

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**  
**OCTOBER 9, 2024**  
**700 WEST BEALE STREET**  
**KINGMAN, ARIZONA**  
**10:00 AM**

**MEMBERS**

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

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

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

**Pledge of Allegiance**

**Roll Call**

**Announcements**

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. 402-66-135 and -136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division in the Beaver Dam vicinity (north of Silver Leaf Road and east of Paria Lane), Mohave County, Arizona. **Kerry Wilson for Kakkzsas, LLC MG**

### **SOUTH MOHAVE VALLEY AREA**

02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a **REZONE** of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from A-R (Agricultural Residential) zone to a M-X (Heavy Manufacturing) zone to allow for building and operating a natural gas powered electric generation facility in the Mohave Valley vicinity (north of King Street, east of Vanderslice Road), Mohave County, Arizona. **Arizona Electric Power Cooperative for Jeffrey & Audrey Schieffer, Christina Jost and WPI-919 Farm AZ, LLC AB**

### **GOLDEN VALLEY AREA**

03. Evaluation of a request for a **REZONE** for Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity (north of Collins Road, west of Bosque Road), Mohave County, Arizona. **KTH Consulting for Mohave Developments, Inc. MS**
04. Evaluation of a request for a **REZONE** for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity (north of Chuar Drive, west of Colorado Road), Mohave County, Arizona. **Arthur & Kimberlee Lawler AB**

### **MOHAVE VALLEY GENERL AREA**

05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a General Commercial land use designation to a Suburban Development Area land use designation and a **REZONE** of Assessor's Parcel No. 316-13-171 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Dolan Springs vicinity, Mohave County, Arizona. **Salvador Rodriguez MS**

### **KINGMAN AREA**

06. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Rural Industrial Area land use designation, and a **REZONE** of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, - 007, from A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a Photovoltaic Solar Project interconnecting to the Peacock Substation in the Kingman vicinity (north of Thunderbird Drive, east of Austin Road), Mohave County, Arizona. **Amor Solar Project, LLC for Blake Cattle Co. AB**

### **OTHER**

07. Evaluation of a request for an **AMNEDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE** sections to allow six (6) or more chickens as an accessory use for a residence to be in compliance with the newly revised Arizona statute **Mohave County MG**

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

09. 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. 402-66-135 and -136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division in the Beaver Dam vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Kakkzsas, LLC of Mesquite, Nevada.

Assessor's Parcel Nos. 402-66-135 and 402-66-136 are described as a portion of SE1/4, SW1/4, NW1/4 of Section 36, Township 41 North, Range 15 West.

The site is approximately 4.99 acres and is located north of Silver Reef Road and west of Lees Ferry Avenue. The site is accessed from Interstate 15, then south on Desert Springs Road, then northeast on Farm Road, then south on Wolf Hole Road, then east on Sandy Reef Road, approximately 0.12 miles to the site.

The site currently contains a single-family residence. 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/1A (Residential Recreation/One Acre Minimum Lot Size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Medium Density Residential.

This site was part of a previous Rezone that was approved by the Mohave County Board of Supervisors via BOS Resolution 2021-037. The zoning from this Resolution has not yet vested, as it has not yet met the conditions of approval.

The site is within the Beaver Dam/Littlefield Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Silver Reef Road and Lee Ferry Avenue are unpaved, and are not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0095G 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 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 site will be rezoned to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.

11. The Rezone shall not become effective until at least 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: 402-66-135 & 402-66-136 Current Zoning: RE/2A 10/A Parcel Size 2.5 each Acres

Legal Description:

See separate attachment

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

Present use of property: 402-66-135 is vacant land. 402-66-136 has a single family residence.

## Owner Information

Owner Name(must match current deed): Kakkzsas, LLC a Utah limited liability company

Owner Street Address: 788 Pear Tree Lane City: Mesquite State: NV Zip: 89027

Phone number: 435-256-1233 Email: trendwest22@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: R-E/1A

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

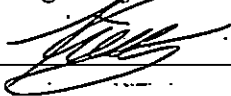
Does the new zone comply with the Mohave County General Plan?  Yes  No (if no complete the Plan Amendment Supplement)

For the purpose of:

Split each parcel into 2 lots. All 4 lots will be 1.25 acres.

## 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.

LEGAL DESCRIPTIONS

**Assessor Parcel Number 402-66-135:**

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 15 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.

EXCEPT THE NORTH, SOUTH AND WEST 25 FEET THEREFROM.

