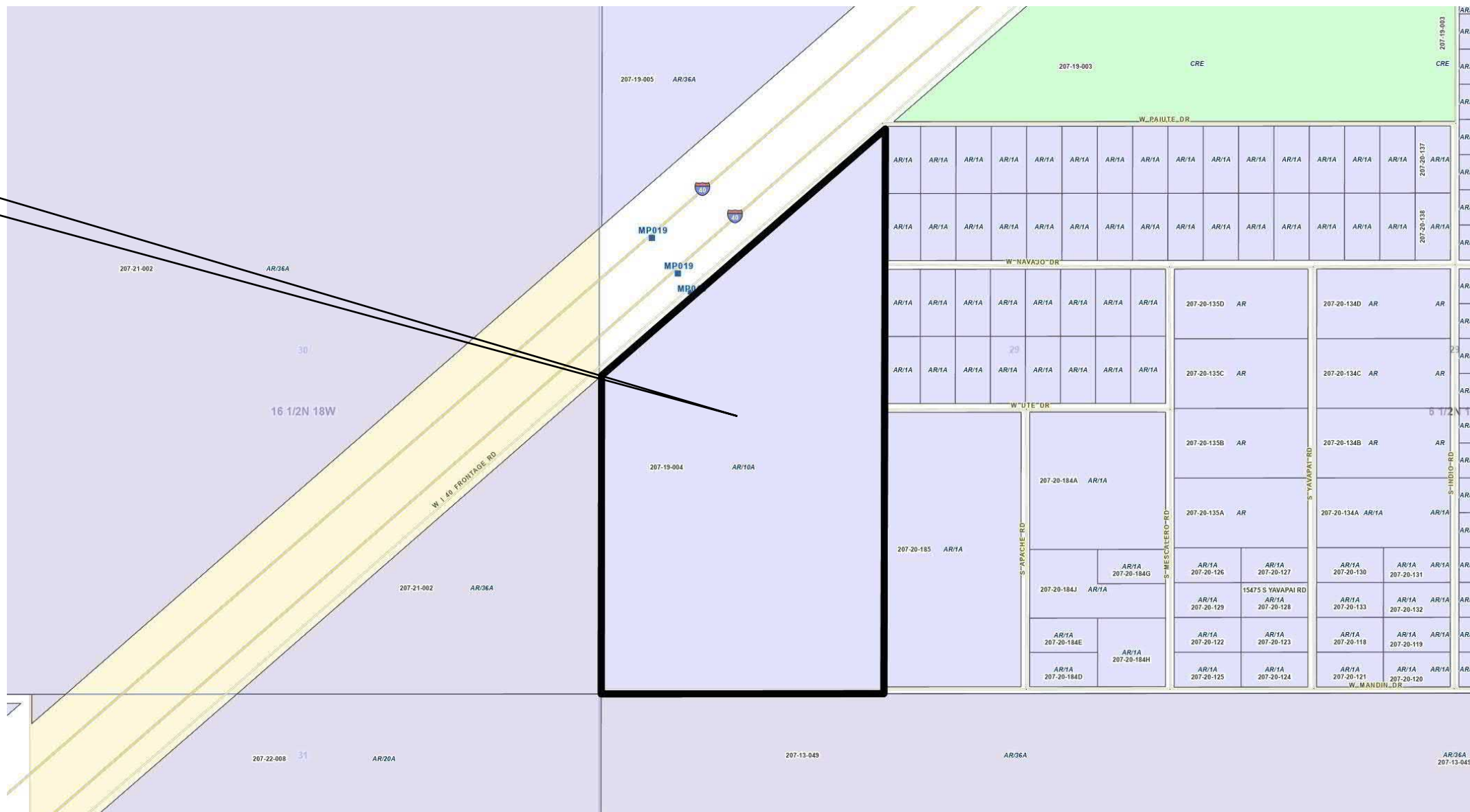
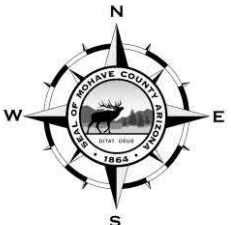
ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

Subject
Property

- A
- A-D
- A-R
- C-1
- C-2
- C-2H
- CITY
- 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



GENERAL PLAN AMENDMENT & REZONE 207-19-004

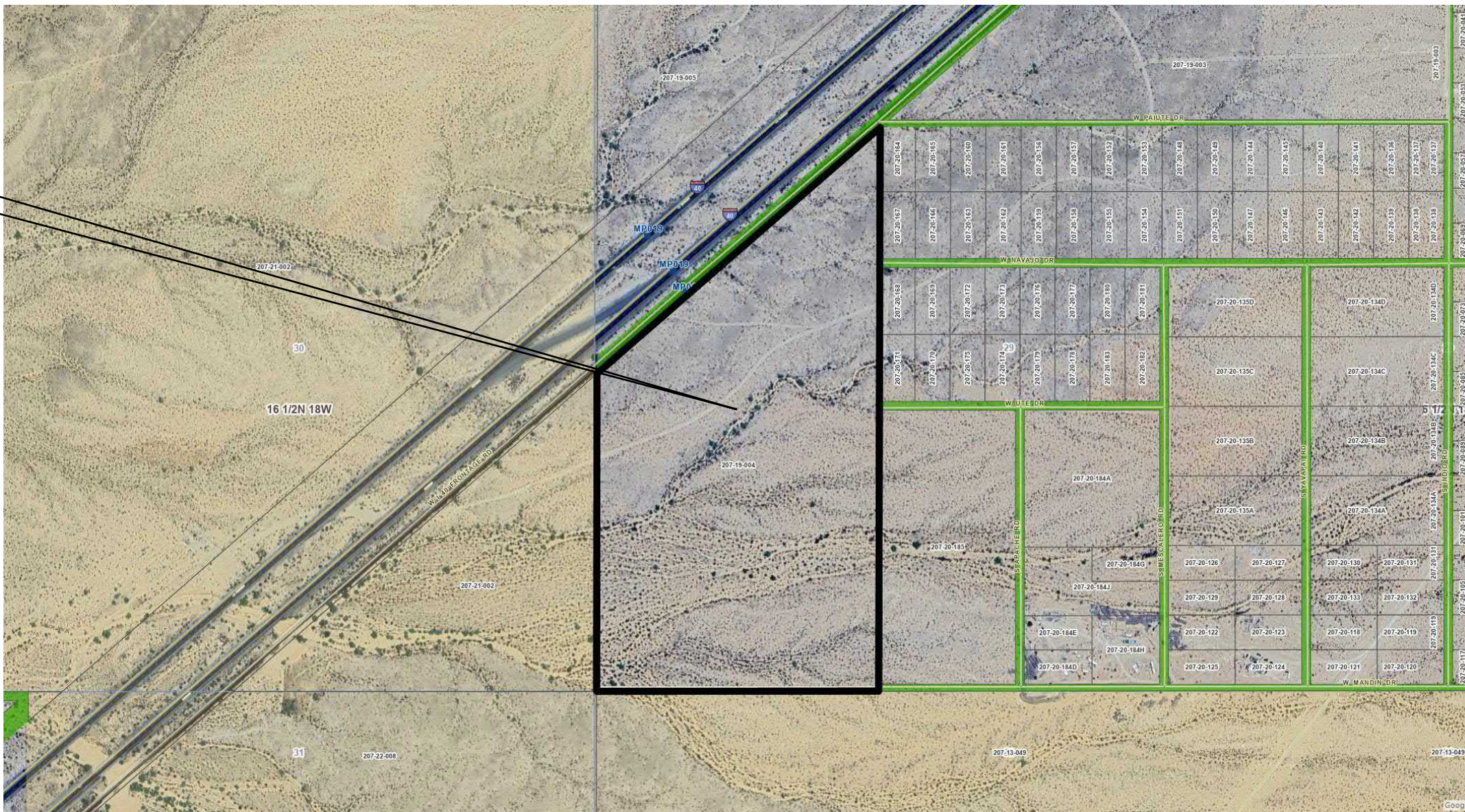
RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

Subject
Property

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



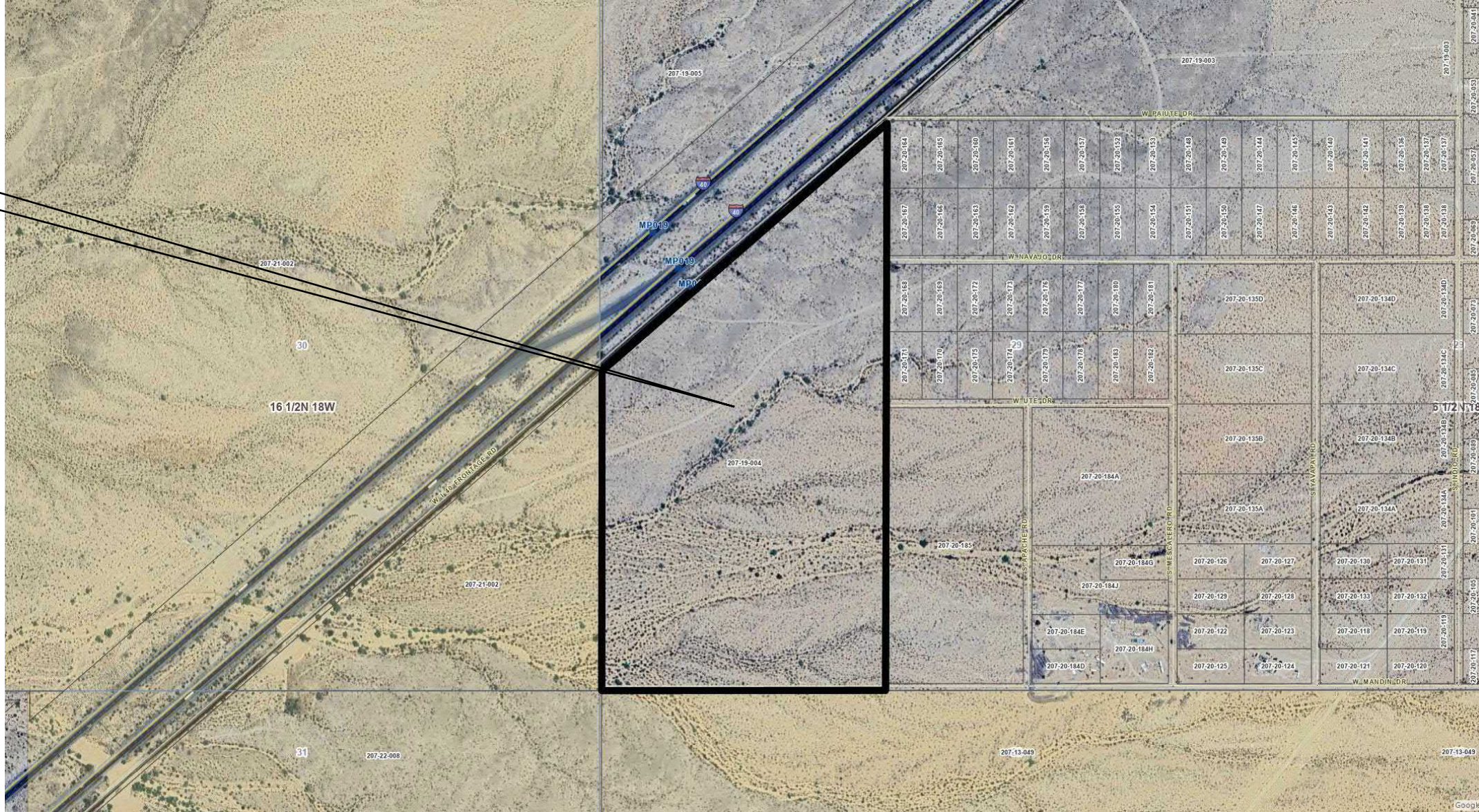
GENERAL PLAN AMENDMENT & REZONE 207-19-004

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

Subject
Property





ZONING NOTICE
This property is zoned [illegible] and is subject to all applicable zoning regulations. Any proposed development or use of the property must conform with the zoning ordinance. For more information, please contact the Planning Department at [illegible].



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the Commission meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 13th day of November 2024, at 10:00 A.M.

REZONING APPLICATION
The applicant is requesting to rezone the subject property from its current zoning classification to a different zoning classification. The rezoning is necessary for the proposed development of the subject property.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 700 W. BEALE STREET OR VIA EMAIL AT PLANNERS@MOHAVE.GOV

09. **Evaluation of a request for a REZONE of Assessor's Parcel No. 344-02-032 from an A-R/9A (Agricultural Residential/Nine 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 Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by William Cave of Kingman, Arizona.

Assessor's Parcel No. 344-02-032 is described as Parcel 7-8D per Parcel Plat 23-87, being a portion of Parcel 7-8 in Mountain Meadow Estates Unit 2, located in Section 7, Township 24 North, Range 18 West.

The site is approximately 10.17 acres and is located east of Stockton Hill Road and north of Buckeye Road. The site is accessed from Interstate 40, then north on Stockton Hill Road approximately 19.6 miles, then east on Buckeye Road approximately .23 miles to the site.

The site is currently vacant. The terrain appears to be relatively flat, with a few washes that run through the site. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this rezone from an A-R/9A (Agricultural Residential/Nine 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. The Mohave County General Plan designates this site as Rural Development Area.

The site does not appear to be within a fire district. Electric services appear to be available. Sewer and water services do not appear to be available. Stockton Hill Road is paved and is on the County's road maintenance system. Buckeye Road is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4025G indicates the parcel described to be primarily in Zone X, not in the Special Flood Hazard Area. A portion of the eastern half, approximately 2.95 acres, is in Zone A, 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 contain similar zoning to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The noted washes are 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. The site will be rezoned from an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone to an A-R/5A (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: 344020-29 ^{30, 31, 32} Current Zoning: AR/9A Parcel Size 10 Acres

Legal Description:

Parcel 7-8A, 7-8B, 7-8C, 7-8D. as shown on Parcel Plat

029 E 030 - 9.91, 9.91
031 E 032 - 10.17 10.17

PP 23/87 4/21/2005, 2005-41733 being a portion of

Water Provider: Water Well Electric provider: UNISORSE Sewer provider: - septic

Present use of property: Residential AG

Owner Information

Owner Name (must match current deed): William L CAVE

Owner Street Address: 2301 E Buckeye RD City: Kingman State: AZ Zip: 86409

Phone number: 702-496-1083 Email: cave.man162@Duck.com

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: 029 AR/4.91 031 AR/5A
030 AR/4.91 032 AR/5A

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:

Split lots

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.

William Lee Cave

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

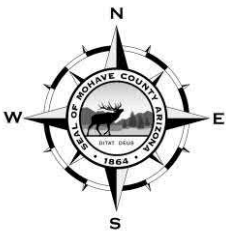
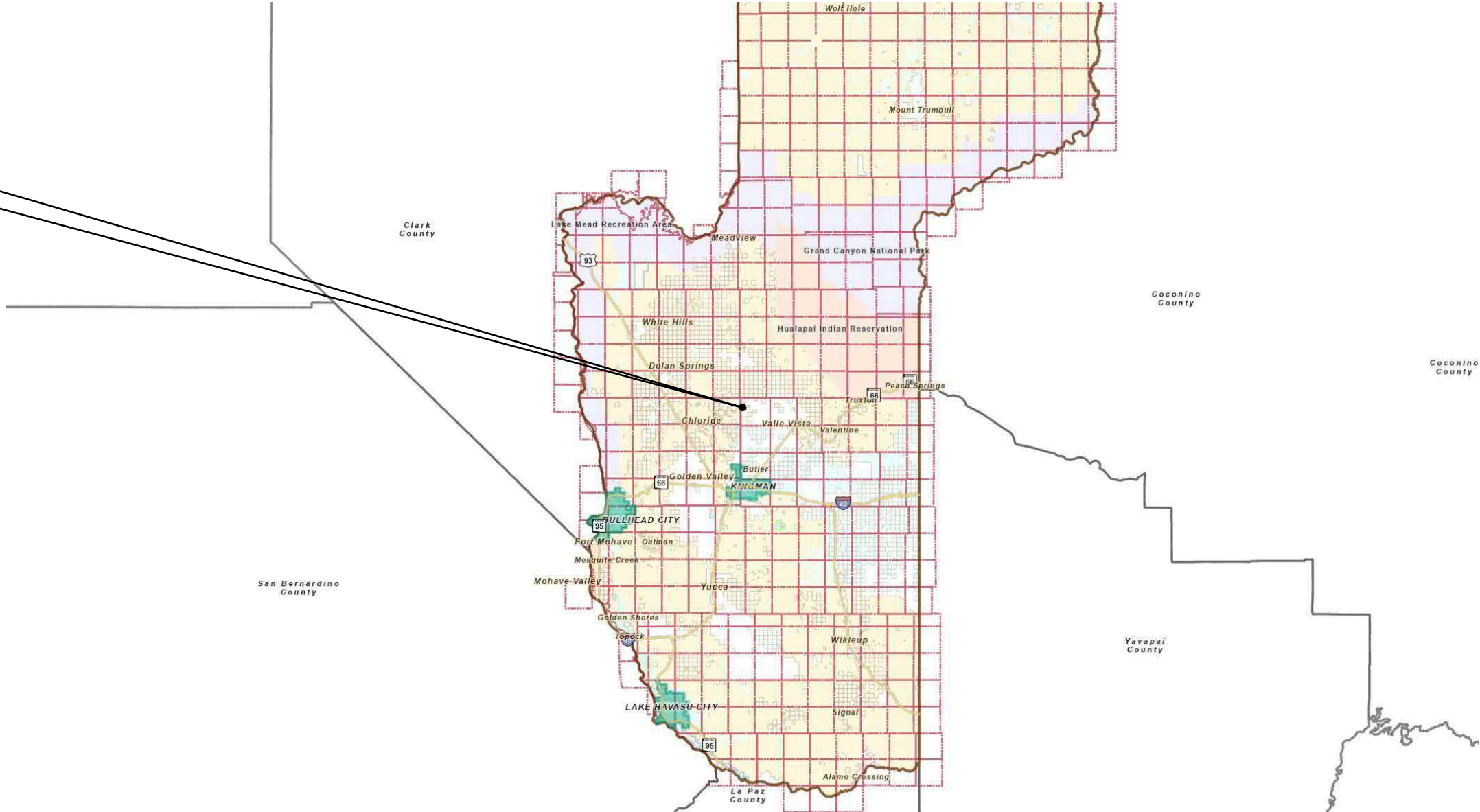
REZONE 344-02-032

GENERAL MAP

REZONE of Assessor's Parcel No. 344-02-032 from an A-R/9A (Agricultural Residential/Nine 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 Kingman vicinity.

Section 7
T 24 N, R 16 W

Subject
Property



REZONE 344-02-032

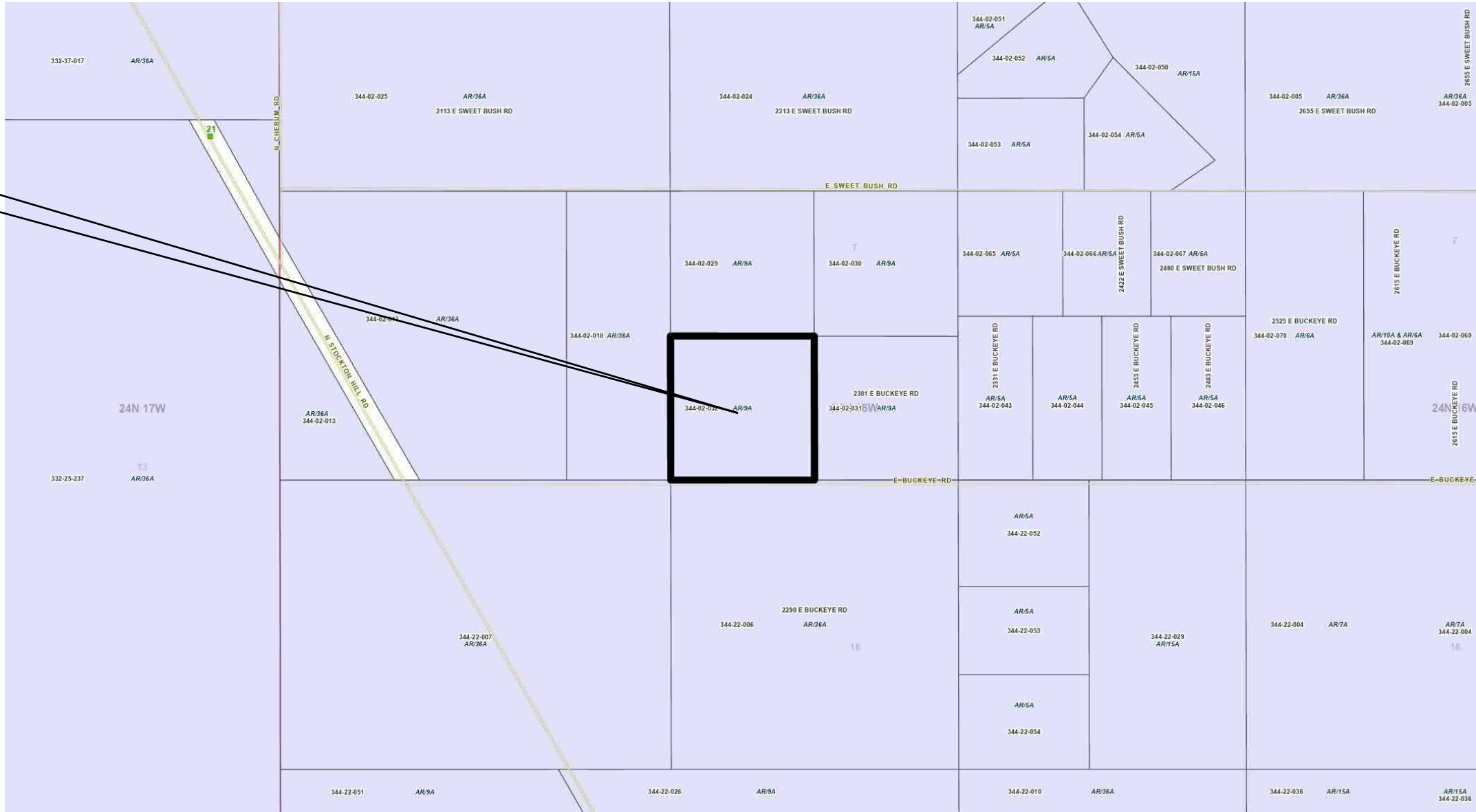
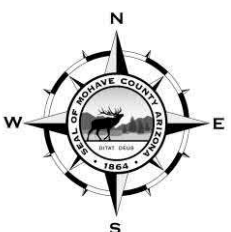
ZONING MAP

REZONE of Assessor's Parcel No. 344-02-032 from an A-R/9A (Agricultural Residential/Nine 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 Kingman vicinity.

Section 7
T 24 N, R 16 W

Subject
Property

- | | |
|---|---|
|  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 344-02-032

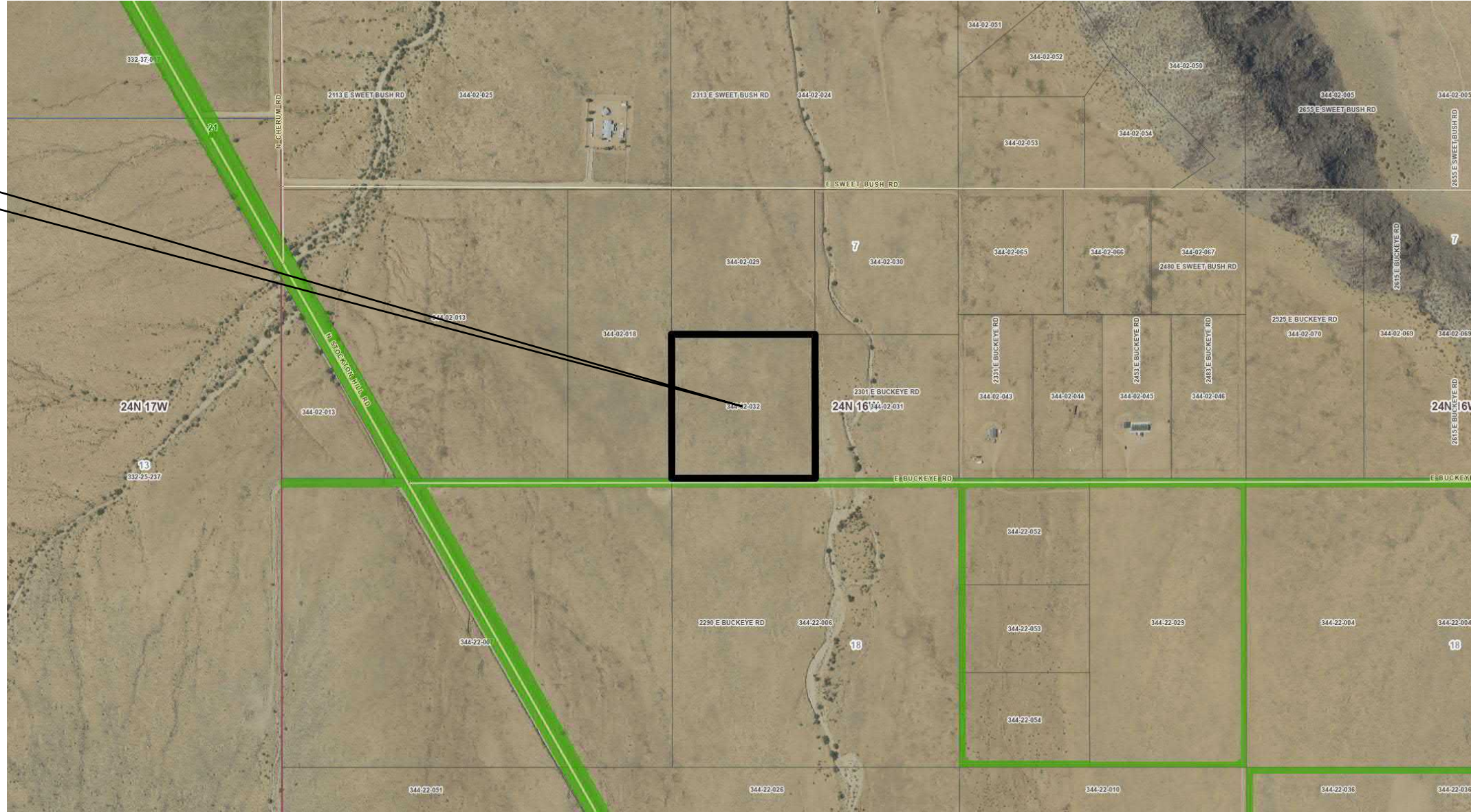
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 344-02-032 from an A-R/9A (Agricultural Residential/Nine 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 Kingman vicinity.

Section 7
T 24 N, R 16 W

Subject
Property

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

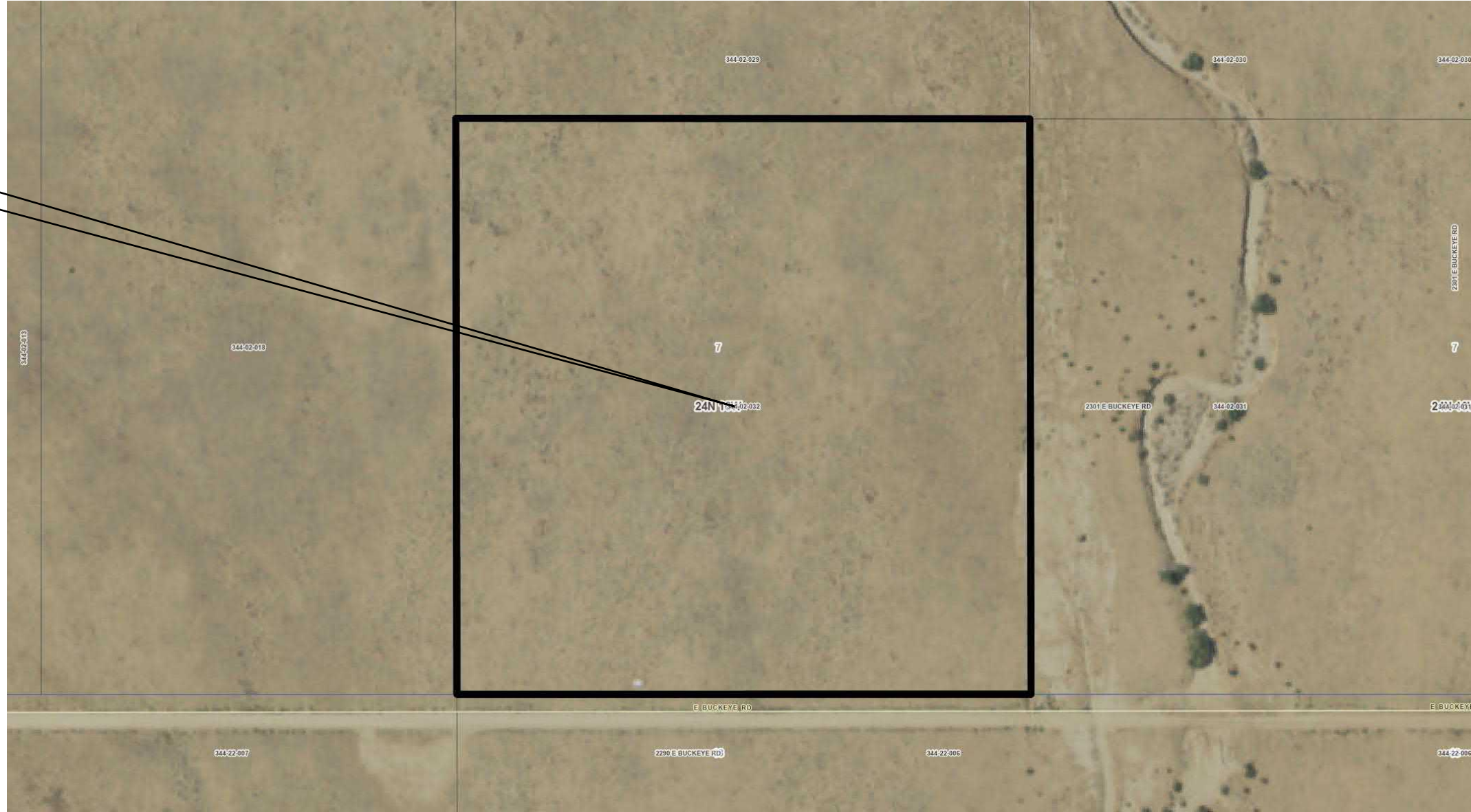


REZONE 344-02-032 REQUEST

REZONE of Assessor's Parcel No. 344-02-032 from an A-R/9A (Agricultural Residential/Nine 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 Kingman vicinity.

Section 7
T 24 N, R 16 W

Subject
Property



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission, County of Maricopa, Arizona, at the regular meeting room of the Commission, 160 W. Baseline Street, Kingman, Arizona, on the 12th day of November 2024, at 10:00 A.M.

For further information, contact the Maricopa County Planning & Zoning Division at 928-793-8003 or via email at planning@maricopa.gov.

**FOR MORE INFORMATION, CONTACT THE
MARIKOPE COUNTY PLANNING & ZONING DIVISION
AT 928-793-8003 OR VIA EMAIL AT
PLANNING@MARIKOPE.GOV**

**ZONING
NOTICE**

NOTICE OF ZONING VIOLATION
This notice is being placed on the property to advise you that the property is in violation of the zoning ordinance. The violation is the presence of a mobile home on a residential lot. The zoning ordinance requires that mobile homes be located in a designated mobile home park. The zoning ordinance is located in the City of...
If you wish to appeal this notice, you must do so within 30 days of the date of this notice. For more information, please contact the City of...
City of... Planning Department
1234 Main Street
City, State, ZIP



10. **Evaluation of a request for a REZONE for Assessor's Parcel Nos. 330-32-002, 018, 020 & 021 from an A-R (Agricultural Residential) and A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zones to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a Residential Subdivision in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone for the above-described property, as requested by High Desert Land Holdings, of Kingman, Arizona.

Assessor's Parcel No's. 330-32-002, -018, -020 and -021 are described as a portion of E1/2 of Section 13, Township 23 North, Range 17 West.

The site is approximately 200.57 acres in size and is located north of Fountain Hills Road and west of Cherum Road. The site is accessed from Interstate 40, then south on Stockton Hill Road, then east on Fountain Hills Road, approximately 0.73 miles to the site.

The site currently appears to be vacant. The terrain appears to be rocky and mountainous. The surrounding land uses consist of vacant land and single-family residences.

The applicant is requesting to Rezone the parcel from an A-R (Agricultural Residential) zone and an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone to allow for a residential subdivision. The Mohave County General Plan designates this site as Low Density Residential and Suburban Residential.

The site is within the Northern Arizona Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Fountain Hills Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4300H indicates the parcel described to be in Zone X and 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 complies with the Mohave County General Plan.
- c. The site appears to be adequate for the action intended.
- 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 roads.
- f. There does not appear to be environmental features affecting this site.
- g. Electric and water services appear 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 site will be rezoned to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone.
2. The Rezone will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
3. Legal access shall be obtained and provided for all created parcels.
4. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
5. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
6. The appropriate permits shall be obtained prior to construction.
7. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
8. 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.

7.9.24

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

APN#s 330-32-002; 330-32-018; 330-32-020; 330-32-021
Assessor Parcel Number: _____ Current Zoning: AR, AR110A Parcel Size 200.57 Acres

Legal Description: T22N R17W SEC 13
ABANDONMENT OF A PORTION OF A 60' ROAD RIGHT OF WAY REC IN MOHAVE COUNTY IN BK 2353 PG 479 O.R.,
T22N R17W SEC 13; RUNNING EAST-WEST IN THE SOUTHERN PORTION OF PAR 13-5 AS SHOWN ON RS 11/46 AS PER
RESOLUTION NO 2002-144 REC IN BK 4135 PG 981 O.R. CONT 2.16 ACRES ML ROAD ABANDONMENT (330-32-018) 2005

TAX ROLL
Water Provider: TRUXTON CANYON Electric provider: UNISOURCE Sewer provider: Individual WWT

Present use of property: VACANT LAND

Owner Information

Owner Name (must match current deed): High Desert Land Holdings, LLC

Owner Street Address: 2800 Hualapai Mountain Road, Ste A City: Kingman State: AZ Zip: 86401

Phone number: 928-715-1550 Email: travin@anglehomes.com

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

Agent Name: Travin Pennington

Agent Street Address: 2800 Hualapai Mountain Road, Ste A City: Kingman State: AZ Zip: 86401

Phone number: 928-530-1153 Email: travin@anglehomes.com

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/1A

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 Subdivision

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, allow them to act on my behalf regarding this application.

 Tyler Angle, Owner

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

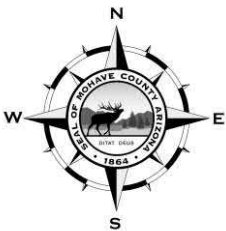
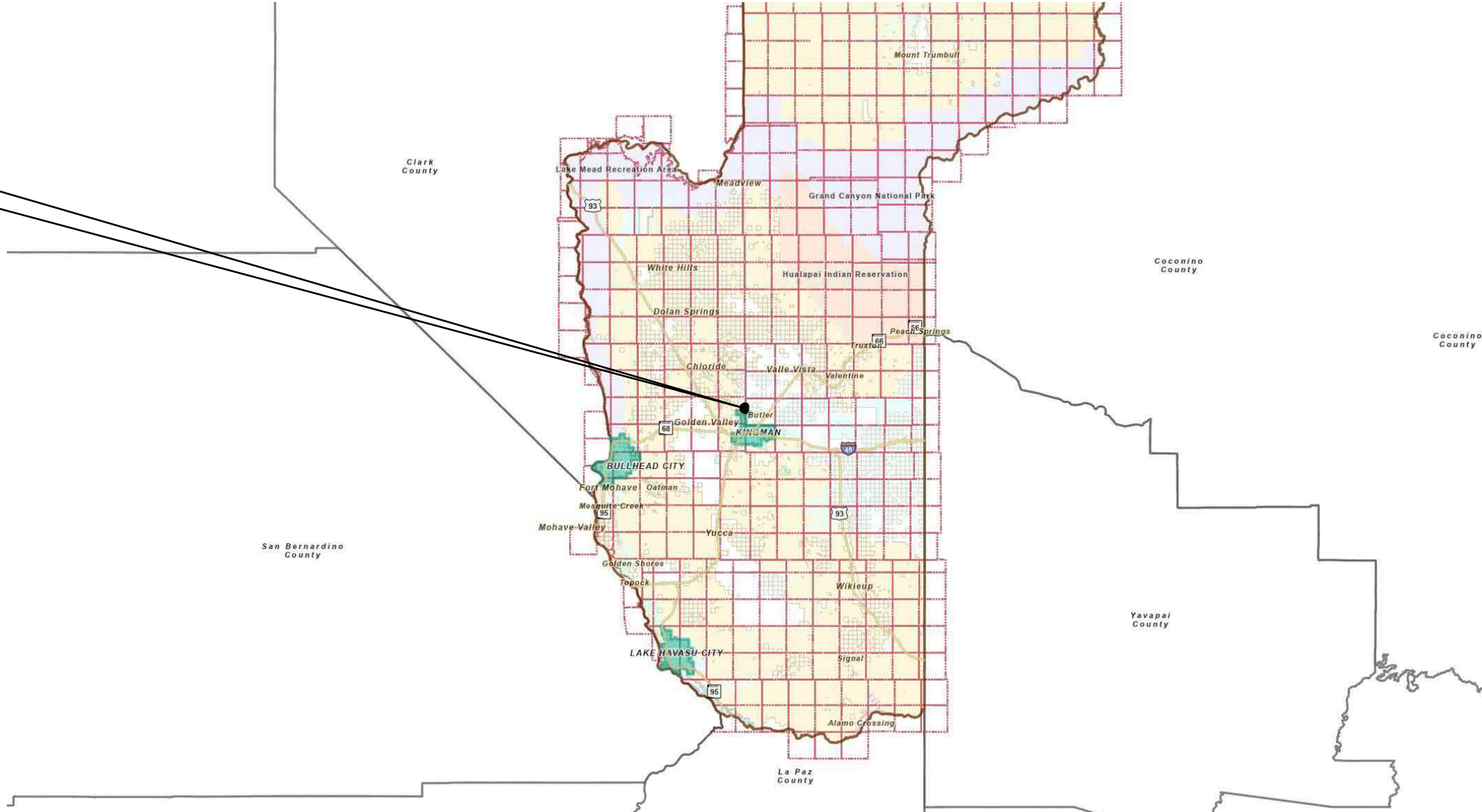
REZONE 330-32-002 -018 -020 & -021

GENERAL MAP

REZONE for Assessor's Parcel Nos. 330-32-002, 018, 020 & 021 from an A-R (Agricultural Residential) and A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zones to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a Residential Subdivision in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property



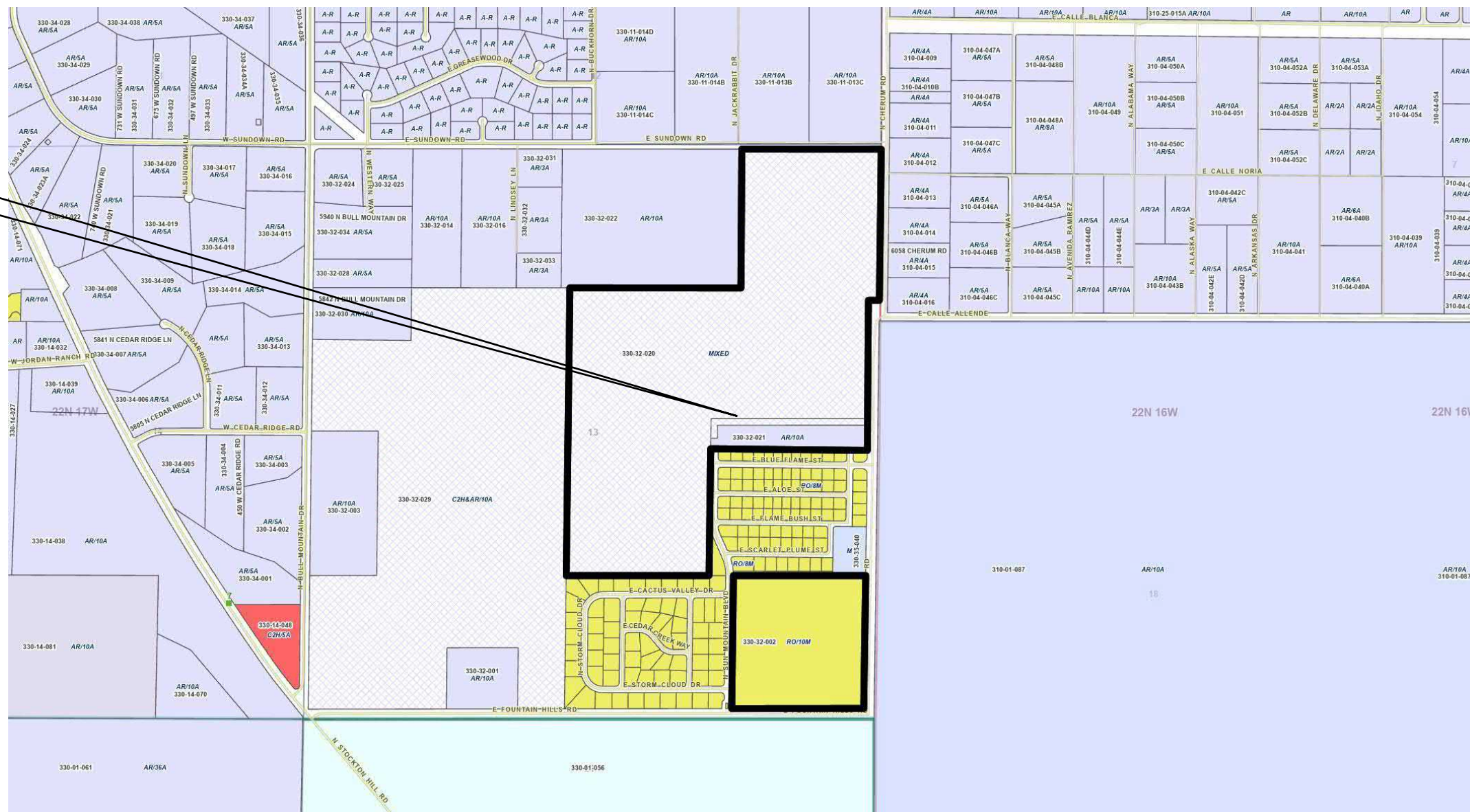
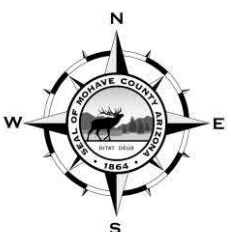
REZONE 330-32-002 -018 -020 & -021 ZONING MAP

REZONE for Assessor's Parcel Nos. 330-32-002, 018, 020 & 021 from an A-R (Agricultural Residential) and A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zones to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a Residential Subdivision in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property

- | | |
|---|---|
|  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 330-32-002 -018 -020 & -021

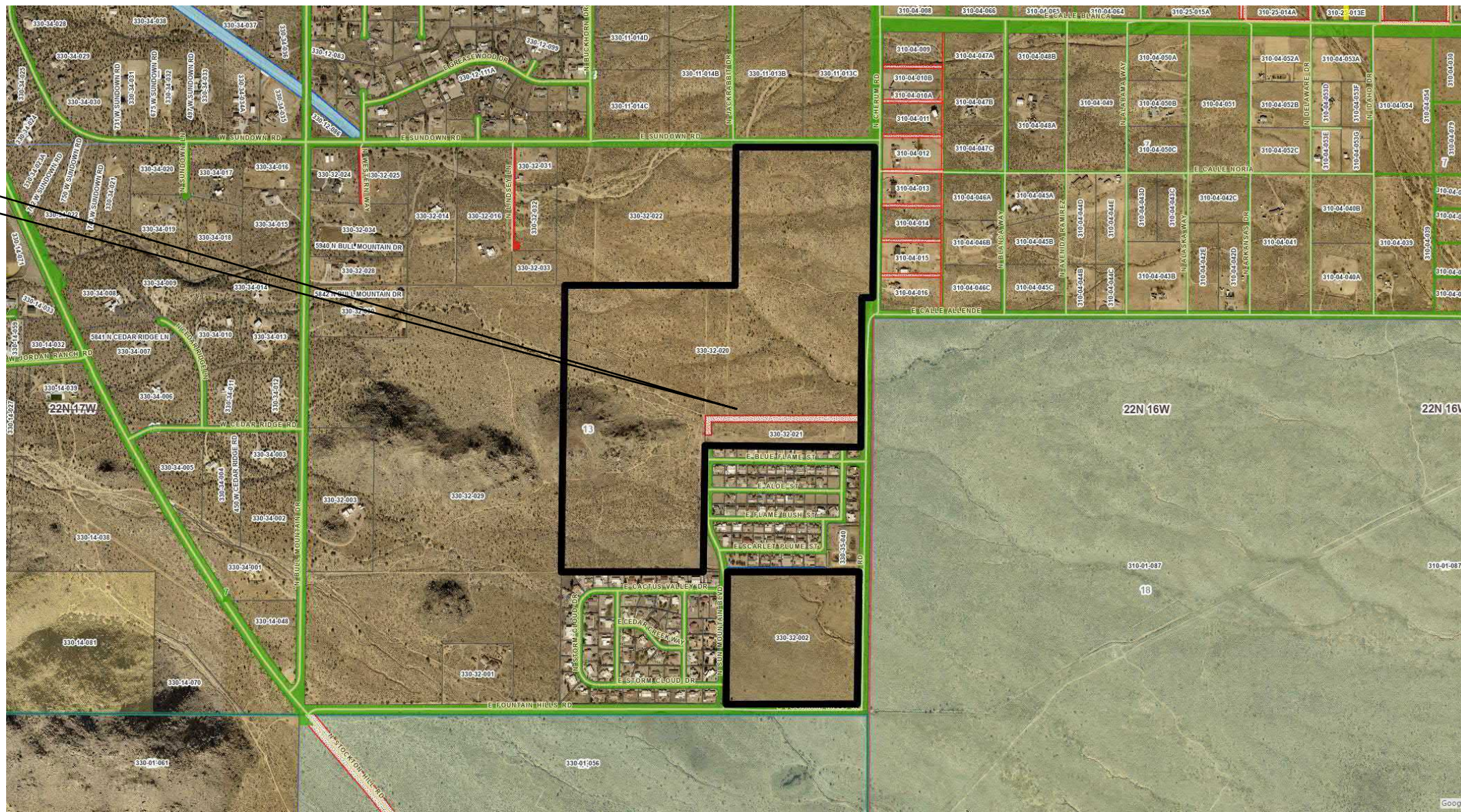
RIGHT OF WAY MAP

REZONE for Assessor's Parcel Nos. 330-32-002, 018, 020 & 021 from an A-R (Agricultural Residential) and A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zones to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a Residential Subdivision in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property