**Assessor Parcel Number 402-66-136:**

THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 15 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.

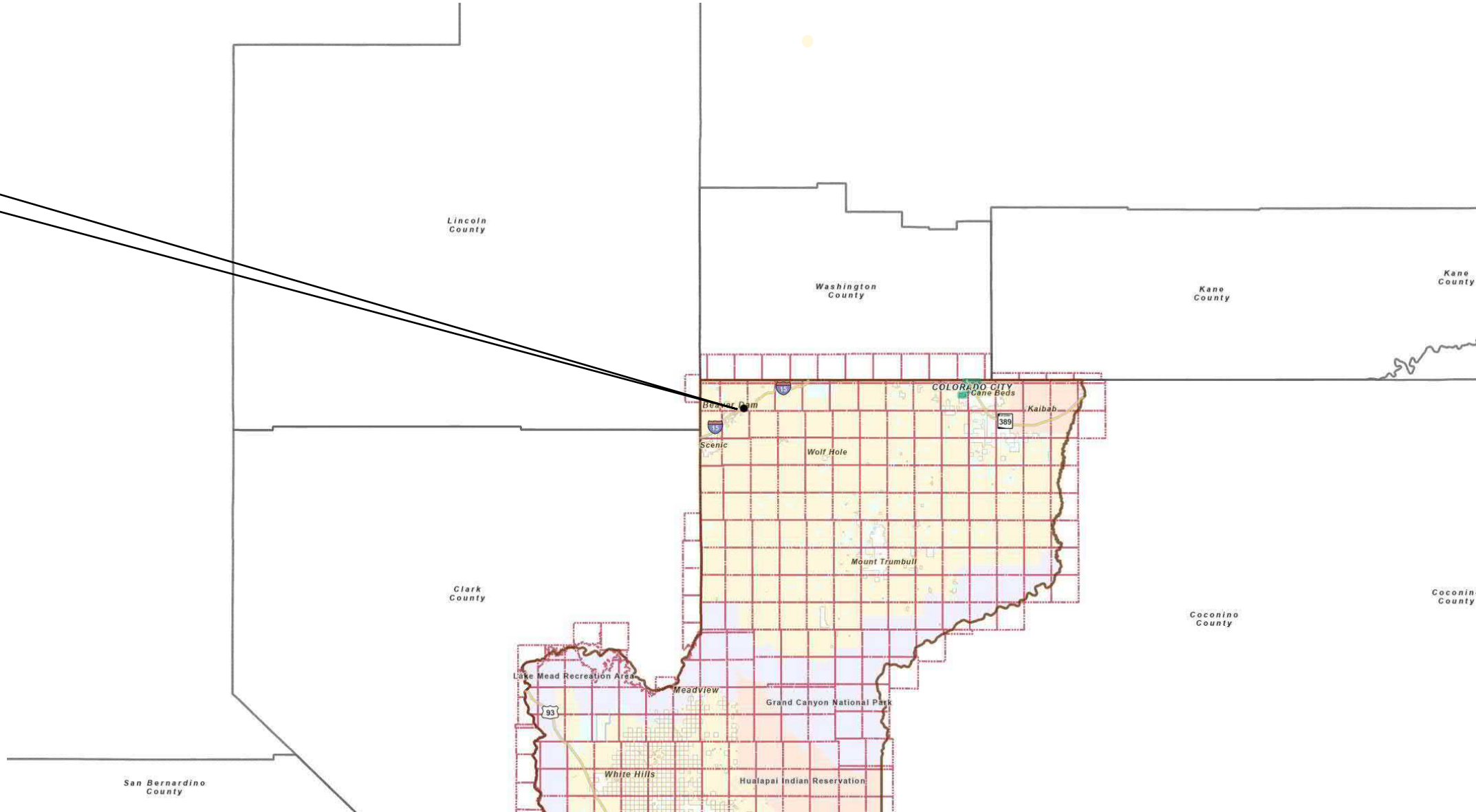
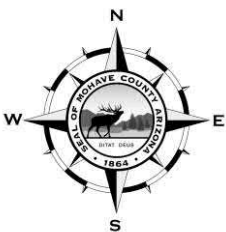
EXCEPT THE NORTH, SOUTH AND EAST 25 FEET THEREFROM.

# REZONE 402-66-135 & -136 GENERAL MAP

REZONE of Assessor's Parcel Nos. 402-66-135 and 402-66-136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division.