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

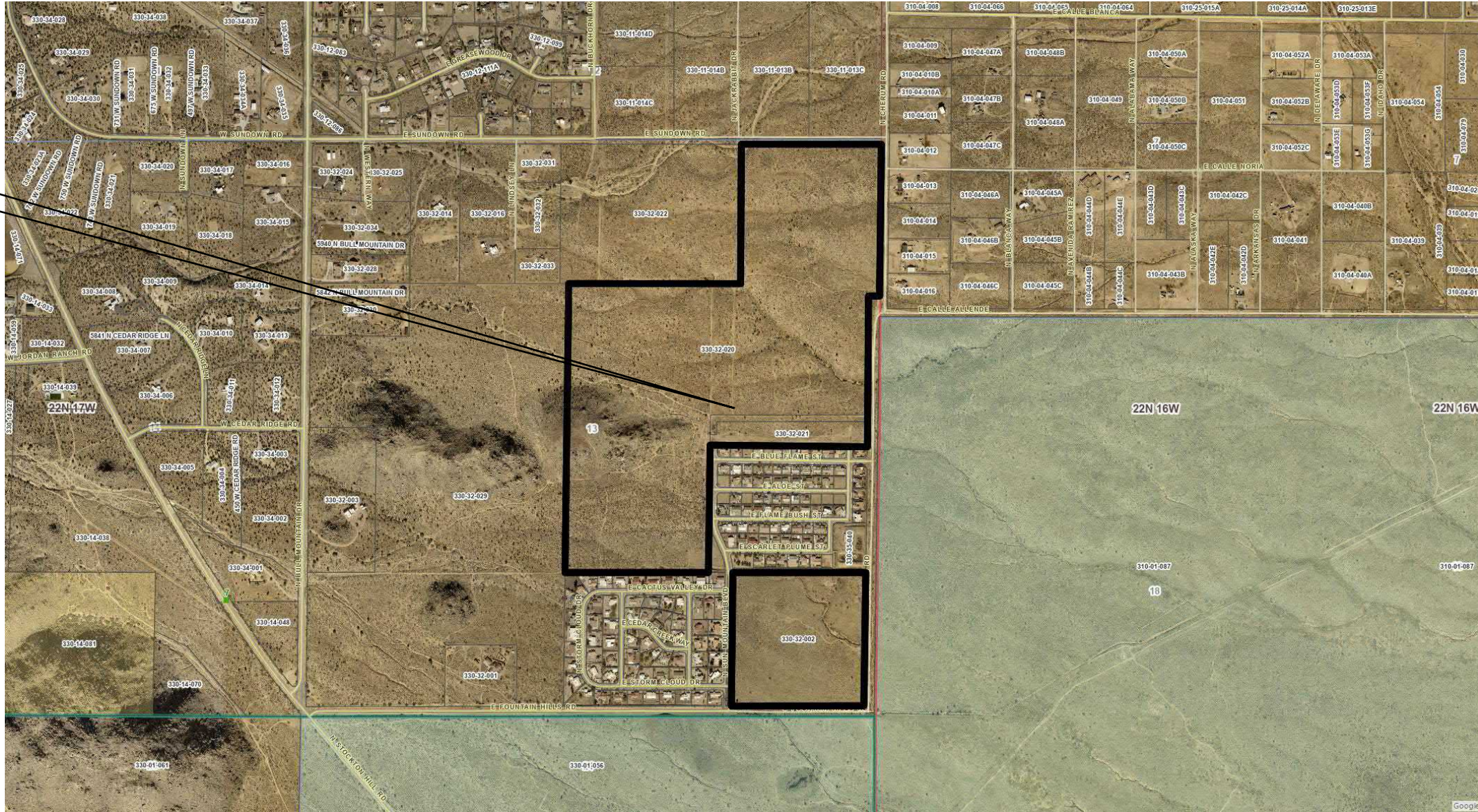


REZONE 330-32-002 -018 -020 & -021 REQUEST

REZONE for Assessor's Parcel Nos. 330-32-002, 018, 020 & 021 from an A-R (Agricultural Residential) and A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zones to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a Residential Subdivision in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property



Fountain Hills Rd
Sun Mountain Blvd

ZONING NOTICE
NOTICE TO HEREBY CALLS ATTENTION TO THE ZONING DISTRICT AND ZONING CODE OF THE CITY OF FOUNTAIN HILLS, ARIZONA. THE ZONING DISTRICT AND ZONING CODE ARE AVAILABLE AT THE CITY CLERK'S OFFICE, 1700 N. GILBERT AVENUE, SUITE 100, FOUNTAIN HILLS, ARIZONA 85120. FOR MORE INFORMATION, CONTACT THE CITY CLERK AT (480) 833-3333.



ZONING NOTICE

NOTICE TO THE PUBLIC: The City of Phoenix has adopted a new zoning ordinance that will affect the use of property in the City of Phoenix. The new ordinance will be effective on 1/1/2018. The new ordinance will be effective on 1/1/2018. The new ordinance will be effective on 1/1/2018.

11. **Evaluation of a request for a PRELIMINARY PLAT and PETITIONS OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to approve the Preliminary Plat and Petitions of Exception for Bull Mountain Acres, Tract 3087, as requested by High Desert Land Holdings, LLC, f Kingman, Arizona.

Assessor's Parcel No's. 330-32-018, -020, and -021 are described as a portion of E1/2 of Section 13, Township 23 North, Range 17 West.

The site is approximately 88.36 acres and is located located north of Fountain Hills Road and west of Cherum Road.. The site is accessed from Interstate 40, then south on Stockton Hill Road, then east on Fountain Hills Road, then north on Cherum Road approximately 0.48 miles to the site.

The Preliminary Plat for Bull Mountain Acres, Tract 3087, proposes approximately 88.36 acres subdivided into approximately 69 single-family residential lots. The site is currently zoned R-E/1A (Residential Recreation/One Acre Minimum Lot Size). The Mohave County General Plan designates this site as Low Density Residential and Suburban Residential.

The services and improvements for Bull Mountain Acres, Tract 3087 will be installed by the developer. Electric and telephone service are available from the provider with authority to serve. Fire protection and solid waste (refuse) disposal are available from approved sources. water service will be provided for the subdivision through the City of Kingman. All roads in the subdivision will be constructed to Mohave County standards.

The proposed subdivision includes two (2) petitions of exception:

1. A petition of exception to allow for double fronting lots, with the condition that a 1' Non-Vehicular Access Easement (NVAE) be placed along each lot to prevent access.
2. A petition of exception to allow for Blocks exceeding 1,660 feet.

A review of FEMA FIRM Panel #04015C-4300H indicates the parcel described to be in Zone X and 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 does not contain other densities similar to the above proposed action.
- e. The site appears to have legal access via paved roads.
- f. There do not appear to be any significant environmental features affecting the site.

- g. Electric and water services are available, and will be provided to each lot within the subdivision.

STAFF RECOMMENDATION:

Staff recommends APPROVAL for the proposed Preliminary Plat and Petitions of Exception subject to the following:

- 1. The approval of this subdivision is based on the following requirements:
 - a. All roads within the subdivision shall be constructed to Mohave County standards.
 - b. The developer shall provide adequate drainage throughout the subdivision, and as needed for perimeter and/or exterior roadways, in the determination of the County Engineer.
 - c. Sidewalks and streetlights shall be provided throughout the Subdivision.
 - d. Grading and drainage-related improvements will be made as recommended by the design engineer and in accordance with the Mohave County Drainage Design Manual.
 - e. The developer shall provide central water to each lot in the subdivision, approved by the Arizona Department of Environmental Quality or equivalent jurisdiction.
 - f. The developer shall obtain a written determination on the adequacy of water supply for subdivisions compliant with provisions of the Land Division Regulations.
 - g. The sanitary facilities for the subdivision, must be approved by the Arizona Department of Environmental Quality and submitted to Development Services prior to the consideration of the Final Plats of the subdivision by the Board of Supervisors.
 - h. Electric and telephone service will be provided to each lot.
 - i. Refuse disposal will be provided by an approved service provider. The developer must submit a signed contract with that company or another solid waste disposal firm prior to Final Plat recordation, providing garbage disposal for each lot in the subdivision.
 - j. Fire protection will be provided by the Northern Arizona Fire District, or other jurisdiction. The serving fire district may impose design or improvement requirements greater than those required by Mohave County. Fire hydrants shall be provided by the developer at locations prescribed by the fire department.
 - k. All utilities shall be provided to each lot in accordance with Arizona Corporation Commission regulations.
 - l. All lots and centerline monuments will be staked and monumented in accordance with Mohave County Standard Specifications.

- m. Road name and regulator signs will be installed in accordance with the requirements of the Mohave County Land Division Regulations and as recommended by the design engineer, to the satisfaction of the County Engineer.

As a condition of approval, the owner/subdivider is responsible for the completion of these site improvements and shall provide an assurance for all required subdivision improvements in accordance with Chapter 4 of the Mohave County Land Division Regulations.

2. The developer will make the same commitments for improvements in the report to the Department of Real Estate as required for approval of this tract by the Board of Supervisors.
3. The following petition of exception is approved for this subdivision:
 - a. Exception to allow for double fronting lots, with the condition that a 1' or greater NVAE will be placed on each double or triple-fronting lot to prevent access to the lot from both rights-of-way.
4. Lots and parcels within the recorded Final Plat of this subdivision will not be further divided, or otherwise altered from their approved, platted form.
5. Drainage easements, channels, and devices acceptable to the County Engineer will be provided for all on and off-site drainage related improvements.
6. Drainage improvements shall be constructed to the satisfaction of the County Engineer, and in accordance with a drainage report and in accordance with the Mohave County Drainage Design Manual.
7. The Mohave County Land Division regulations require utility and other service lines to be located within roadway rights-of-way unless the developer provides a written agreement with the service providers for location of lines in separate easements.
8. The developer shall provide, with the submittal of the Final Plat for this subdivision, evidence that service providers are CC&N (Certificate of Convenience and Necessity) holders, or that the Arizona Corporation Commission has approved of any inter-service area agreements between providers.
9. All lots and parcels in the subdivision shall be usable for the purposes intended. No lot or parcel shall be created by the recordation of a Final Plat for this development which is so encumbered by existing or proposed easements as to substantially limit or render unbuildable any such lot or parcel.

10. Road names shall be approved by the Mohave County Addressing Coordinator prior to scheduling the Final Plats for consideration by the Board of Supervisors.
11. Any offsite roadway improvements which may be recommended by the County Engineer in conjunction with this project shall be constructed by the developer prior to Final Plat approval or the Release of Assurances for a recorded Final Plat.
12. Any change to the development due to ADOT requirements will be the responsibility of the Developer and Engineer of Record.
13. Outstanding comments, if any, shall be addressed with the submittal of the Final Plat for this subdivision.
14. This subdivision is being processed per Mohave County Land Division Regulations. This conditional approval for the subdivision is based on the most recently revised Preliminary Plat received. As provided for in Mohave County Land Division Regulations, this conditional approval will automatically expire six (6) years after the approval by the Board of Supervisors of this Preliminary Plat. It is the responsibility of the developer to request and obtain any necessary extensions of time for this approval, following provisions of Mohave County Land Division Regulations prior to the expiration of that time period. Failure of the developer to request and obtain any necessary extension of time for the approval of the Preliminary Plan, prior to the expiration of the approval, will result in the automatic termination of processing of the subdivision.



MOHAVE COUNTY DEVELOPMENT SERVICES

P. O. Box 7000, Kingman, Arizona 86402-7000 3250 E. Kino Avenue, Kingman www.Mohave.gov Telephone (928) 757-0903

Timothy M. Walsh, Jr., P. E.
Department Director

Sam Elters, P. E.
County Manager

Subdivision Application

Instructions: Please complete this form and include it with your Plat submittal. If you have any questions, please contact (928) 757-0903 or email Planners@Mohave.gov Attention: Subdivision Coordinator.

The Plat will be reviewed by the Development Services Department and, if found necessary, will be circulated for review and comments to the Public Works Department, Flood Control District, Division of Environmental Quality, and to the appropriate agencies, utility, and public safety providers.

APPLICANT/DEVELOPER

Organization Name: High Desert Land Holdings, LLC
Mailing Address: 2800 Hualapai Mountain Rd, Ste A, Kingman, AZ 86401
Contact Person: Travin Pennington
Phone: 928-530-1153
E-Mail: travin@anglehomes.com

PROJECT ENGINEER

Name: Mohave Engineering Associates, Inc
Mailing Address: PO BOX 6547, Kingman, AZ 86402
Contact Person: Peter Proffit
Phone: 928-727-7392
E-Mail: pprofit@meaiaz.com

PROPERTY OWNER (IF DIFFERENT FROM APPLICAN/DEVELOPER)

Name:
Mailing Address:
Contact Person:
Phone:
E-Mail:

STAGE OF DEVELOPMENT (PLEASE CHECK)

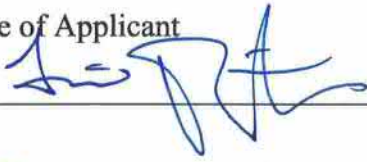
Pre-Application	<input type="checkbox"/>
Preliminary Plat	<input checked="" type="checkbox"/>
Final Plat	<input type="checkbox"/>

PROPERTY INFORMATION		
APN(s): 330-32-020		
Township: 22N	Range: 17W	Section: 13
Subdivision Name: Bull Mountain Acres		
Tract #:		
General Location: APN#330-32-020, DUE NORTH OF FOUNTAIN HILLS ESTATES TRACT 3050		
Number of Lots proposed: 69		
Number of Units proposed: 69		
Number of Parcels proposed: 1		
Total Acreage: 86.36 out of 157.96		
Proposed Access: N Sun Mountain BLVD		

PLANNING AND ZONING INFORMATION	
Current General Plan Designation:	
Proposed General Plan Designation:	
Current Area Plan Designation:	
Proposed Area Plan Designation:	
Current Zoning:	AR/10
Proposed Zoning: Residential minimum 1ac	
Existing Resolutions affecting the site, if any:	

EXISTING AND PROPOSED UTILITIES	
Water: Truxton Canyon Water	
Sewer: Company On-site Septic	
Electric Unisourse	
Telephone: TBD- Optimum, Frontier provide phone and internet to the area	
Trash-Pick Up Bulldog Disposal	
Fire: Northern Arizona Fire District	
Landfill: Cerbat, Mohave County	

FORM OF ASSURANCE: Property Escrow Trust Agreement

Signature of Applicant


Date
 8-25-23

Signature of Property Owner


Date
 8/25/23

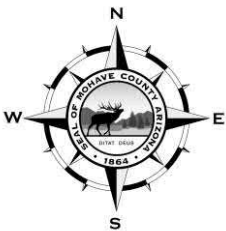
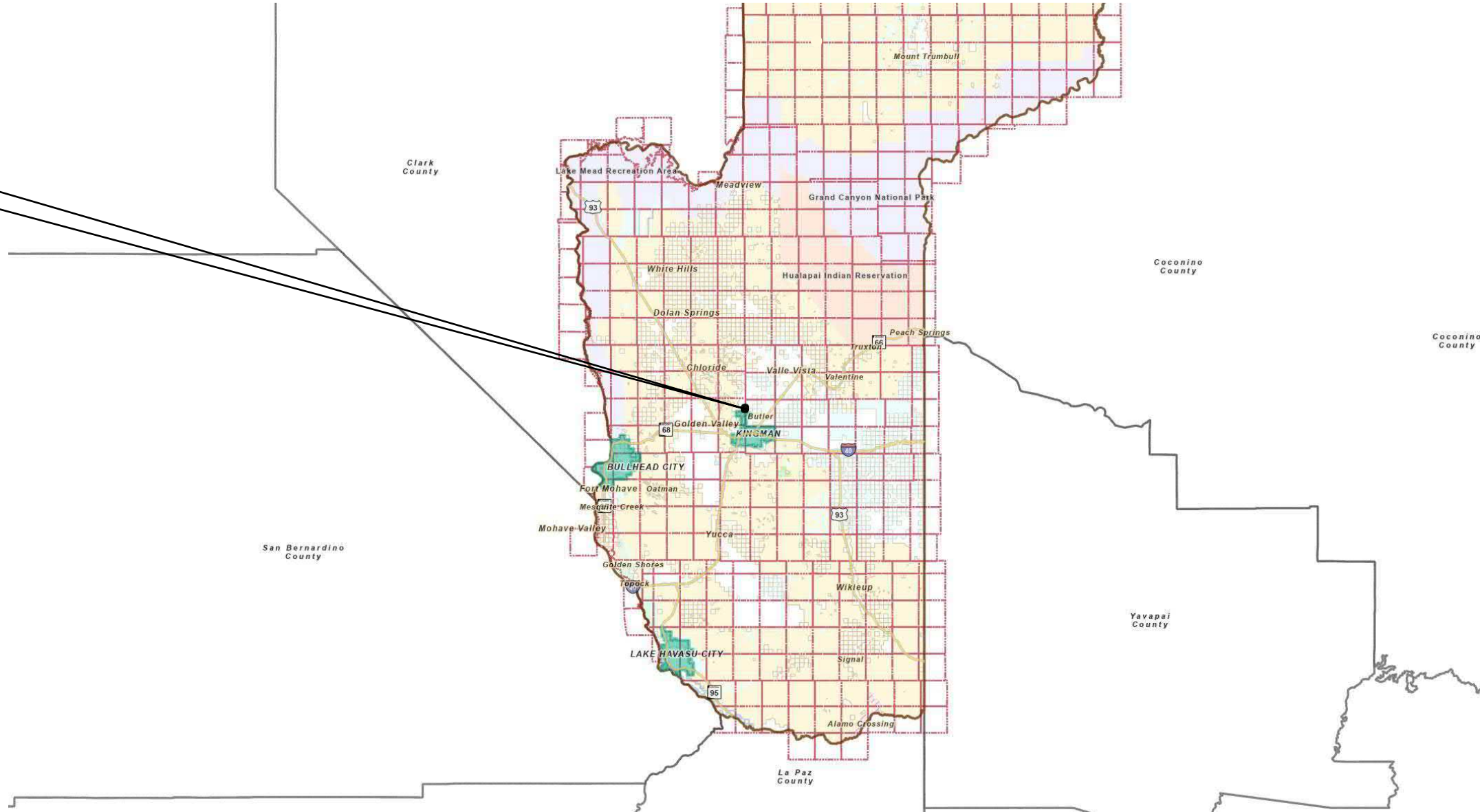
PRELIMINARY PLAT & PETITIONS OF EXCEPTION TR 3087

GENERAL MAP

PRELIMINARY PLAT and PETITIONS OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property



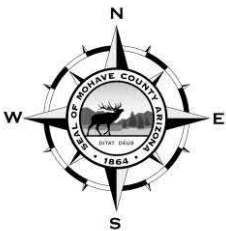
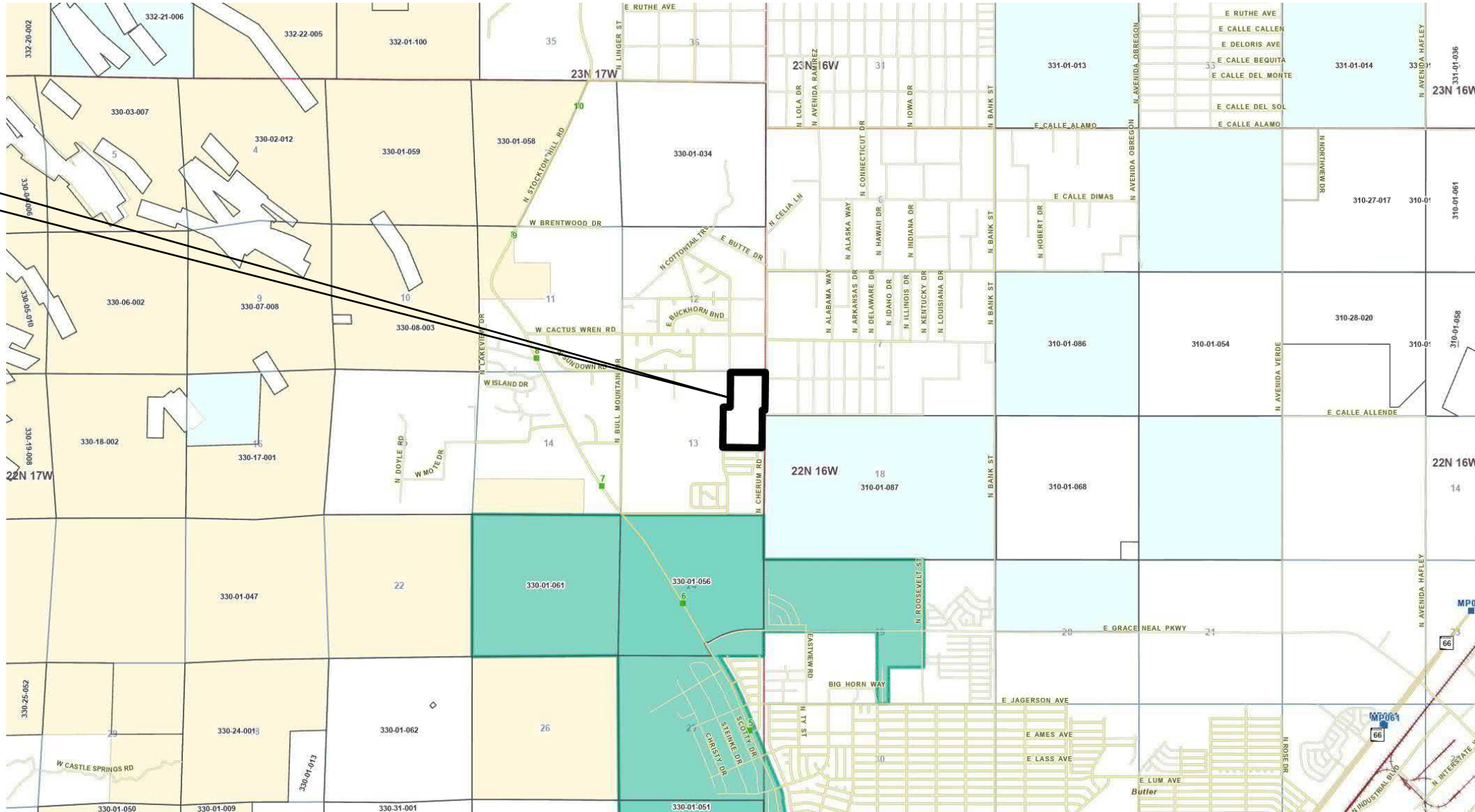
PRELIMINARY PLAT & PETITIONS OF EXCEPTION TR 3087

VICINITY MAP

PRELIMINARY PLAT and PETITIONS OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property



PRELIMINARY PLAT & PETITIONS OF EXCEPTION TR 3087

ZONING MAP

PRELIMINARY PLAT and PETITIONS OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property



- | | | | |
|--|-------|--|----------|
| | 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 | | |



PRELIMINARY PLAT & PETITIONS OF EXCEPTION TR 3087

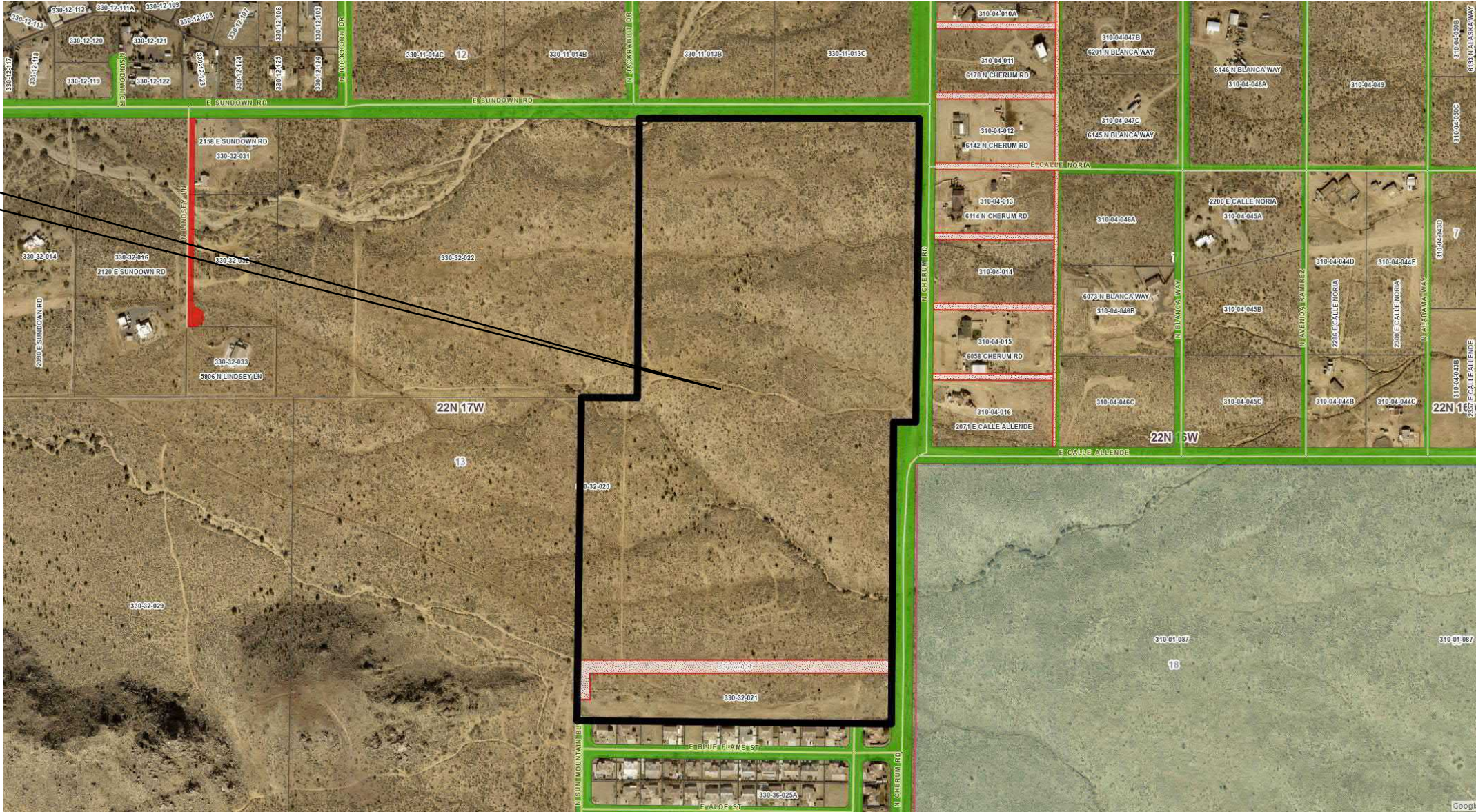
RIGHT OF WAY MAP

PRELIMINARY PLAT and PETITIONS OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property

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



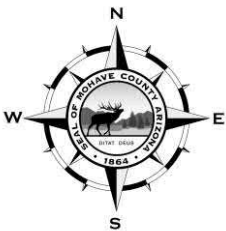
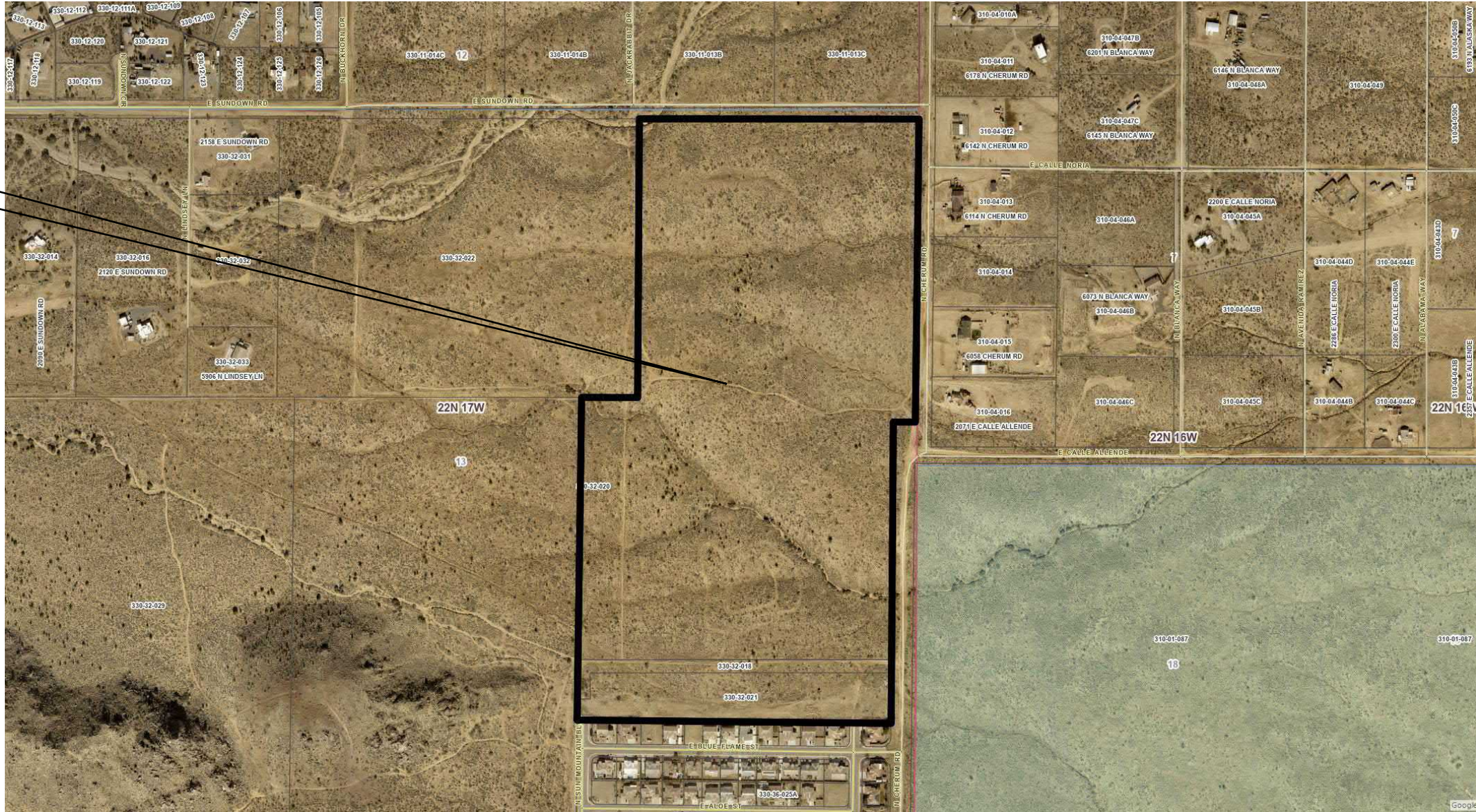
PRELIMINARY PLAT & PETITIONS OF EXCEPTION TR 3087

REQUEST

PRELIMINARY PLAT and PETITIONS OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity.

Section 13
T 22 N, R 17 W

Subject
Property

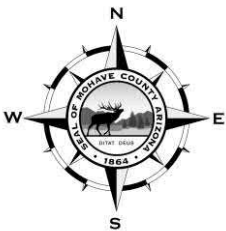
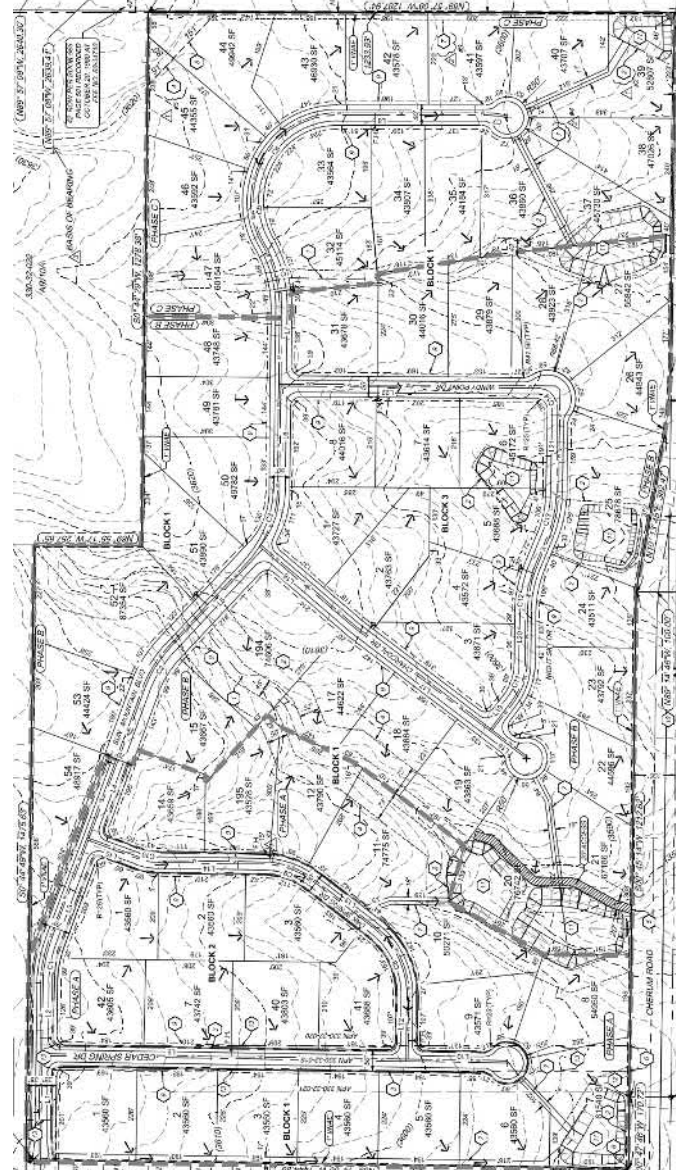


PRELIMINARY PLAT & PETITIONS OF EXCEPTION TR 3087

REQUEST

Section 13
T 22 N, R 17 W

PRELIMINARY PLAT and PETITIONS OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity.



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, 180 W. Beale Street, Phoenix, Arizona, on the 15th day of November 2024, at 10:00 A.M.

FOR MORE INFORMATION CONTACT THE MUNICIPAL PLANNING & ZONING DIVISION AT (602) 977-7600 OR VIA EMAIL AT PLANNERS@MARICOPA.GOV





ZONING NOTICE **ZONING NOTICE**

NOTICE IS HEREBY GIVEN that the City of Palm Springs is holding a public hearing on the proposed zoning change for the property located at [Address] in the [Zoning District] zoning district. The proposed zoning change is from [Current Zoning] to [Proposed Zoning]. The public hearing will be held on [Date] at [Time] at the City of Palm Springs, [Address]. Any person who wishes to speak at the public hearing should contact the City of Palm Springs at [Phone Number] or [Email Address].

JULY 1, 2024

760-225-1234

12. **Evaluation of a request for a REZONE of Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) zone and R-1/20M (Single Family Residential/Twenty Thousand Square Feet Minimum Lot Size) zone, to allow for a residential subdivision in the Kingman 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 Palo Christi Land LLC of Kingman, Arizona.

Assessor's Parcel No. 322-13-001 is described as the West half of Section 22, Township 21 North, Range 16 West.

The site is approximately 320 acres and is located south of Southern Avenue and east of Cherokee Street. The site is accessed from Interstate 40, then south on Andy Devine Avenue, then east on Hualapai Mountain Road, north on Seneca Street, then east on Southern Avenue approximately .95 miles to the site.

The site is currently vacant. The terrain appears to be relatively flat, with a few washes that run through the site. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) zone and R-1/20M (Single Family Residential/Twenty Thousand Square Feet Minimum Lot Size) zone as shown on Exhibit A, to allow for a residential subdivision. The Mohave County General Plan designates this site as Low Density Residential Area.

The site does not appear to be within a fire district. Electric, water, and sewer services appear to be available. Southern Avenue is paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4578H 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 contain zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted washes are environmental features 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. The site will be rezoned from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) zone and R-1/20M (Single Family Residential/Twenty Thousand Square Feet Minimum Lot Size) zone, as shown on Exhibit A.
2. The Rezone will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
3. Legal access shall be obtained and provided for all created parcels.
4. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
5. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
6. The appropriate permits shall be obtained prior to construction.
7. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
8. 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: 322-13-001 Current Zoning: AR/IOA Parcel Size 320 Acres

Legal Description:

WEST 1/2 OF SEC 22, T21N, R16W, CONTAINING 320.0 ACRES.

Water Provider: CITY OF KINGMAN Electric provider: UNISOURCE Sewer provider: City of Kingman

Present use of property: VACANT, UNDEVELOPED LAND

Owner Information

Owner Name(must match current deed): PALO CRISTI LAND, LLC

Owner Street Address: 2800 HUALAPAI MOUNTAIN RD, STE C City: Kingman State: AZ Zip: 86401

Phone number: _____ Email: _____

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

Agent Name: KTH CONSULTING, KATHY TACKETT-HICKS

Agent Street Address: 3751 MARTINGALE DRIVE City: Kingman State: AZ Zip: 86409

Phone number: 928-279-4586 Email: K-thicks@yahoo.com

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: R-1-20 and R-1-10

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

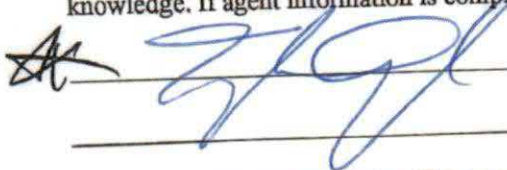
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

developing both 1/2 acre & 1/4 acre sized SFR lots. Development will occur through the County SUBDIVISION PROC

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.

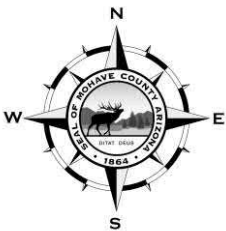
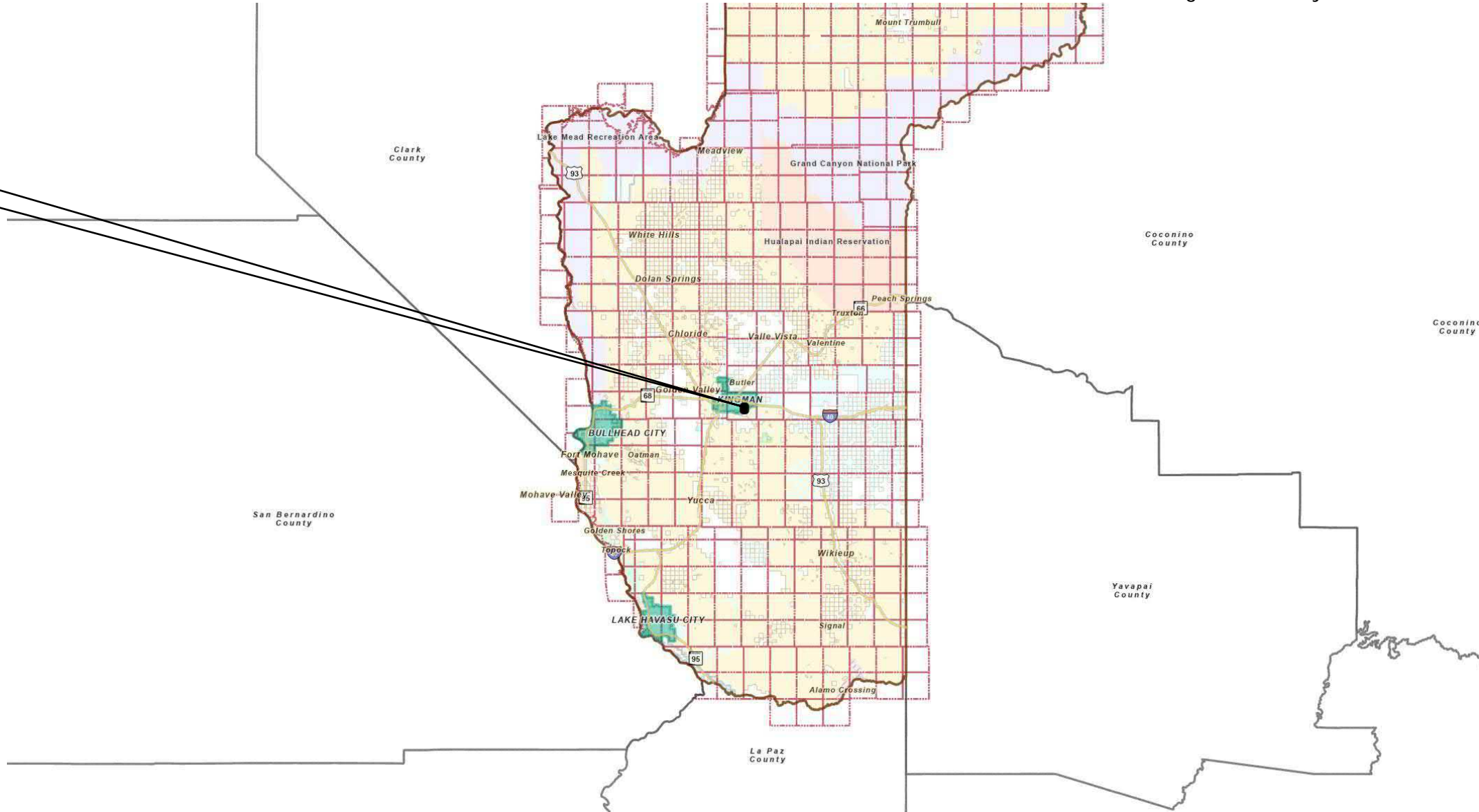
REZONE 322-13-001

GENERAL MAP

REZONE for Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) and R-1/20M (Medium Density Residential/Twenty Thousand Square Feet Minimum Lot Size) zones, to allow for a residential subdivision in the Kingman vicinity.

Section 22
T 21 N, R 16 W

Subject
Property



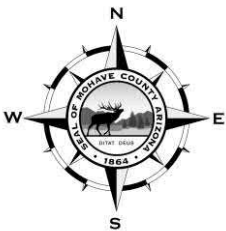
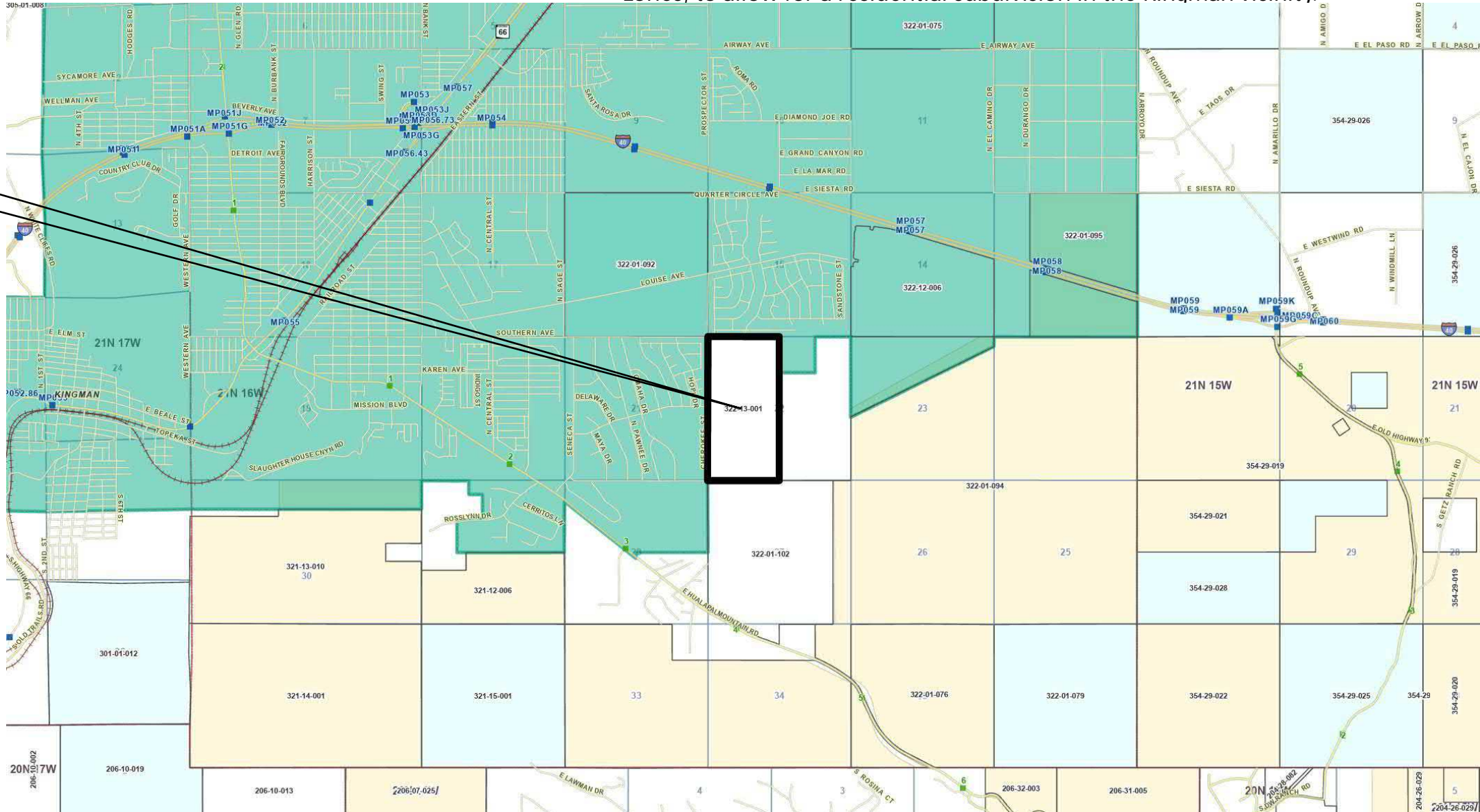
REZONE 322-13-001

VICINITY MAP

REZONE for Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) and R-1/20M (Medium Density Residential/Twenty Thousand Square Feet Minimum Lot Size) zones, to allow for a residential subdivision in the Kingman vicinity.