Section 36  
T 41 N, R 15 W

Subject  
Property

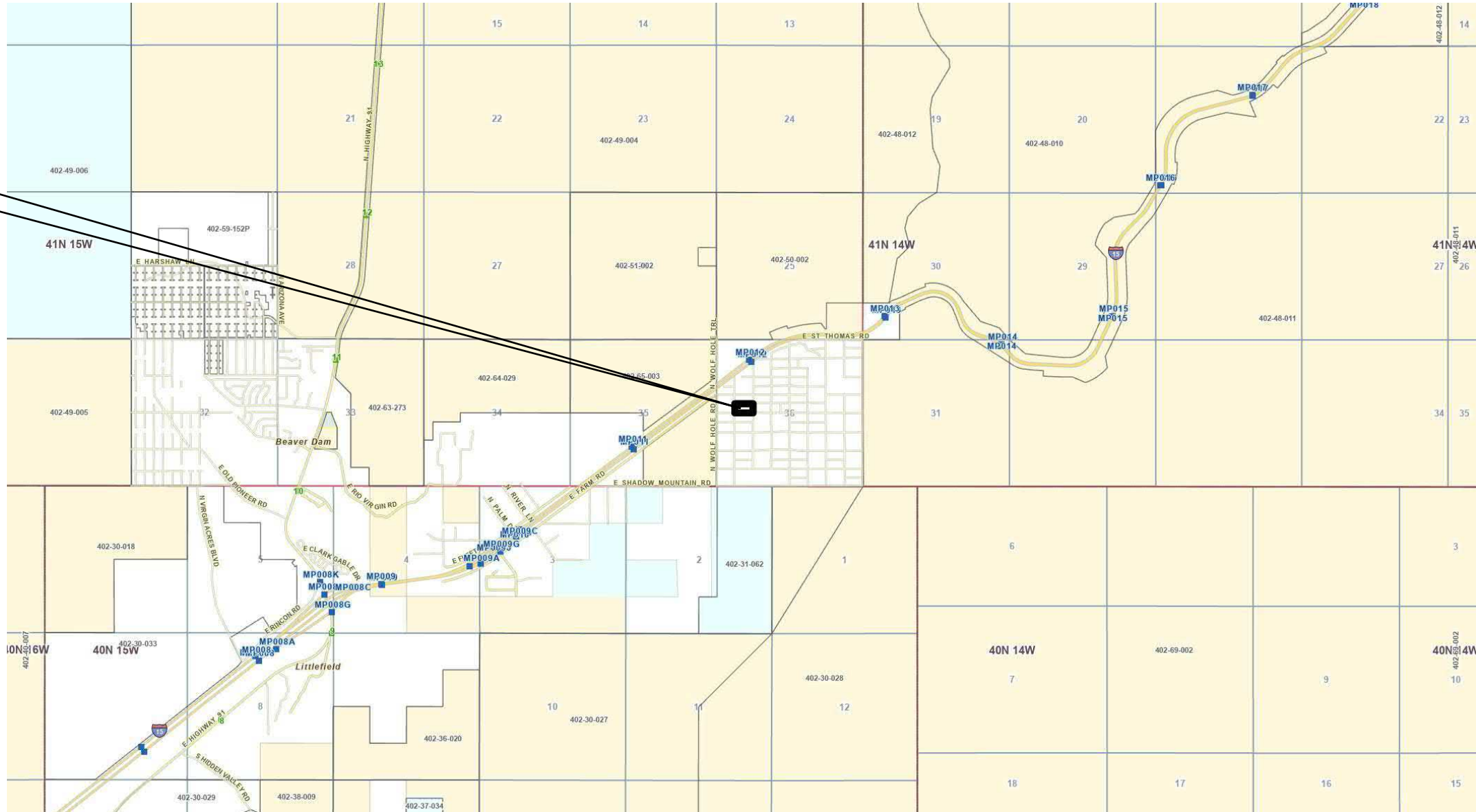


# REZONE 402-66-135 & -136 VICINITY MAP

REZONE of Assessor's Parcel Nos. 402-66-135 and 402-66-136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division.