Section 22
T 21 N, R 16 W

Subject
Property



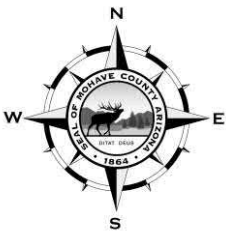
REZONE 322-13-001

SITE MAP

REZONE for Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) and R-1/20M (Medium Density Residential/Twenty Thousand Square Feet Minimum Lot Size) zones, to allow for a residential subdivision in the Kingman vicinity.

Section 22
T 21 N, R 16 W

Subject
Property



REZONE 322-13-001

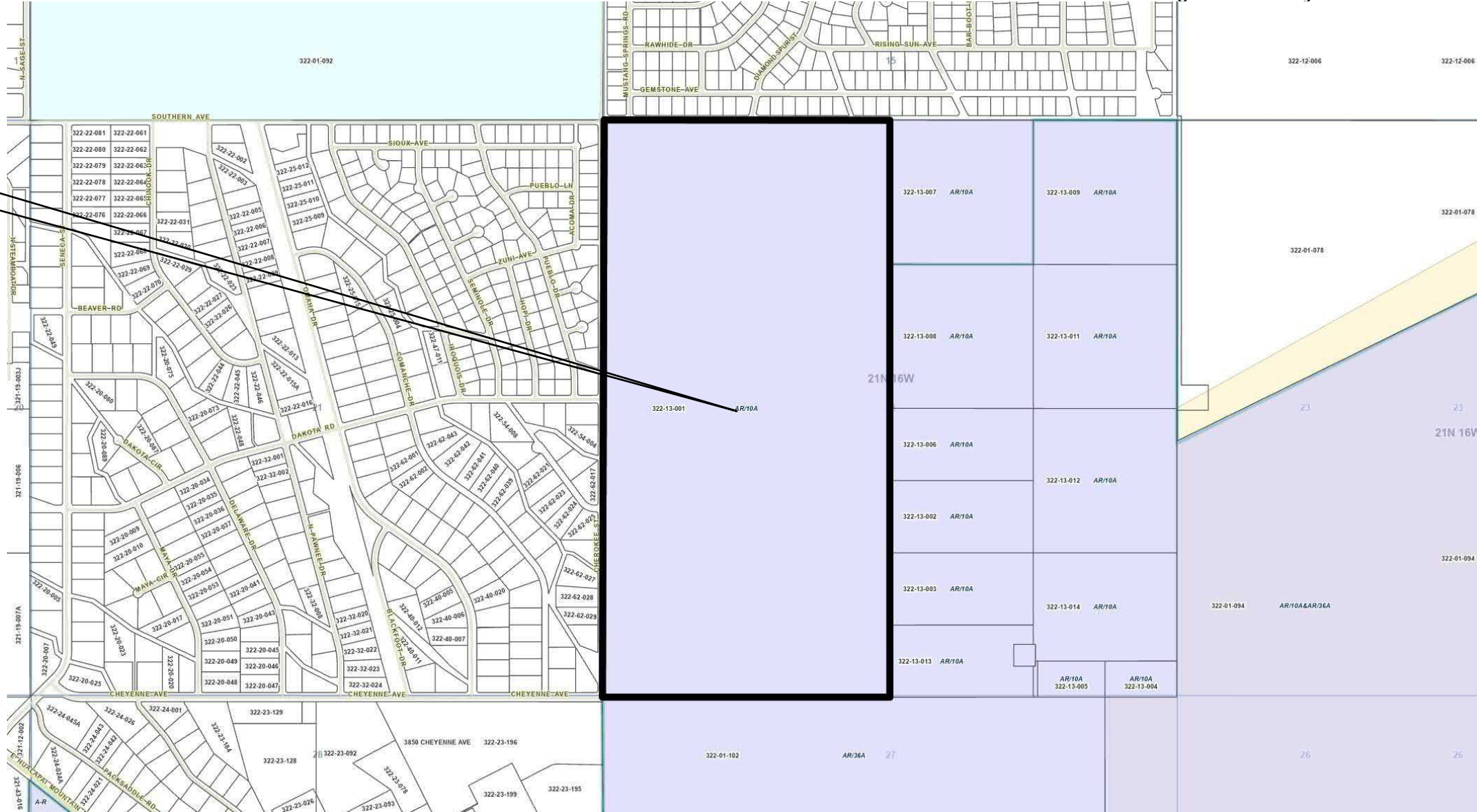
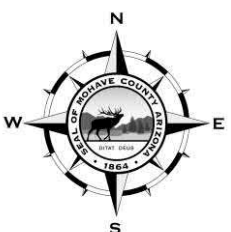
ZONING MAP

REZONE for Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) and R-1/20M (Medium Density Residential/Twenty Thousand Square Feet Minimum Lot Size) zones, to allow for a residential subdivision in the Kingman vicinity.

Section 22
T 21 N, R 16 W

Subject
Property

- | | |
|---|---|
|  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 322-13-001

RIGHT OF WAY MAP

REZONE for Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) and R-1/20M (Medium Density Residential/Twenty Thousand Square Feet Minimum Lot Size) zones, to allow for a residential subdivision in the Kingman vicinity.

Section 22
T 21 N, R 16 W

Subject
Property

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

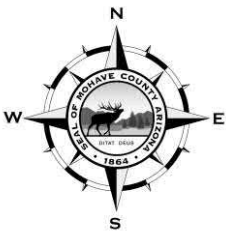


REZONE 322-13-001 REQUEST

REZONE for Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) and R-1/20M (Medium Density Residential/Twenty Thousand Square Feet Minimum Lot Size) zones, to allow for a residential subdivision in the Kingman vicinity.

Section 22
T 21 N, R 16 W

Subject
Property

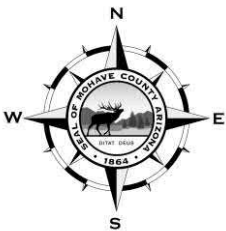
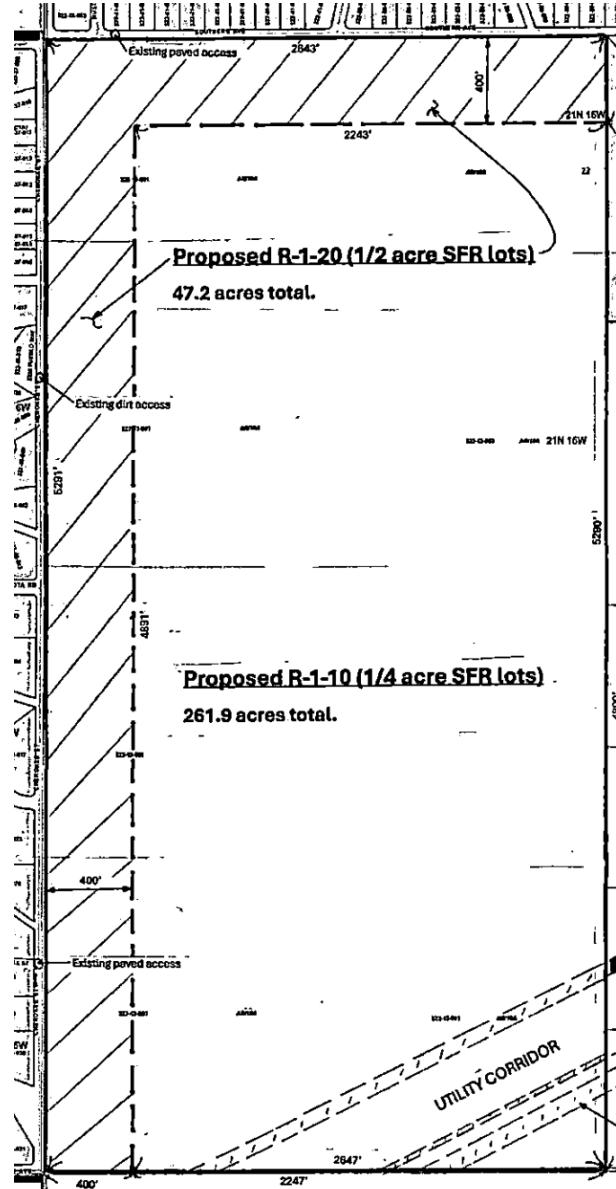


REZONE 322-13-001

REQUEST

REZONE for Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) and R-1/20M (Medium Density Residential/Twenty Thousand Square Feet Minimum Lot Size) zones, to allow for a residential subdivision in the Kingman vicinity.

Section 22
T 21 N, R 16 W



ZONING NOTICE

NOTICE: 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 13th day of November 2024, at 10:00 A.M.

The following is a summary of the proposed project and the Commission will consider the project and the applicant's request for a zoning change. The Commission will also consider the project and the applicant's request for a zoning change. The Commission will also consider the project and the applicant's request for a zoning change.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 700 W. BEALE STREET, KINGMAN, AZ 86401. PLANNERS@MOHAVE.GOV



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a zoning map for the City of Phoenix, Arizona, is being prepared and that the public hearing on the proposed zoning map will be held on the 15th day of November, 2014, at 10:00 A.M. at the City of Phoenix, Arizona, at the 150th Street, Phoenix, Arizona.

For more information, please contact the City of Phoenix, Planning and Community Development Department, 150th Street, Phoenix, Arizona, at (602) 261-1000.

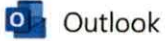
YOU MAY APPEAL ANY DECISION MADE BY THE CITY OF PHOENIX PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON ANY MATTER AT THE PUBLIC HEARING.

10-28-24

To whom it may concern,
myself and Bill
Zimmerman will be
attending the Planning
and Healing on Nov. 13
2024 at room (Board of
Supervisors), 10 am

Robert Dyer





Fw: Rezone notice

From Melanie Stradling <StradM@mohave.gov>
Date Mon 10/28/2024 12:39 PM
To Jamie Arney <ArneyJ@mohave.gov>
Cc Alyssa Padilla <PadilA@mohave.gov>



Melanie Stradling
 Planner I
 Planning & Zoning Division
 Mohave County Development Services
 Phone: 928-757-0903 | Fax: 928-757-3577
 3250 E Kino Ave, Kingman, AZ 86409
 stradm@mohave.gov

From: Deb Teige <dteige@hotmail.com>
Sent: Monday, October 28, 2024 10:09 AM
To: Melanie Stradling <StradM@mohave.gov>
Subject: Rezone notice

You don't often get email from dteige@hotmail.com. [Learn why this is important](#)

CAUTION:
This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Assessor Parcel number & Legal Description:
322-13-001
West 1/2 of Sec 22, T21N, R16W, Containing 320.0 Acres
We are opposed to the rezoning of the above property and live within 300'.

Daniel J Teige
Debra K Teige
2264 Pueblo Dr
Kingman, AZ 86401

Notice of opposition to zoning request

An application for a request of zone for: AR/10A to R-1-20 to R-1-10 for the purpose of: creating ½ acre and ¼ acre subdivision lots for single family residential uses.

Property: Assessors Parcel number and legal description of the proposed subject property:322-13-001, west ½ section 22. T21N R16W, containing 320 acres.

As a property owners at 2105 cherokee cir. Kingman AZ 86401 (within 300 feet of the subject property) we do hereby request that the pending application be denied by the planning commission public hearing.

For the following reasons:

- 1. Adding multi-family housing, in the proposed numbers will cause traffic and safety concerns. Ingress and egress problems are a major issue. The existing infrastructure is not suitable for adding a housing development, of this size to our neighborhood.
- 2. Destroy local wildlife habitat. We presently have a population of mule deer that live in the area and this area is home to additional populations of wildlife and birds. The appropriate agencies should investigate if there are any endangered species in this acreage.
- 3. Water for these homes and city services including water pressure reduction due to insufficiency.
- 4. This proposed request would lower the property value of existing homes and surrounding communities.

As property owners in this neighborhood, we are concerned that the efforts to rezone the 320 acres is simply a decision on the owner's part to make money, regardless of the impact that it might have on this city, streets, neighborhoods, infrastructure and resources. We feel that it is imperative that consideration by the proper agencies be involved prior to this property being rezoned. We request that you would consider the negative effects that this rezoning request would have on our community and deny the request for rezoning.

THANK YOU

Tim and Crystal Buchanan
2105 cherokee cir.
Kingman Arizona 86401

Tim Buchanan
Crystal Buchanan

(928) 418-6761
(951) 772-3613

#12

Date: October 27, 2024

To: Board of Supervisors
Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman, Az 86402-7000

From: George & Beverly Jacobs
2055 Cherokee Street
Kingman, AZ 86401
Parcel # 32262028, Lot 14

Subject: Change of zone from AR/10A to R-1-20, R-1-10 for the purpose of creating 1/2 & 1/4 acre subdivision lots for single family residential uses.

Assessor Parcel Number & Legal Description of proposed subject property:
322-13-001, West 1/2 of Sec 22, T21N, R16W, containing 320.0 Acres

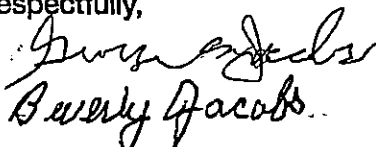
Dear Broad of Supervisors

We just received your "Rezone Notice" on Friday October 25, 2024 . We have reviewed the rezoning proposal which is located directly across the street from our home located at 2055 Cherokee Street that we purchased in 2017 from Angle Homes. We find the information sent to us to be vague and offers very few details or plans as to what their intentions are. This concerns us greatly. We therefore reject the "Rezoning Proposal".

We purchased our premium 1.6 acres lot & home in this particular area as our investment for our future. Our home is compatible to the existing Angle homes currently in Hualapai Foothills Estates. We purchased our home, worked hard & invested much in our landscaping to maintain our property value. Because our area has larger lot sizes, the property values are higher and for the most part the homes are larger. From what we seeing in the "Rezoning Proposal" the lot sizes are smaller therefore would have a direct impact on our home & property value.

In closing again we file a protest to the proposed change.

Respectfully,



George & Beverly Jacobs

cc: Mr. Bill Zimmerman

10; Mahave County Development Services 10-27-2024 #12

This is a follow up on an e-mail sent by Ruth and Gary Copeland on 10-26-2024 regarding re-zoning property 322-13-001.

We are 100% opposed to re-zoning this property from AR/10A to R-1-20, R-1-10.

We ask that this rezoning request not

be granted.

Ruth and Gary Copeland
2284 Pueblo Dr.
Kingman, AZ 86401
928-718-7637

13. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 333-42-017 to allow for a 195' wireless telecommunication tower in an A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone, in the Valle Vista 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 Graham Chapman of Pinnacle Consulting, Inc., of Gilbert, Arizona.

Assessor's Parcel No. 333-42-017 is described as a Parcel 106 in Mountain Vista Ranches Phase III as shown on Record of Survey 20/8G, located in Section 24, Township 44 North, Range 15 West.

The site is approximately 39.45 acres in size and is located north of Huntington Avenue and west of Antares Road. The site is accessed from State Route 66, then north on Antares Road, then west on Huntington Avenue, approximately .30 miles to the site.

The site appears to be vacant. The terrain is varied with up an approximate 200' elevation change. The surrounding land uses consist of primarily single family residences and vacant land.

The applicant requests this Special Use Permit to allow for a telecommunication tower up to 195' in height. The Mohave County General Plan designates the site as Rural Development Area.

The site is within the Northern Arizona Fire District. Electric appears to be available. Water and sewer services do not appear to be available. Antares Road is both paved and unpaved and is on the County's road maintenance system. Huntington Avenue is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4075G 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 roads.
- f. There do not appear to be any significant environmental features 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. This Special Use Permit allows for a telecommunication tower up to 195' for Assessor's Parcel No. 333-42-017.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits shall be obtained prior to construction.
4. 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.
5. 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: 333-42-017 Current Zoning: AR/36A Parcel Size 39.45 Acres

Legal Description:

Parcel 106 (Mountain Vista Ranches Ohase III) As Shown on RS 20/8G 10/6/2000 2000-54860 Cont 39.45

Acres 333-42-008 (333-42-014 Thru 018) 2004 Tax Roll

Water Provider: n/a Electric provider: Mohave Electric Sewer provider: n/a

Present use of property: vacant, undeveloped

Owner Information

Owner Name(must match current deed): Barry W Connally and Jhongrok Connally

Owner Street Address: 6026 Skyline Point Drive City: Las Vegas State: NV Zip: 89149

Phone number: (760) 717-4996 Email: barryconnally@cox.net

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

Agent Name: Graham Chapman, Pinnacle Consulting Inc.

Agent Street Address: 1426 N Marvin St, Ste 101 City: Gilbert State: AZ Zip: 85233

Phone number: (480) 664-9588 ext. 255 Email: graham.chapman@pinnacleco.net



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 195' tall wireless communication facility in an AR/36A zone

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.

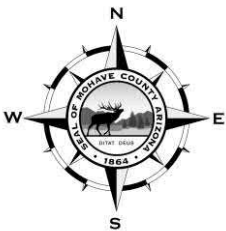
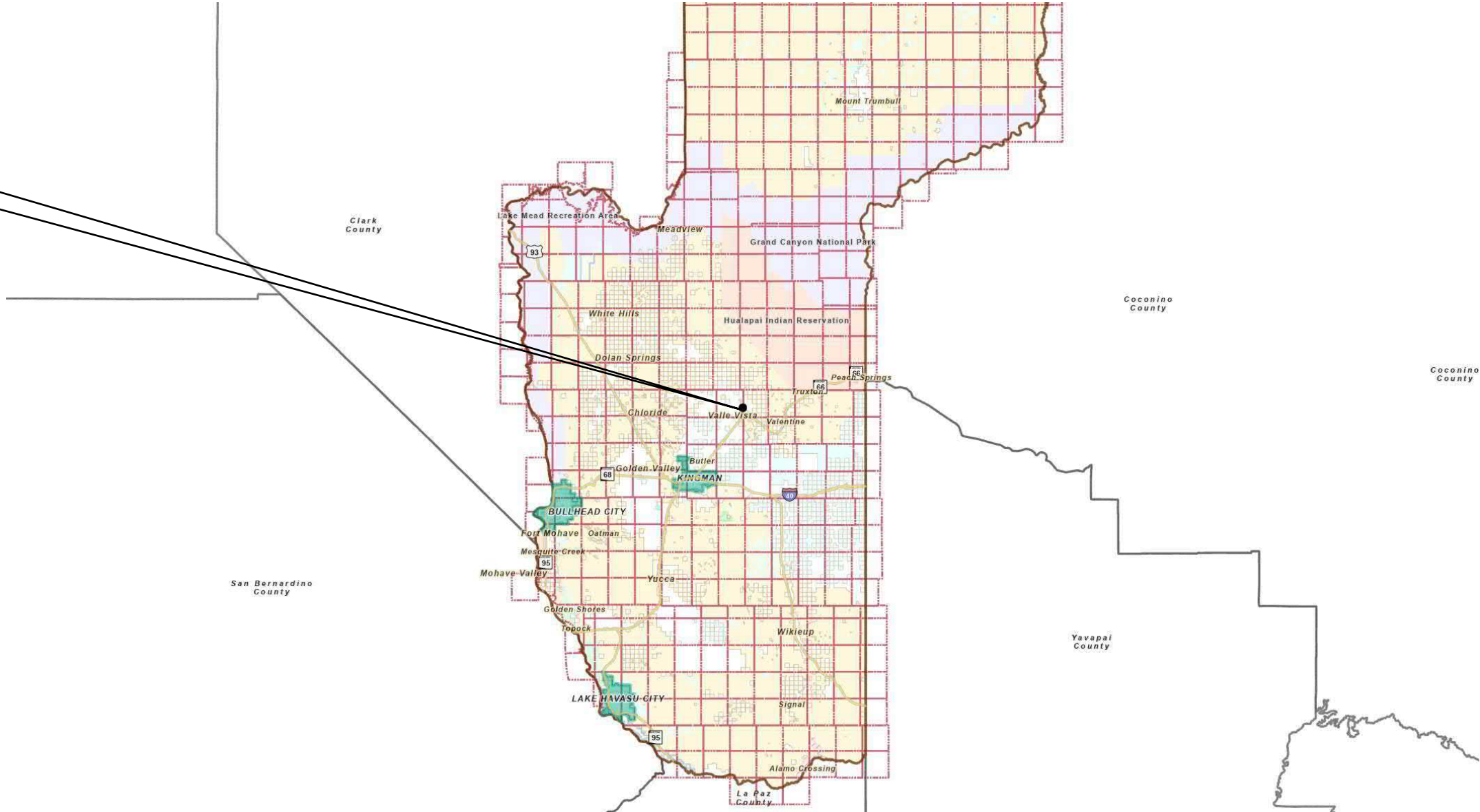
SPECIAL USE PERMIT 333-42-017

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 333-42-017 to allow for a 195-foot wireless communication tower in an A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone, in the Valle Vista vicinity.

Section 24
T 24 N, R 15 W

Subject
Property




SPECIAL USE PERMIT 333-42-017

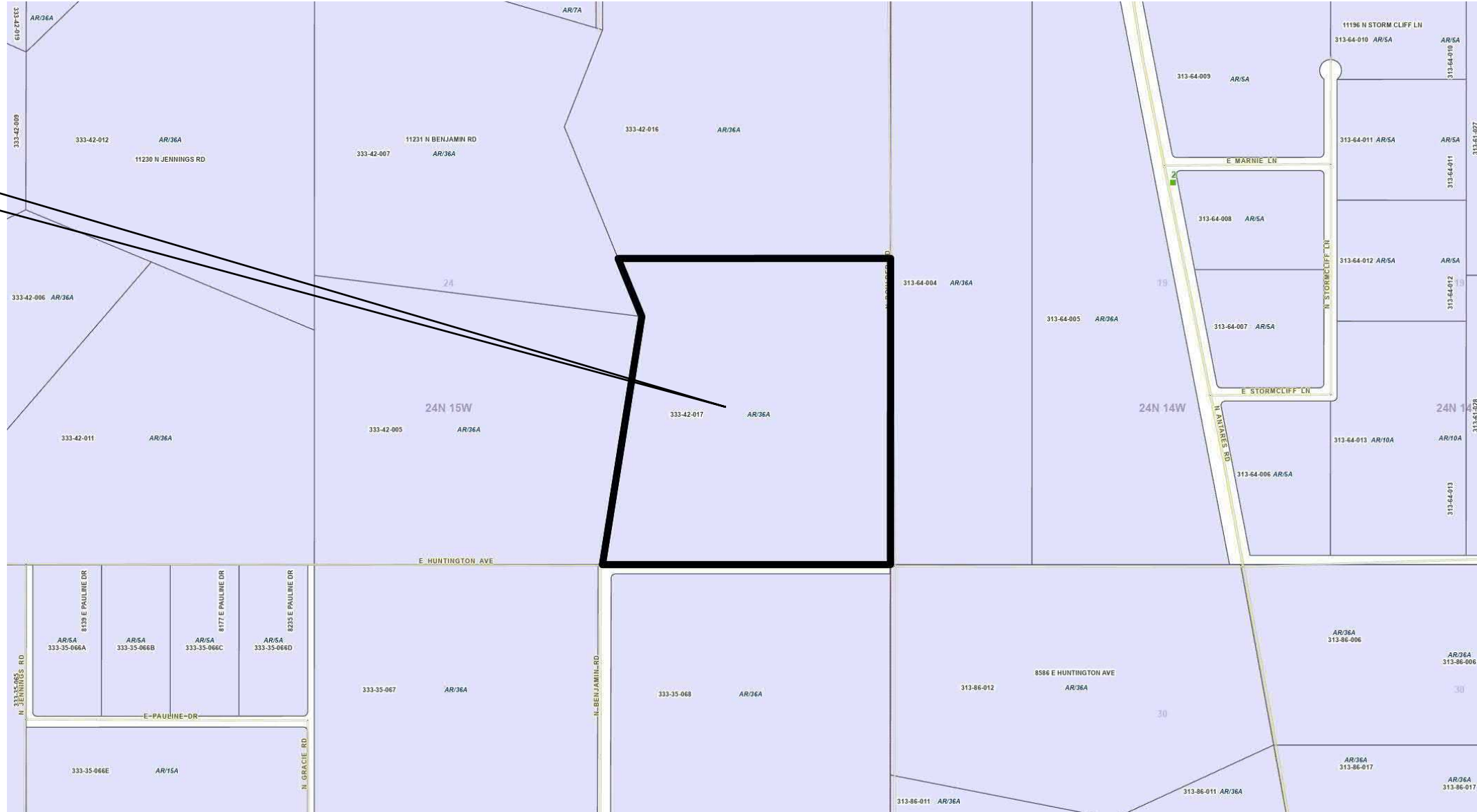
ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 333-42-017 to allow for a 195-foot wireless communication tower in an A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone, in the Valle Vista vicinity.

Section 24
T 24 N, R 15 W

Subject
Property

- | | |
|---|---|
|  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 333-42-017

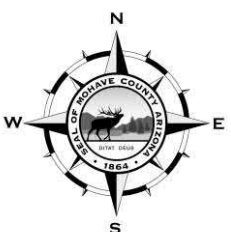
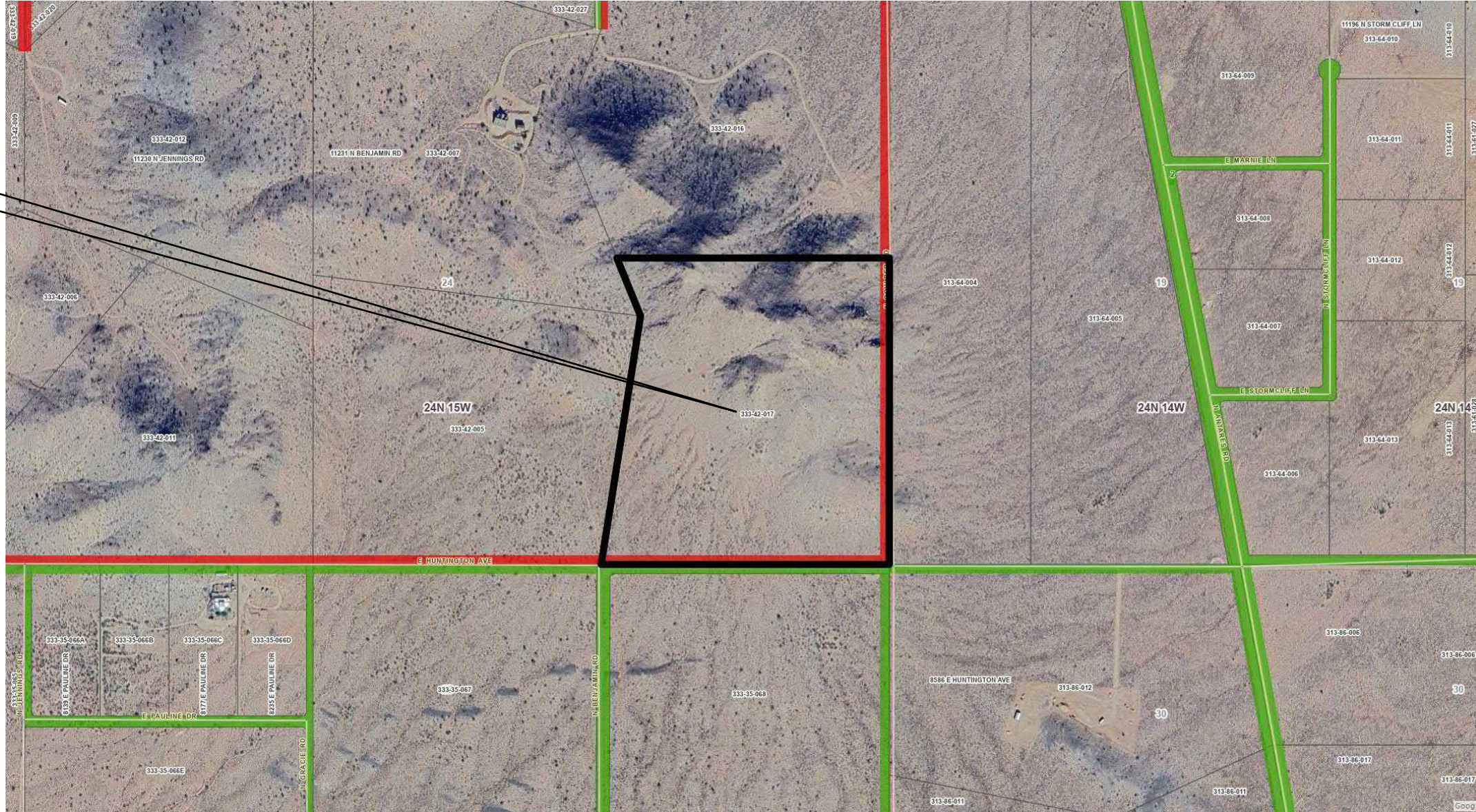
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 333-42-017 to allow for a 195-foot wireless communication tower in an A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone, in the Valle Vista vicinity.

Section 24
T 24 N, R 15 W

Subject
Property

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

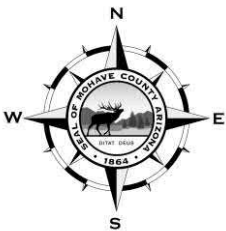
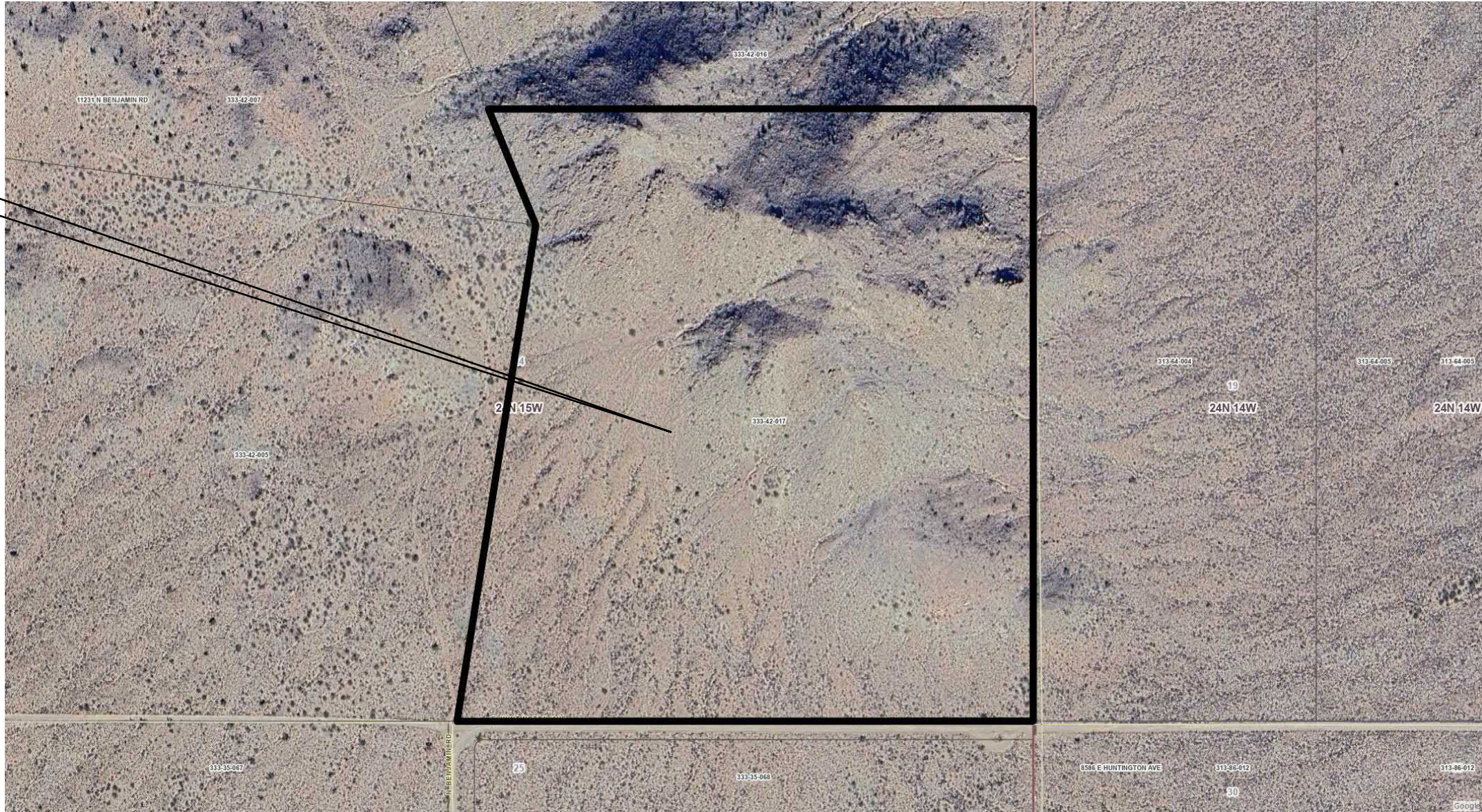


SPECIAL USE PERMIT 333-42-017 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 333-42-017 to allow for a 195-foot wireless communication tower in an A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone, in the Valle Vista vicinity.

Section 24
T 24 N, R 15 W

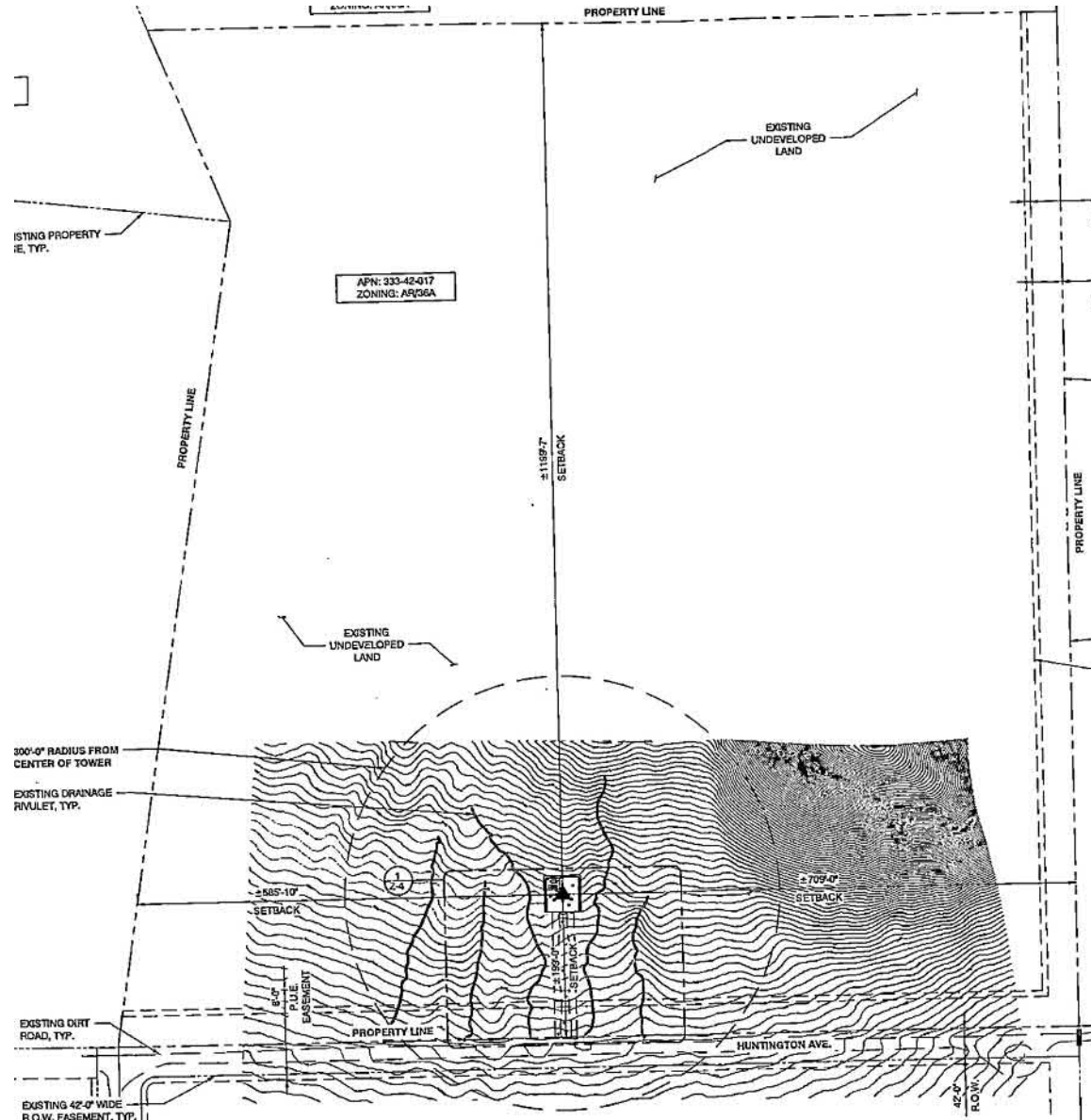
Subject
Property



SPECIAL USE PERMIT 333-42-017 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 333-42-017 to allow for a 195-foot wireless communication tower in an A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone, in the Valle Vista vicinity.

Section 24
T 24 N, R 15 W



**ZONING
NOTICE**

NOTICE OF ZONING VIOLATION

THIS PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF PHOENIX, ARIZONA. THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY). THE PROPERTY IS BEING USED FOR COMMERCIAL PURPOSES, WHICH IS A VIOLATION OF THE ZONING ORDINANCE.

FOR MORE INFORMATION, CONTACT THE CITY OF PHOENIX PLANNING DEPARTMENT AT (602) 235-3333.



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 of the Commission, 300 W. Beale Street, Kingman, Arizona, on the 13th day of November 2024, at 10:00 A.M.

THE MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION, AT 300 W. BEALE STREET, KINGMAN, ARIZONA, AT 760.898.8888 OR VISIT OUR WEBSITE AT WWW.MOHAVECOUNTYGOV

14. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 314-10-012 to allow for a 195' wireless telecommunication tower in an A (General) zone, in the Hackberry 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 Graham Chapman of Pinnacle Consulting, Inc., of Gilbert, Arizona.

Assessor's Parcel No. 314-10-012 is described as the SE4 & SW4 NE4 of Section 19, except for the portions to AT & SF RR, State Highway 66, and the Roadway shown on Record of Survey 10/49, located in Township 23 North, Range 13 West.

The site is approximately 168.54 acres in size and is located along Main Street and State Route 66. The site is accessed from State Route 66, then south/southeast on Main Street, approximately 1.89 miles to the site.

The site appears to be vacant with varied terrain. The surrounding land uses consist of primarily vacant land with scattered residences and commercial operations.

The applicant requests this Special Use Permit to allow for a telecommunication tower up to 195' in height. The Mohave County General Plan designates the site as Rural Development Area.

The site is within the Northern Arizona Fire District. Electric appears to be available. Water and sewer services do not appear to be available. Main Street is unpaved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4375G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, with Zone A, Special Flood Hazard Area, running East-west along the railroad easement and the lower half of the east and west property lines.

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 unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric 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. This Special Use Permit allows for a telecommunication tower up to 195' for Assessor's Parcel No. 314-10-012.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits shall be obtained prior to construction.
4. 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.
5. 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: 314-10-012 Current Zoning: General (A) Parcel Size 168.45 Acres

Legal Description:

SE4 & SW4 NE4 EXCEPT THAT PORTION TO AT & SF RR AND EXCEPT THAT PORTION TO STATE HWY 66

R/W AND EXCEPT THAT PORTION DEDICATED AS R/W ON R/S 10/49CONT 168.54 ACRES 314-10-009(314-10-012 & RD)

Water Provider: n/a Electric provider: Mohave Electric Sewer provider: n/a

Present use of property: agriculture / extensive regenerative livestock grazing

Owner Information

Owner Name(must match current deed): X-One Ranch, Inc.

Owner Street Address: 7944 N Hackberry Road City: Valentine State: AZ Zip: 86437

Phone number: (928) 769-2222 Email: xoneranchinc@gmail.com

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

Agent Name: Graham Chapman, Pinnacle Consulting Inc.

Agent Street Address: 1426 N Marvin St, Ste 101 City: Gilbert State: AZ Zip: 85233

Phone number: (480) 664-9588 ext. 255 Email: graham.chapman@pinnacleco.net

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 195' tall wireless communication facility in an A (General) zone

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.

X-ONE RANCH INC.

By:  President (Beatrice M Zueger) September 4, 2024

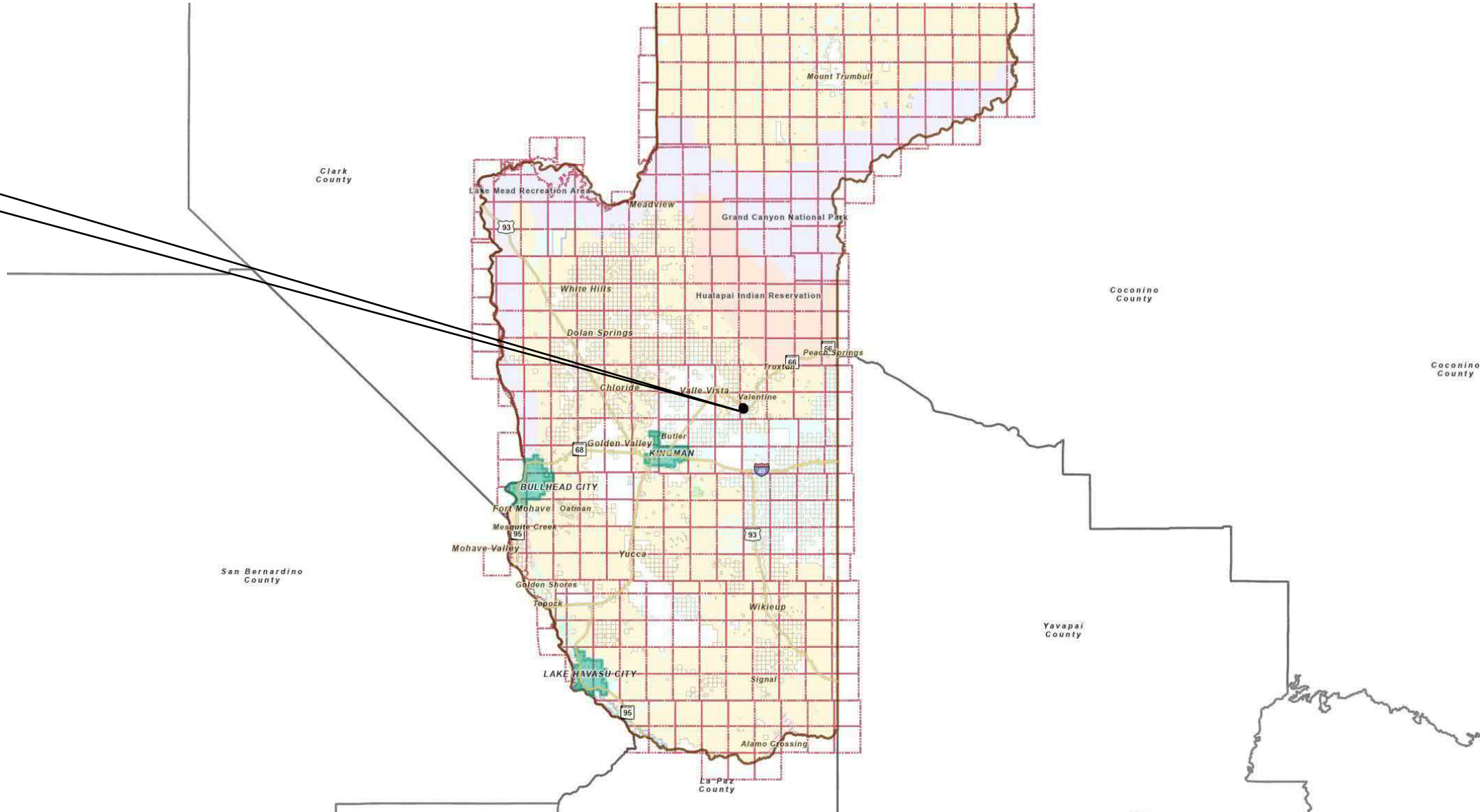
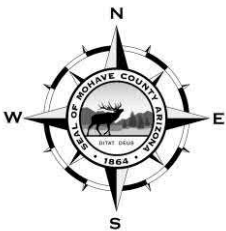
All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

SPECIAL USE PERMIT 314-10-012
GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity.