Section 36  
T 41 N, R 15 W

Subject  
Property





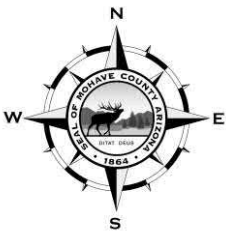
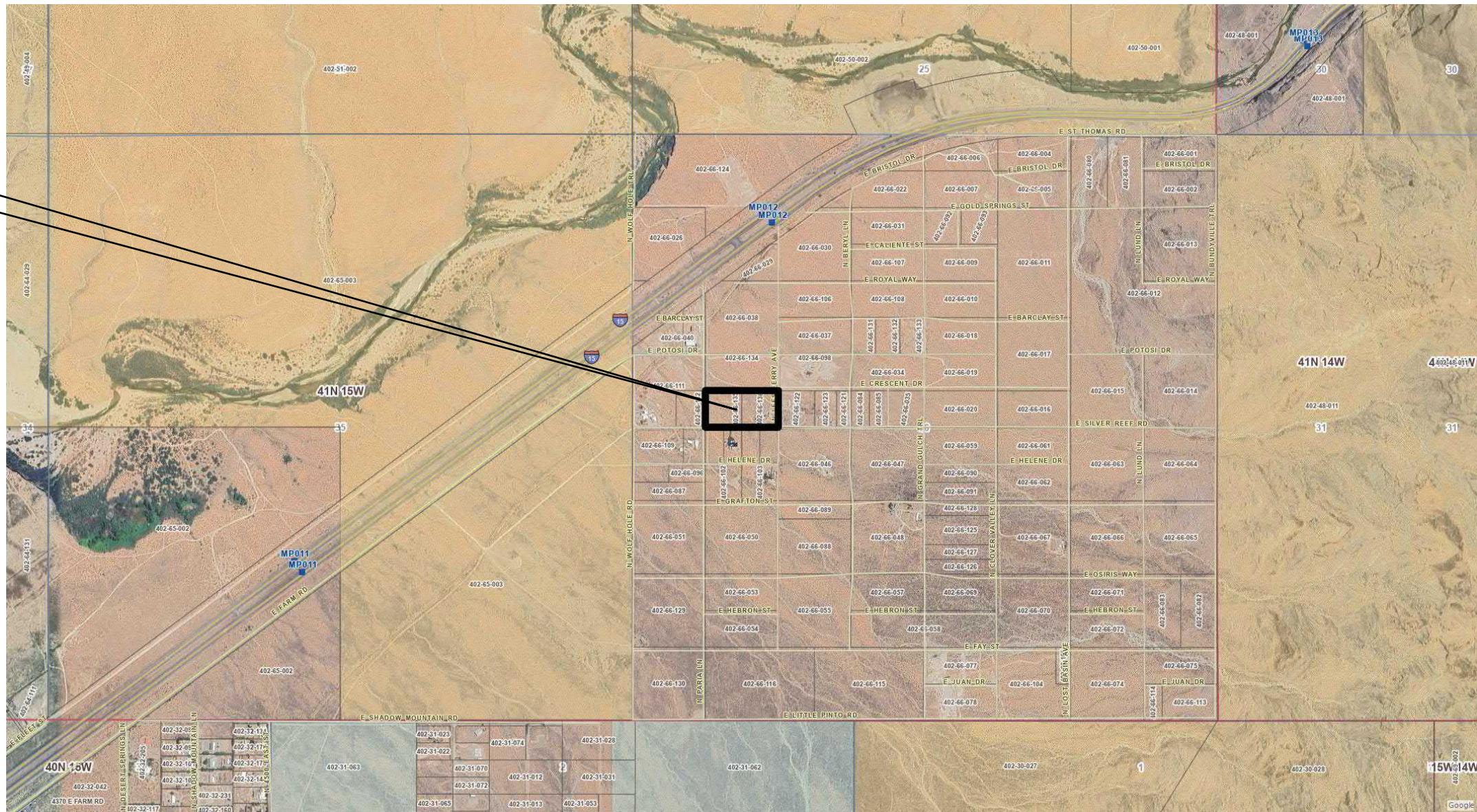
# REZONE 402-66-135 & -136

## SITE MAP

REZONE of Assessor's Parcel Nos. 402-66-135 and 402-66-136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division.

Section 36  
T 41 N, R 15 W

Subject  
Property





# REZONE 402-66-135 & -136

## ZONING MAP

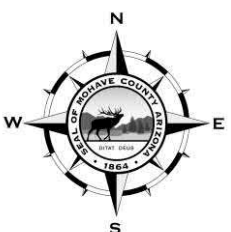
REZONE of Assessor's Parcel Nos. 402-66-135 and 402-66-136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to am R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division.

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   |  |          |





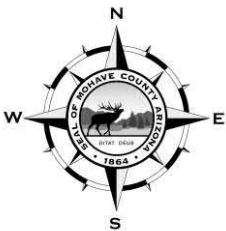
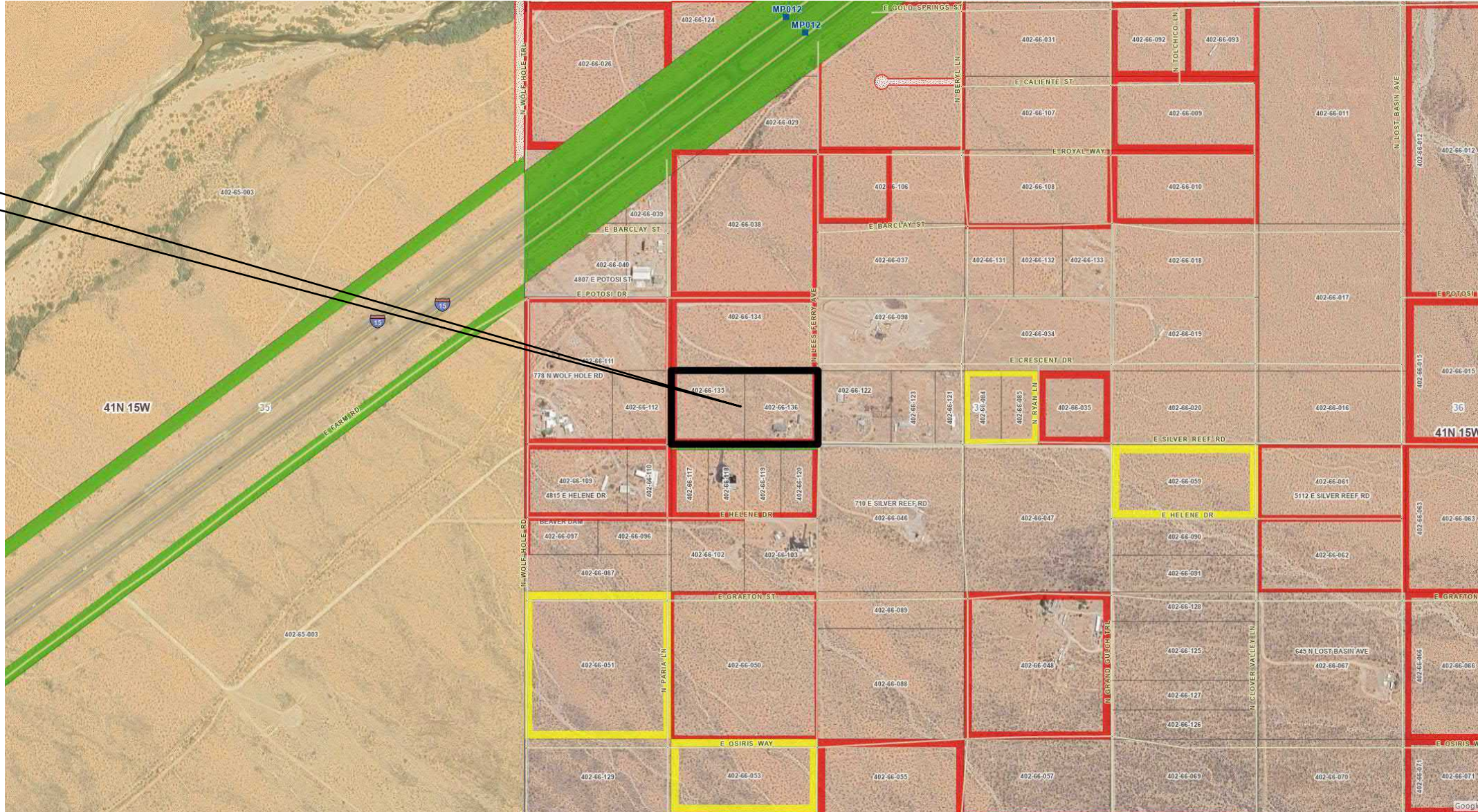
# REZONE 402-66-135 & -136 RIGHT OF WAY MAP

REZONE of Assessor's Parcel Nos. 402-66-135 and 402-66-136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division.