Section 19
T 23 N, R 13 W

Subject
Property



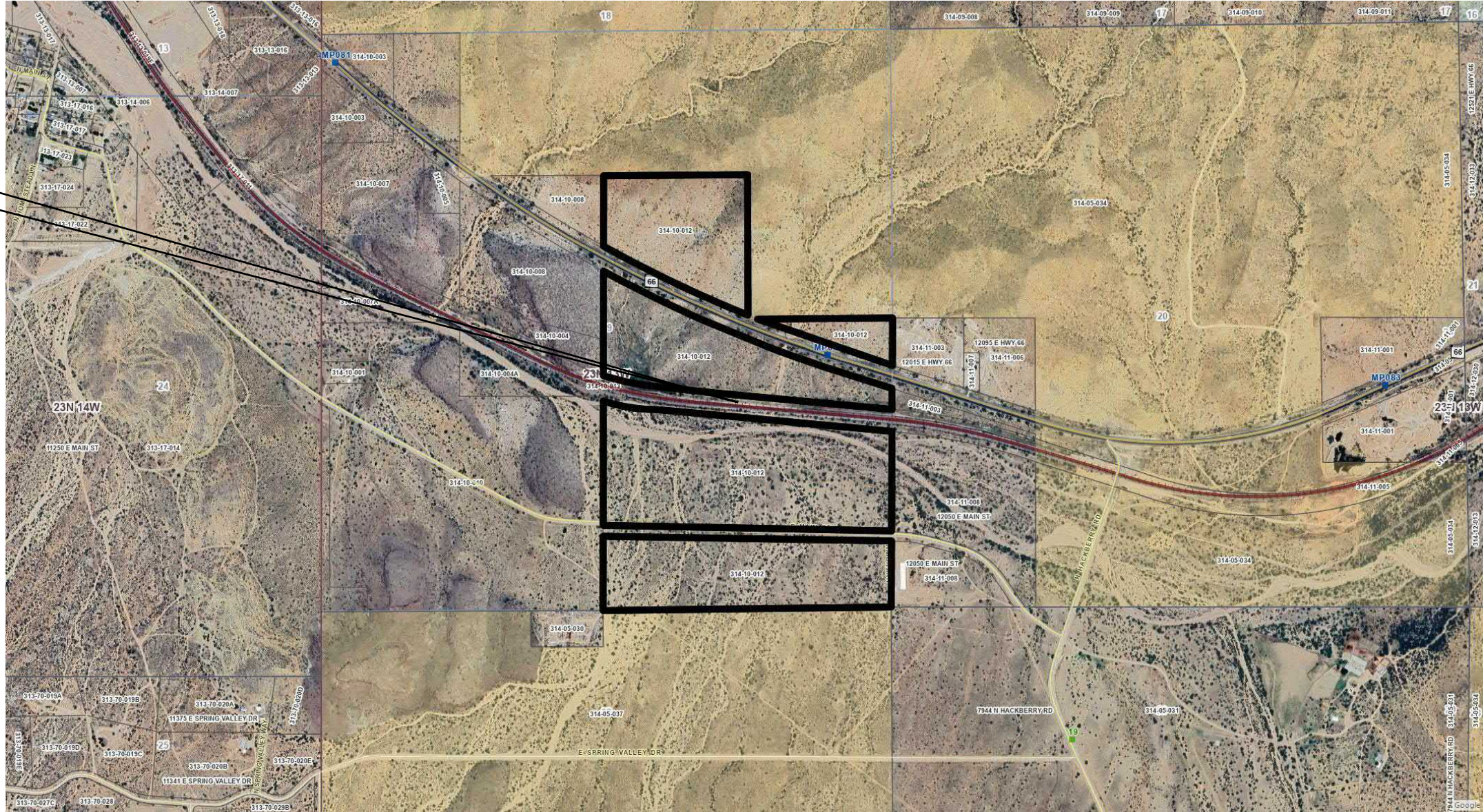
SPECIAL USE PERMIT 314-10-012

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity.

Section 19
T 23 N, R 13 W

Subject
Property



SPECIAL USE PERMIT 314-10-012

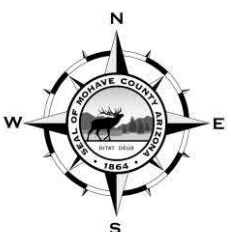
ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity.

Section 19
T 23 N, R 13 W

Subject
Property

- | | |
|--|---|
|  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 314-10-012

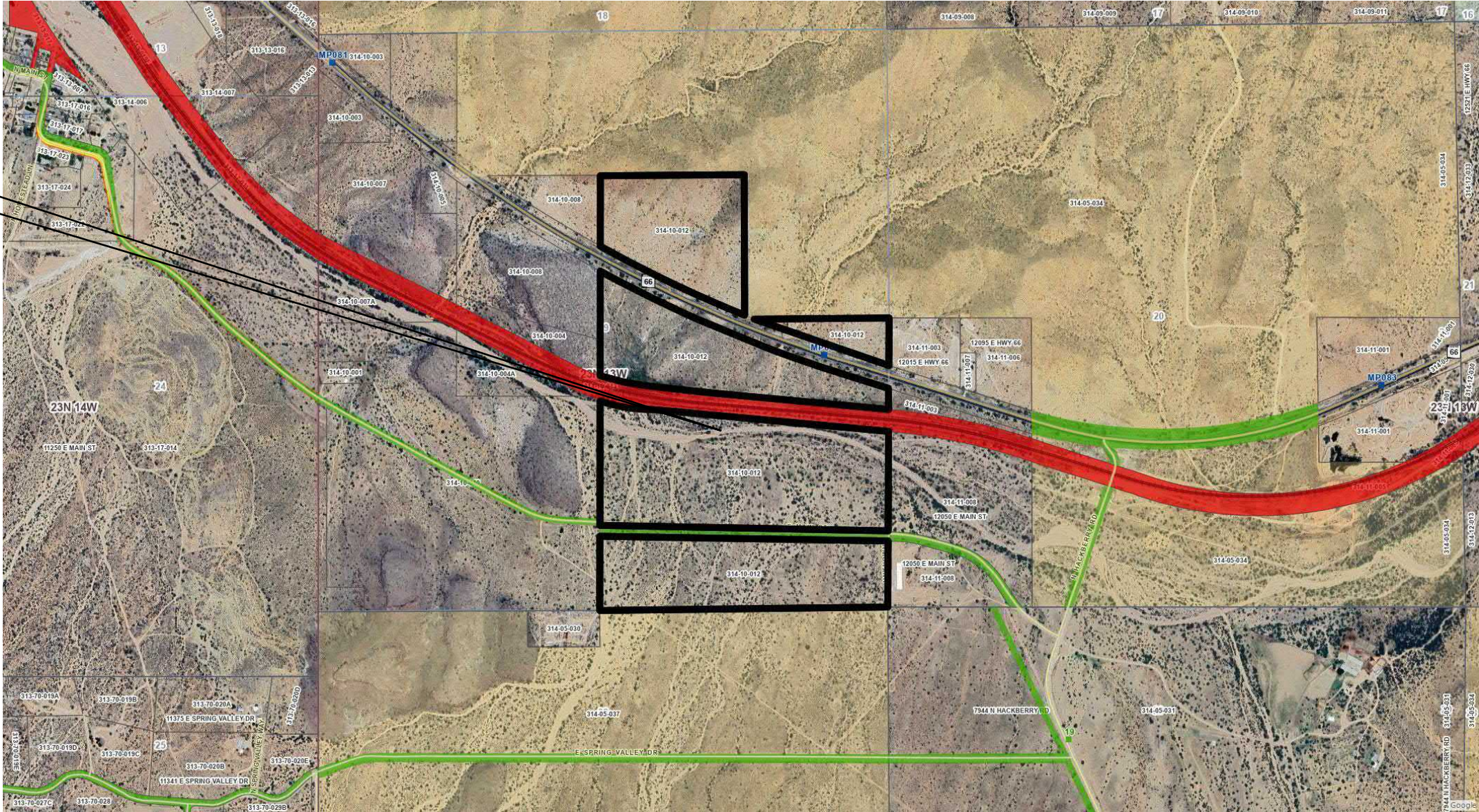
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity.

Section 19
T 23 N, R 13 W

Subject
Property

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

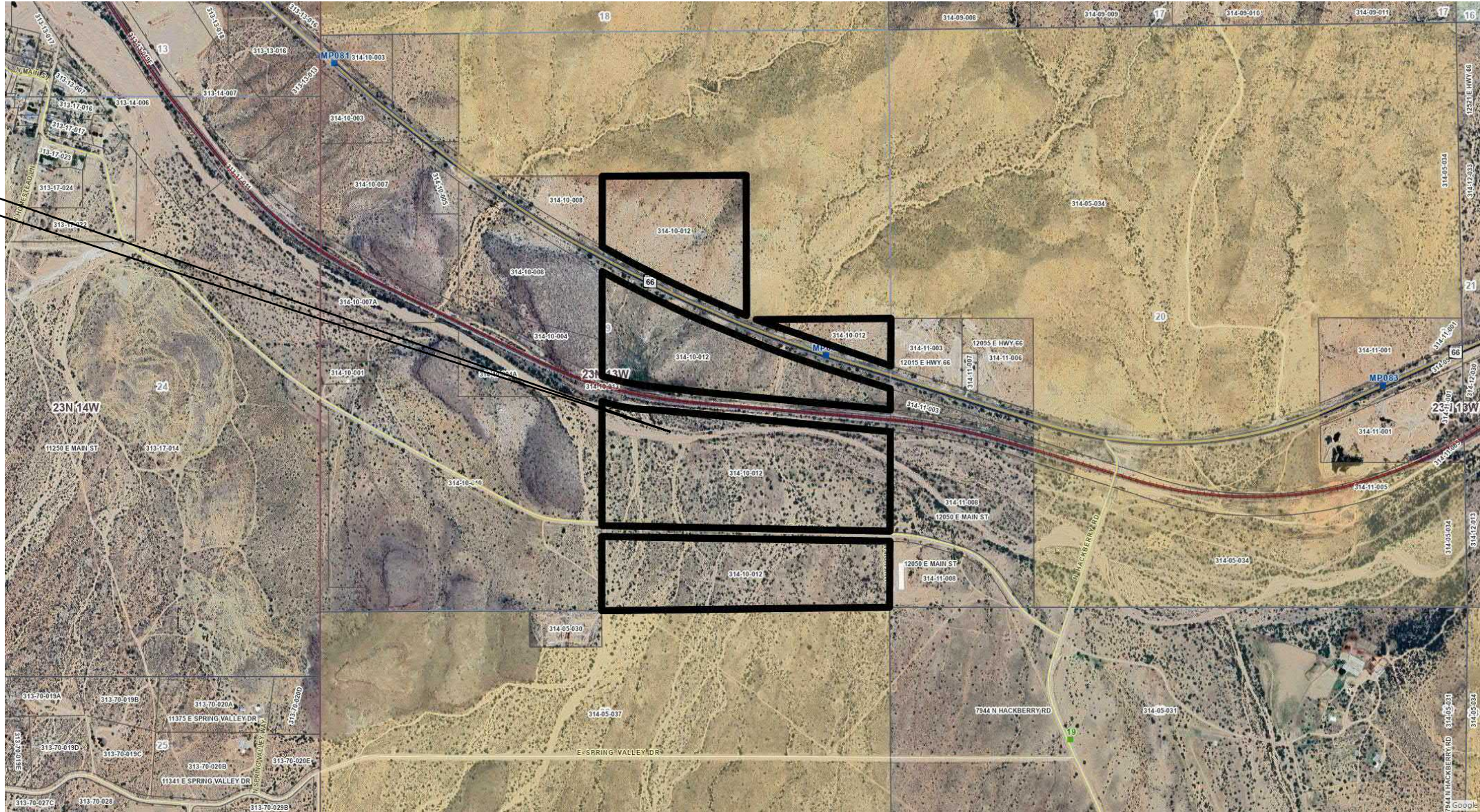


SPECIAL USE PERMIT 314-10-012 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity.

Section 19
T 23 N, R 13 W

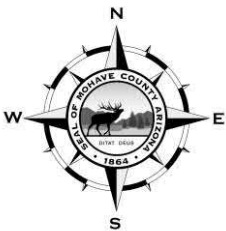
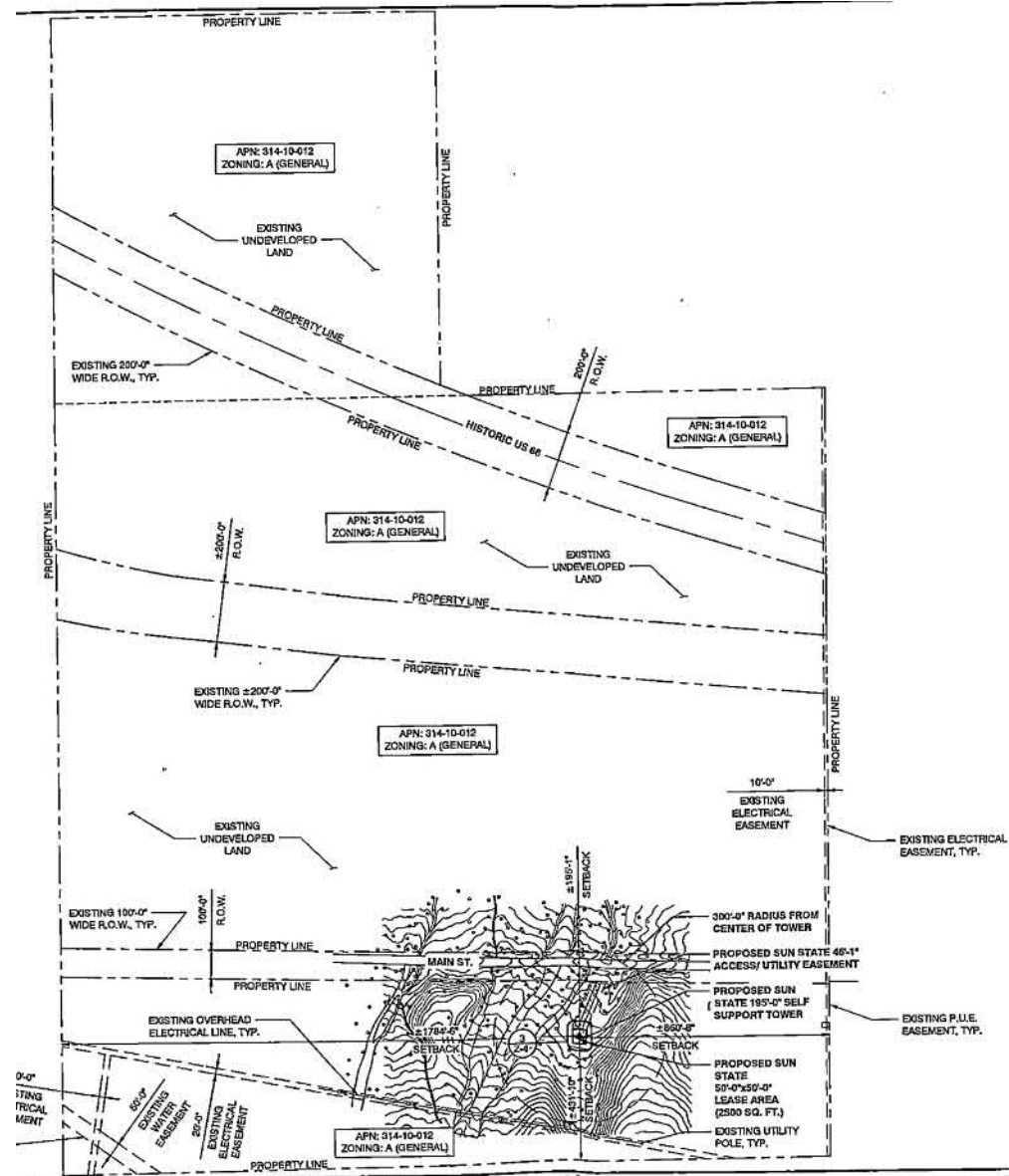
Subject
Property



SPECIAL USE PERMIT 314-10-012 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity.

Section 19
T 23 N, R 13 W



ZONING NOTICE

THE CITY OF PHOENIX HAS ADOPTED A ZONING ORDINANCE THAT WILL AFFECT THE PROPERTY LOCATED AT THE ADDRESS LISTED BELOW. THE PROPERTY IS CURRENTLY ZONED AS R-1 (RESIDENTIAL SINGLE-FAMILY) AND IS BEING REZONED TO R-15 (RESIDENTIAL SINGLE-FAMILY MEDIUM-DENSITY). THE REZONING WILL BE EFFECTIVE ON THE DATE LISTED BELOW.

PROPERTY ADDRESS: 10000 N. 100TH AVENUE, PHOENIX, AZ 85026

REZONING DATE: 11/15/2014

FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT AT 350 N. GAVEL AVENUE, PHOENIX, AZ 85004. PHONE: 602-350-2300. WWW.PHONIXAZ.GOV



15. **Evaluation of a request to NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING DRIVE, located in the Peach Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to name the above describe road, as shown in Exhibit A and as requested by KTH Consulting on behalf of Carolina Cherry Holdings LLLP.

The proposed road name has been reviewed and approved by the Addressing Official or their assignee for conformity to the road naming requirements in Section 43 of the Mohave County Zoning Ordinance, and the 911 Emergency Response System (ERS).

Notice of changes and corrections to road names has been sent to property owners, and will be sent to other agencies as required, including, but not limited to, the 911 ERS, Sheriff's Office, and U.S. Postal Service. No objections to the proposed renaming have been received from property owners.

FINDINGS OF FACT:

The following described Findings of Fact relate to the above-captioned item:

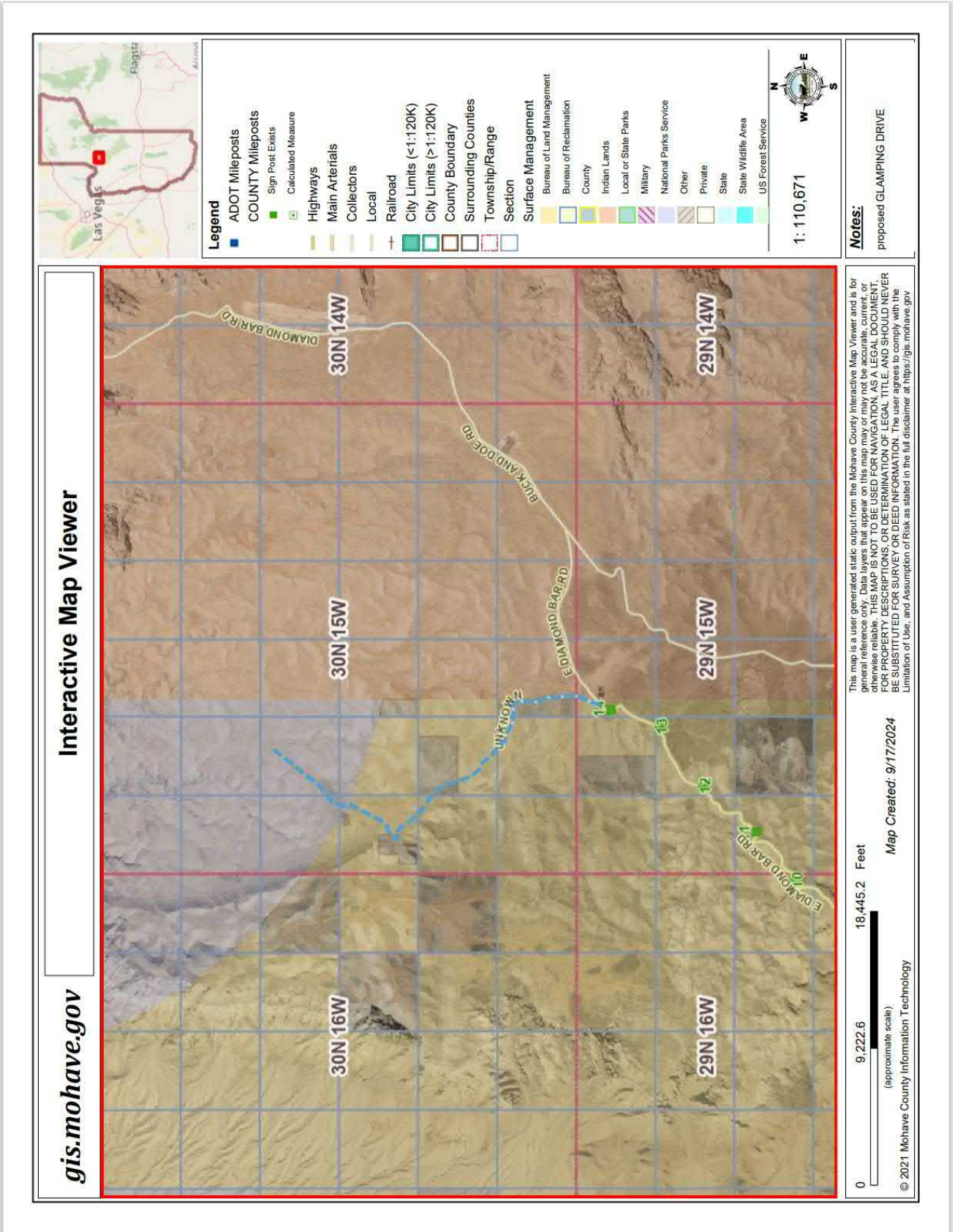
- a. All public notifications have been advertised and posted according to state law and county regulations.
- b. The proposed action and effect complies with the Mohave County General Plan and the Mohave County Zoning Ordinance.
- c. All roads are legally accessible from other dedicated rights-of-way.
- d. The road name(s) have been checked for compliance with Mohave County regulations for road naming.

STAFF RECOMMENDATIONS:

Staff recommends APPROVAL of the NAMING and unnamed road alignment GLAMPING DRIVE, as shown on Exhibit A and subject to the following conditions:

1. Compliance with the specifications set forth in Section 43 of the Mohave County Zoning Ordinance.
2. Approval of the road rename request does not include official acceptance by the County for road maintenance or signage without the separate approval of the Mohave County Board of Supervisors.
3. The approval of this request does not designate, re-designate, or change the legal status of the road right-of-way.

EXHIBIT A



Application to Name or Rename a Road or Roadway Easement

Request

I (We) hereby request that the following public road, private road, or easement be named or renamed:

Current Name(s):

Proposed Name(s):

"UNKNOWN"

GLAMPING DRIVE

Applicant Information

Name: CAROLINA CHERRY HOLDINGS, L.L.P / RUSSELL MANA —

Mailing Address: 4670 POLARIS AVE City: LAS VEGAS State: NV Zip: 89103

Phone number: 702-400-4546 Email: Russhm11@aol.com

Applicant Assessor Parcel Number(s): 318-21-(027-038), 318-21-(059-070), 318-21-(091-097), 318-21-101
318-21-102

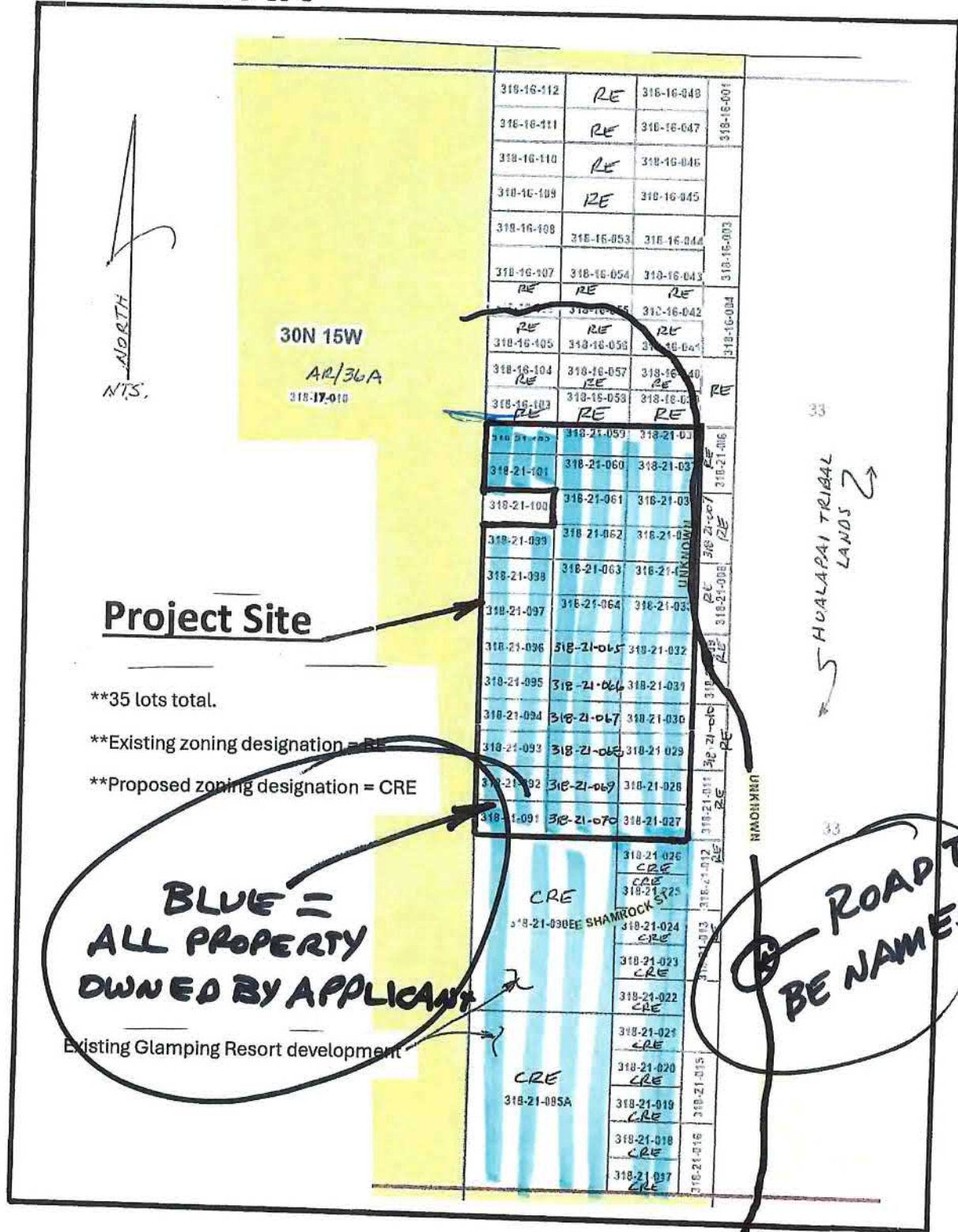
Signature: 

(I / We) understand that the approval of this request does not indicate assumption by the County for road maintenance or signage, without separate approval by the Board of Supervisors. The approval of this request does not designate or change the legal status of the roadway.