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



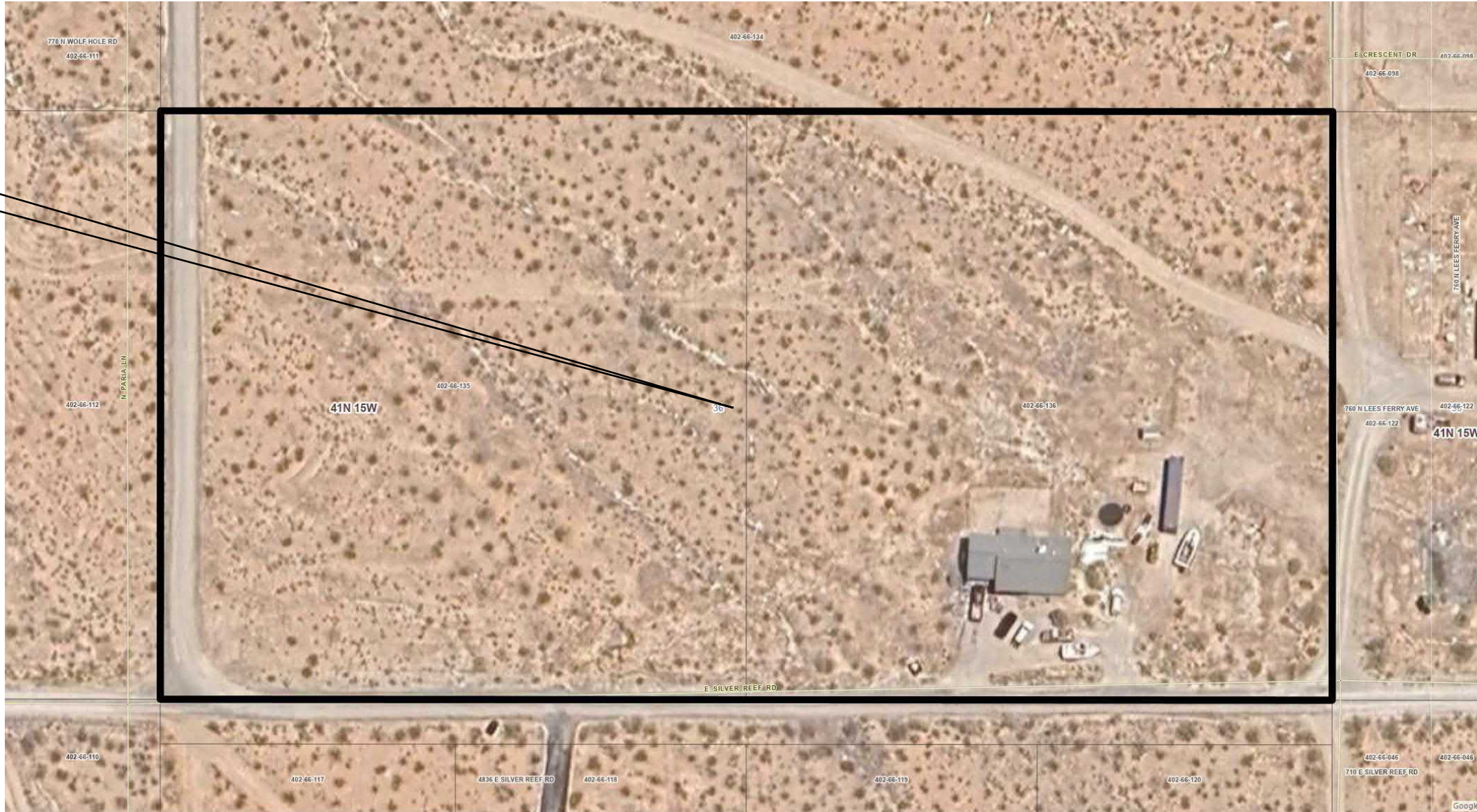


# REZONE 402-66-135 & -136 REQUEST

REZONE of Assessor's Parcel Nos. 402-66-135 and 402-66-136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division.

Section 36  
T 41 N, R 15 W

Subject  
Property







**ZONING NOTICE**  
[Illegible text]







02. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas-powered electric generation facility in the Mohave Valley vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property, as requested by Arizona Electric Power Cooperative of Benson, Arizona.

Assessor's Parcel Nos. 225-11-005, -006, -008, and a portion of -009 are described as the eastern portion of Section 19, Township 18 North, Range 21 West.