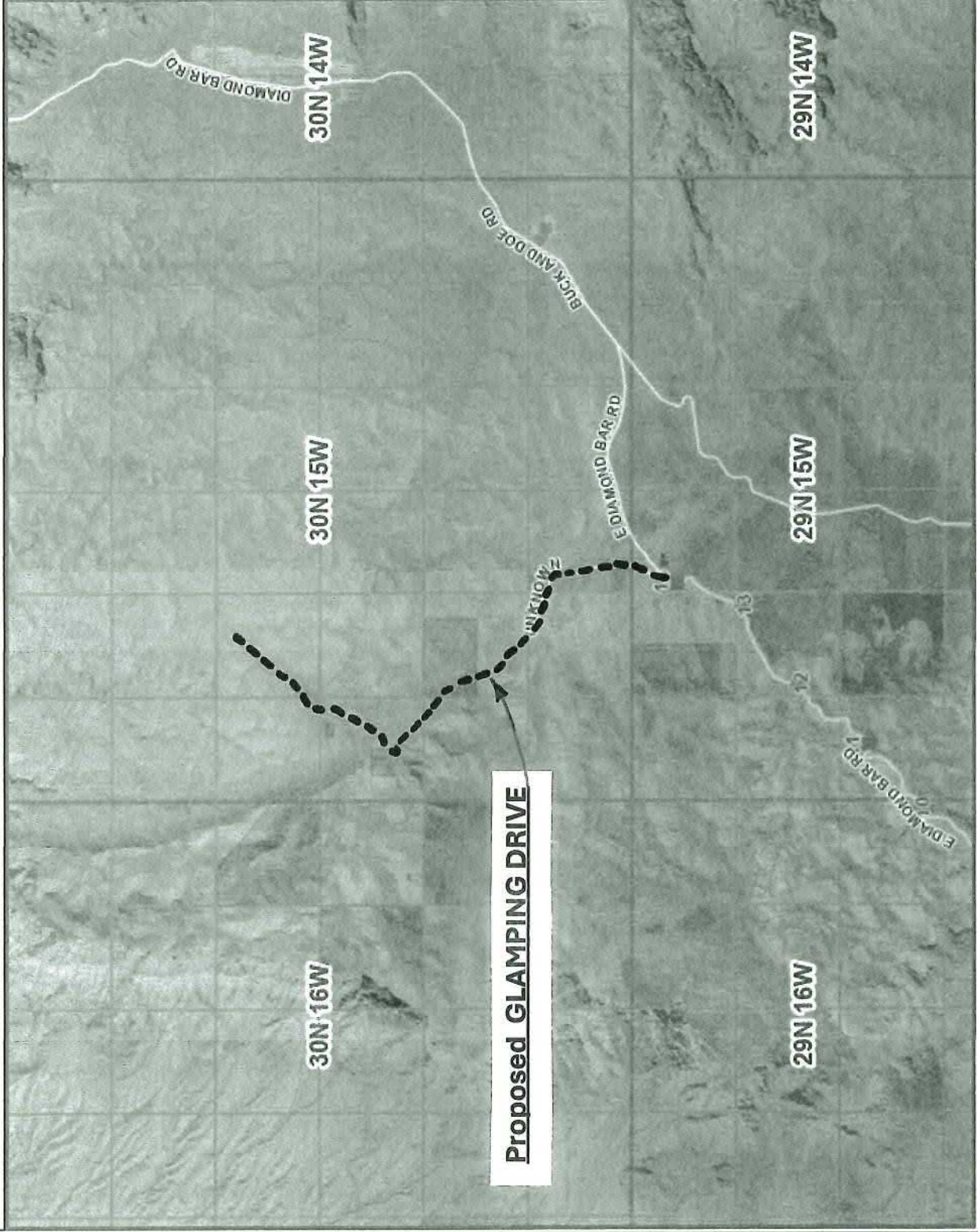
OWNER'S AGENT : Kathy Tackett-Hicks
928-279-4586

(ANY QUESTIONS PLEASE CONTACT OWNER'S AGENT)

SITE PLAN



Interactive Map Viewer



Proposed GLAMPING DRIVE

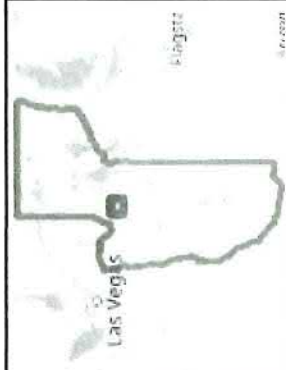
0 9,222.6 18,445.2 Feet

(approximate scale)

© 2021 Mohave County Information Technology

Map Created: 9/17/2024

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
- City Limits (<1:120K)
- 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



1:110,671

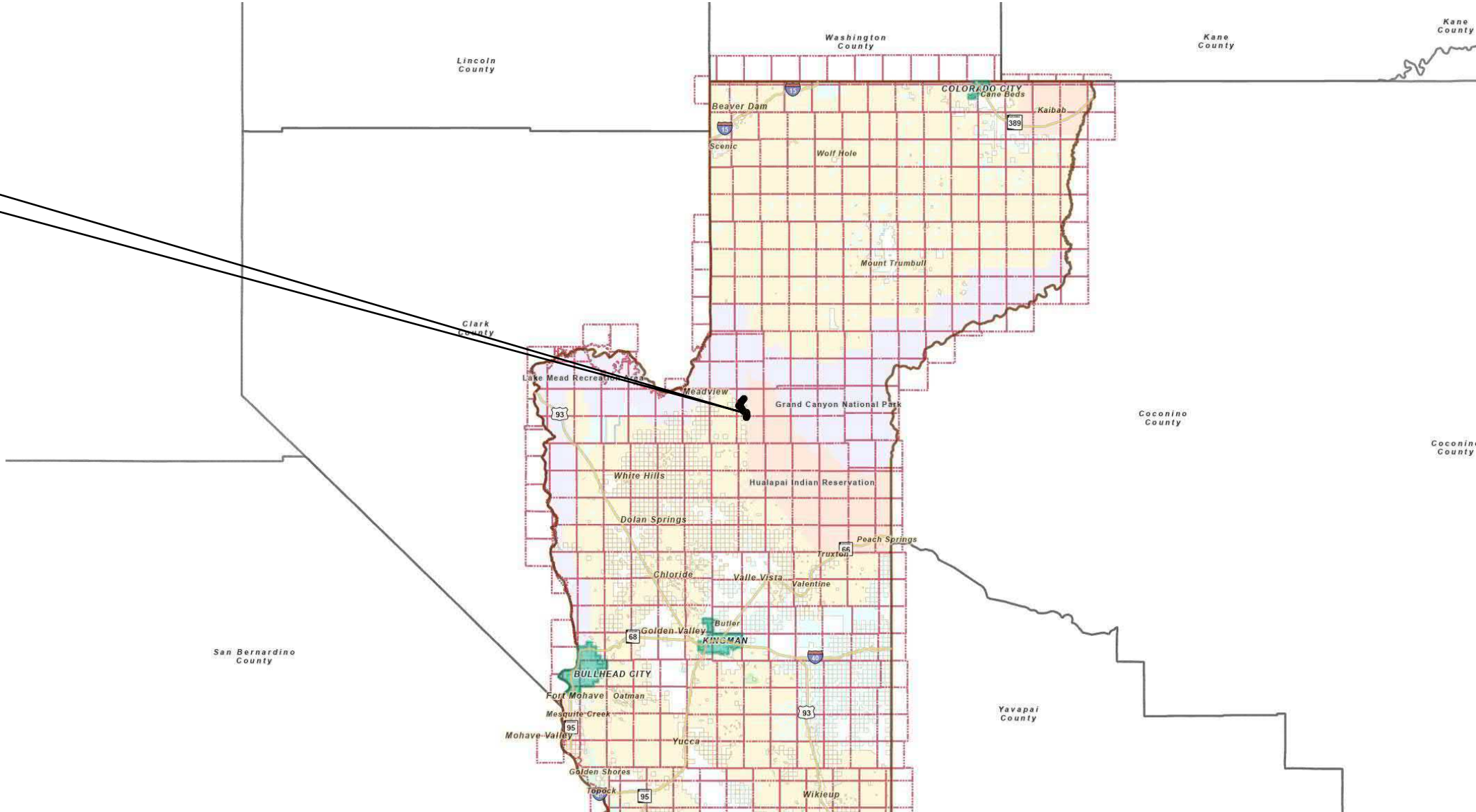
Notes:

proposed GLAMPING DRIVE

ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17 GENERAL MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING DRIVE, located in the Peach Springs vicinity.

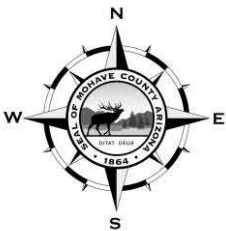
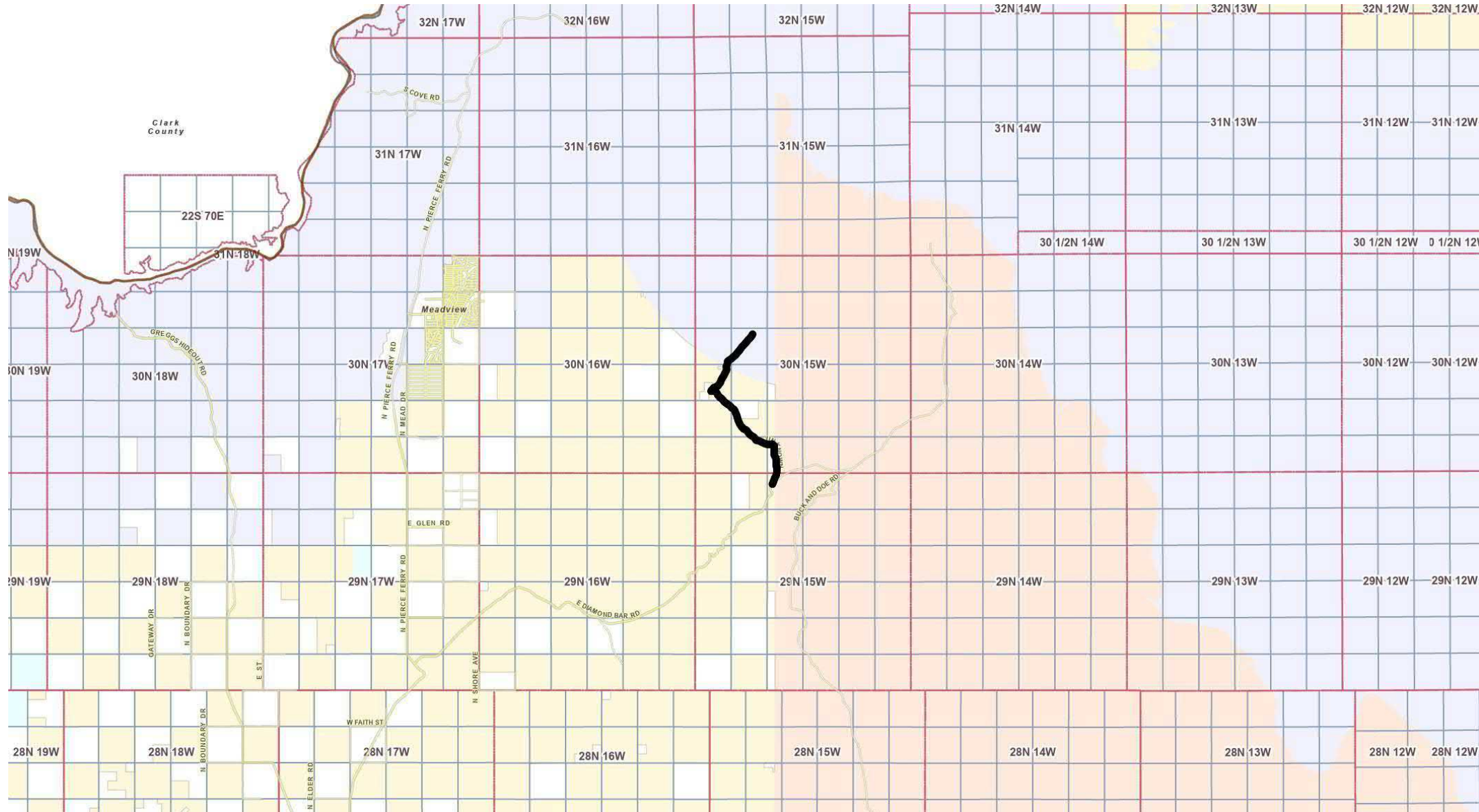
Subject Road



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17

VICINITY MAP

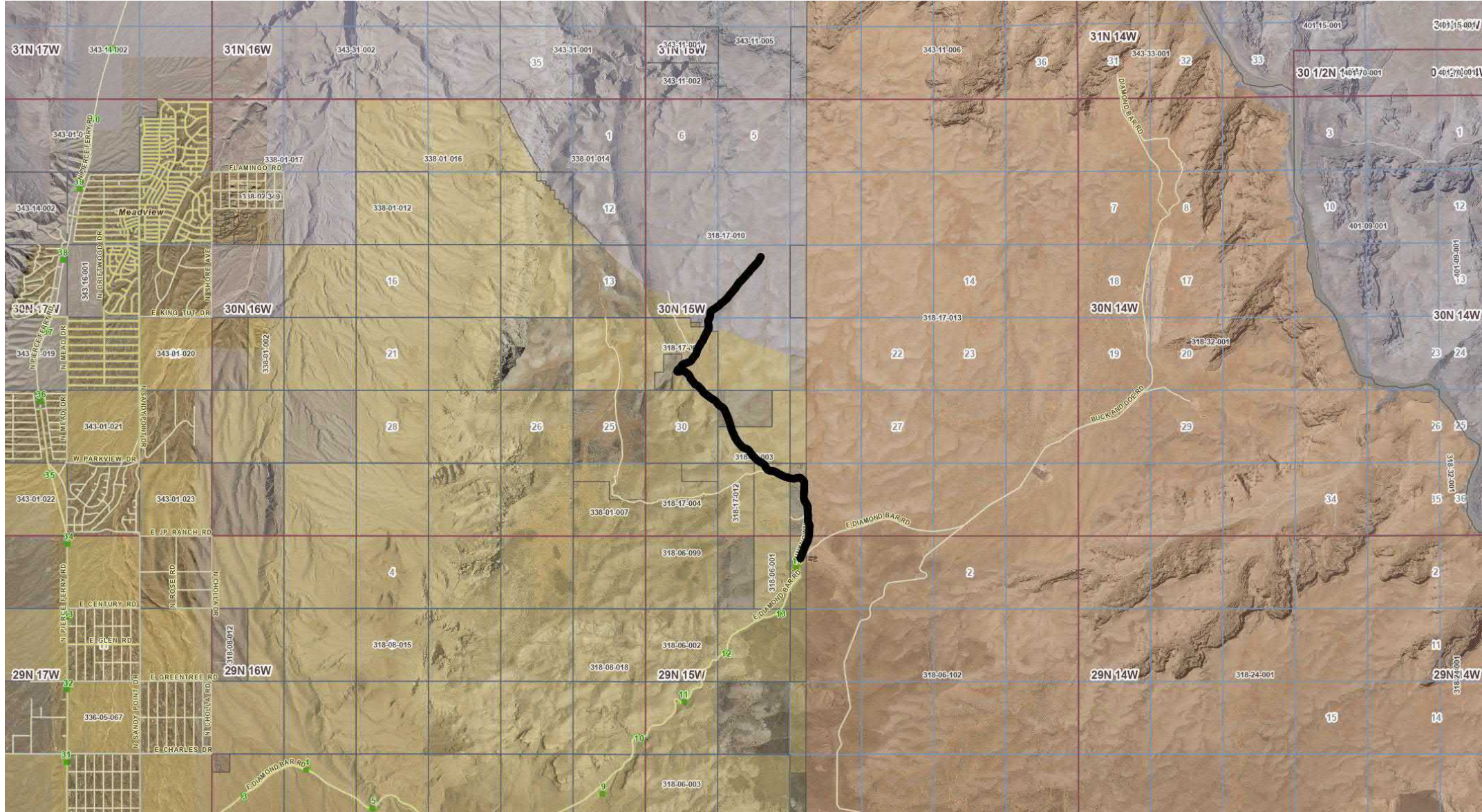
NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING DRIVE, located in the Peach Springs vicinity.



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17

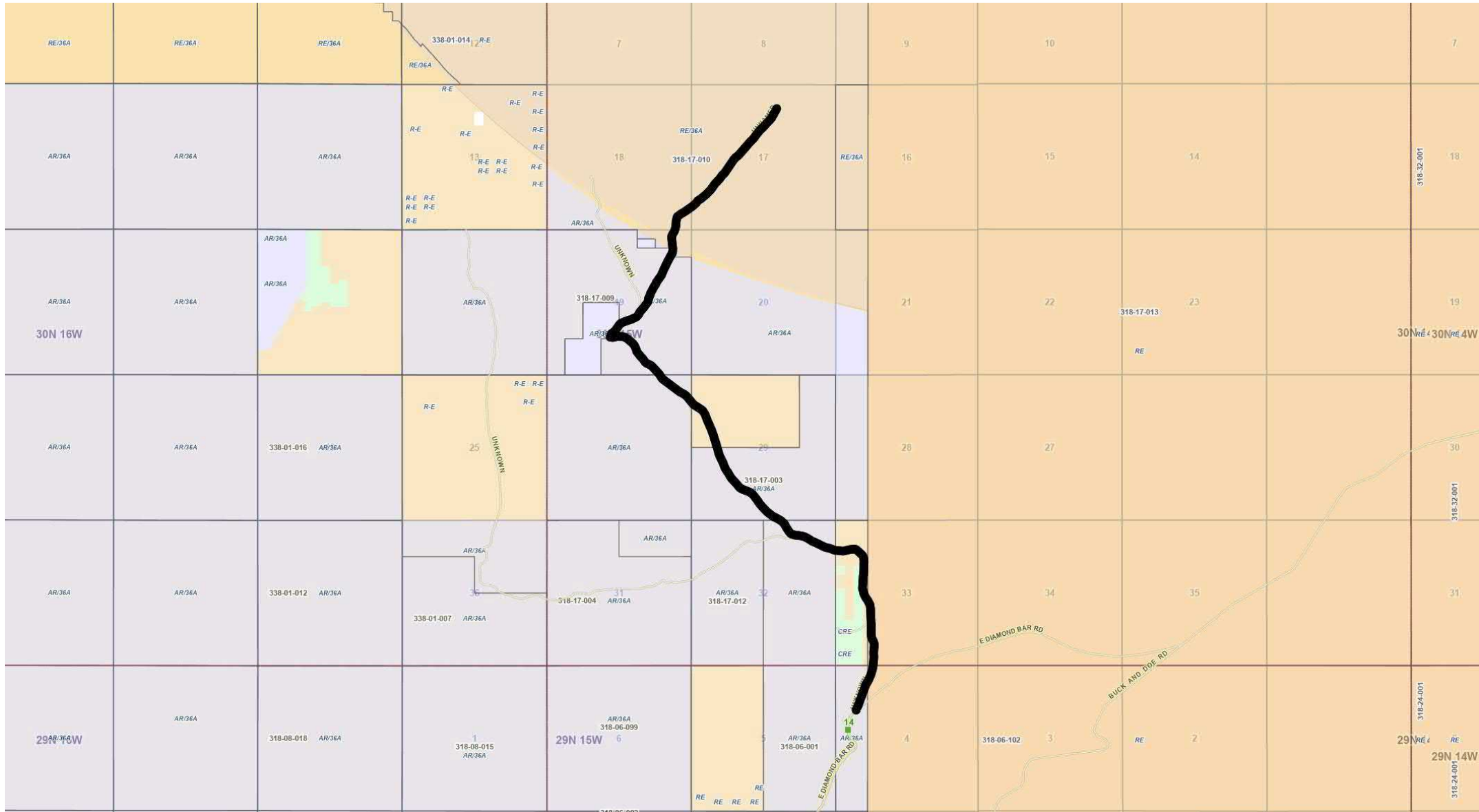
SITE MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING DRIVE, located in the Peach Springs vicinity.



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17 ZONING MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING DRIVE, located in the Peach Springs vicinity.



- | | | | |
|--|-------|--|----------|
| | 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 | | |



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17

RIGHT OF WAY MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING DRIVE, located in the Peach Springs vicinity.



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



ZONING NOTICE
This notice is posted in accordance with the zoning ordinance of the City of Grand Canyon National Park. It is intended to inform the public of the zoning classification of the property and the permitted uses. For more information, please contact the Planning Department at (930) 426-1234.





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a Resolution of the Board of Planning and Zoning Commission of Maricopa County, Arizona, at the Public Hearing held on the Commission for the Board of Supervisors on November 17, 2020, at 1:00 PM at the County Administration Center, 1000 W. McDowell Avenue, Phoenix, Arizona, has been adopted.

FOR MORE INFORMATION CONTACT THE MARICOPA COUNTY PLANNING & ZONING DEPARTMENT AT 602-995-3333 OR VISIT WWW.MARICOPA.AZ.GOV