The site is approximately 193.5 acres in size and is located north of King Street and east of Vanderslice Road. The site is accessed from State Highway 95, then east on King Street, approximately 2.5 miles to the site.

The site appears to contain a residence and accessory structures. The terrain appears to slope to the west where it is relatively flat. The surrounding land uses consist of vacant land and agricultural land, with a gravel pit to the south.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation; and
2. Rezone from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas-powered electric generation facility, as shown on Exhibit A.

The site is within the Mohave Valley Fire District. Electric service appears to be available. Sewer and water services do not appear to be available. King Street is not paved and is not on the County's road maintenance system at the site.

A review of FEMA FIRM Panel #04015C-5075K indicates the western portion of the parcels described to be in Zone A and Zone AO, within the Special Flood Hazard Area, and the eastern portion within 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 does contain other zoning similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The noted flood zones appear to be 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. The Mohave County General Plan, for Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, shall be changed from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, as shown on Exhibit A.
2. Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009 shall be rezoned to an M-X (Heavy Manufacturing) zone, as shown on Exhibit A.
3. This Amendment to the Mohave County General Plan and this Rezone shall not become official until the sale of the property to the Arizona Electric Power Cooperative is completed.
4. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
5. The appropriate permits will be obtained prior to construction.
6. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814K.

**EXHIBIT A**





# 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: Port of APN 225-11-009; 225-11-005/006/008 \_\_\_\_\_ Current Zoning: A-R Agricultural Residential Parcel Size 193.5 Acres

Legal Description:

A portion of the East half of Section 19, Township 18 North, 21 West of the Gila and Salt River Base, Mohave County, Arizona more particularly described in the attached exhibit.

Water Provider: private well Electric provider: Mohave Electric Cooperative Sewer provider: septic system

Present use of property: mix of fallow agriculture field, sand and gravel operation

## Owner Information

Owner Name(must match current deed): see attached

Owner Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

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

Agent Name: Arizona Electric Power Cooperative

Agent Street Address: 1000 S. Highway 80 City: Benson State: AZ Zip: 85602

Phone number: 520-221-3448 Email: Teresa Murphy: tmurphy@azgt.coop

## 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: M-X Heavy Manufacturing

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

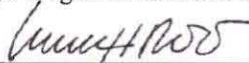
Does the new zone comply with the Mohave County General Plan?  Yes  No (if no complete the Plan Amendment Supplement)

For the purpose of:

building and operating a natural gas powered electric generation facility

## 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.

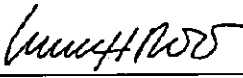


Marc Robert, Authorized Signatory for WPI 919 Farm

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

**Owner Information**

WPI-919 Farm LLC  
400 Madison Ave Room 11B  
New York, NY 10071

  
\_\_\_\_\_

Christina M. Jost  
1992 Evergreen Ct  
Rosenville, MN 55113

\_\_\_\_\_

Jeffrey & Audrey J Scheiffer  
1992 Evergreen Ct  
Rosenville, MN 55113

\_\_\_\_\_

\_\_\_\_\_



# 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: Part of APN 225-11-009, 225-11-005,008/008 Current Zoning: A-R Agricultural Residential Parcel Size 193.5 Acres

Legal Description:

A portion of the East half of Section 19, Township 18 North, 21 West of the Gila and Salt River Base, Mohave County, Arizona more particularly described in the attached exhibit.

Water Provider: private well Electric provider: Mohave Electric Cooperative Sewer provider: septic system

Present use of property: mix of fallow agriculture field, sand and gravel operation

## Owner Information

Owner Name(must match current deed): see attached

Owner Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

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

Agent Name: Arizona Electric Power Cooperative

Agent Street Address: 1000 S. Highway 80 City: Benson State: AZ Zip: 85602

Phone number: 520-221-3448 Email: Teresa Murphy: tmurphy@azgt.coop

## 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: M-X Heavy Manufacturing

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:

building and operating a natural gas powered electric generation facility

## 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.

Chun Sun Jort 225-11-009

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: Port of APN 225-11-009; 225-11-005/006/008 \_\_\_\_\_ Current Zoning: A-R Agricultural Residential Parcel Size 193.5 Acres

Legal Description:

A portion of the East half of Section 19, Township 18 North, 21 West of the Gila and Salt River Base, Mohave County, Arizona more particularly described in the attached exhibit.

Water Provider: private well Electric provider: Mohave Electric Cooperative Sewer provider: septic system

Present use of property: mix of fallow agriculture field, sand and gravel operation

## Owner Information

Owner Name(must match current deed): see attached

Owner Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

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

Agent Name: Arizona Electric Power Cooperative

Agent Street Address: 1000 S. Highway 80 City: Benson State: AZ Zip: 85602

Phone number: 520-221-3448 Email: Teresa Murphy: tmurphy@azgt.coop

## 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: M-X Heavy Manufacturing

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

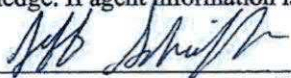
Does the new zone comply with the Mohave County General Plan?  Yes  No (if no complete the Plan Amendment Supplement)

For the purpose of:

building and operating a natural gas powered electric generation facility

## 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.



Audrey Schieffer 225-11-009

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

## Legal Description of Proposed Subject Property

Parcel I (225-11-006)

The East half (E ½ ) of Section 19, Township 18 North, Range 21 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona,

EXCEPTING THEREFROM the South 561.03 feet of the Southwest quarter of the Southwest quarter of the Southeast quarter (SW ¼ , SW ¼ , SE ¼ ) of Section 19, Township 18 North, Range 21 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona,

ALSO EXCEPTING THEREFROM, a portion of Section 19, Township 18 North, Range 21 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona, more particularly described as follows:

BEGINNING at the North quarter corner of said Section 19, thence along the North section line South 89°31'17" East, a distance of 2645.55 feet to the Northeast section corner of said Section 19;

Thence along said East Section line South 00°00'26" East, a distance of 2655.88 feet to the East quarter corner of Section 19;

Thence continuing along said East section line South 00°24'21" West, a distance of 2642.35 feet to the Southeast corner of said section 19;

Thence along the South section line of said Section 19 North 89°33'49" West, a distance of 1984.94 feet to a point at which the south quarter corner bears South 89°33'49" East, at a distance of 660.00 feet;

Thence departing said section line North 00°11'32" East, a distance of 561.03 feet;

Thence North 89°33'49" West, a distance of 660.00 feet to a point of the North-South midsection line of said Section 19;

Thence along said mid-section line North 00°11'32" East, a distance of 1423.87 feet;

Thence departing said mid-section line South 89°29'47" East, a distance of 666.76 feet;

Thence South 00°30'13" West, a distance of 101.47 feet;

Thence South 89°45'36" East, a distance of 79.93 feet;

Thence North 00°30'13" East, a distance of 101.10 feet;

Thence South 89°29'47" East, a distance of 579.48 feet;

Thence North 00°17'56" East, a distance of 661.11 feet to a point of the East-West mid-section Line of said Section 19;

Thence along said mid-section line North 89°28'27" West, a distance of 1327.41 feet to the point on the North-South mid-section line of said Section 19;

Thence along said mid-section line North 00°11'32" East, a distance of 2653.63 feet to the POINT OF BEGINNING.

Parcel II (225-11-008 and 225-11-009)

The South 3162.35 feet of the following described parcel of land:

That portion of Section 19, Township 18 North, 21 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona, more particularly described as follows:

BEGINNING at the North quarter corner of said Section 19, thence along the North section line South 89°31'17" East, a distance of 2645.55 feet to the Northeast section corner of said Section 19;

Thence along said East Section line South 00°00'26" East, a distance of 2655.88 feet to the East quarter corner of Section 19;

Thence continuing along said East section line South 00°24'21" West, a distance of 2642.35 feet to the Southeast corner of said section 19;

Thence along the South section line of said Section 19 North 89°33'49" West, a distance of 1984.94 feet to a point at which the south quarter corner bears South 89°33'49" East, at a distance of 660.00 feet;

Thence departing said section line North 00°11'32" East, a distance of 561.03 feet;

Thence North 89°33'49" West, a distance of 660.00 feet to a point of the North-South midsection line of said Section 19;

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Thence along said mid-section line North 89°28'27" West, a distance of 1327.41 feet to the point on the North-South mid-section line of said Section 19;

Thence along said mid-section line North 00°11'32" East, a distance of 2653.63 feet to the POINT OF BEGINNING.

Parcel III (225-11-005)

A portion of Section 19, Township 18 North, 21 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona, more particularly described as follows:

The Southwest quarter of the Southwest quarter of the Southeast quarter ( SW ¼ SW ¼ SE 1/4 ) of said Section 19;

EXCEPT the North 101.75 feet thereof.

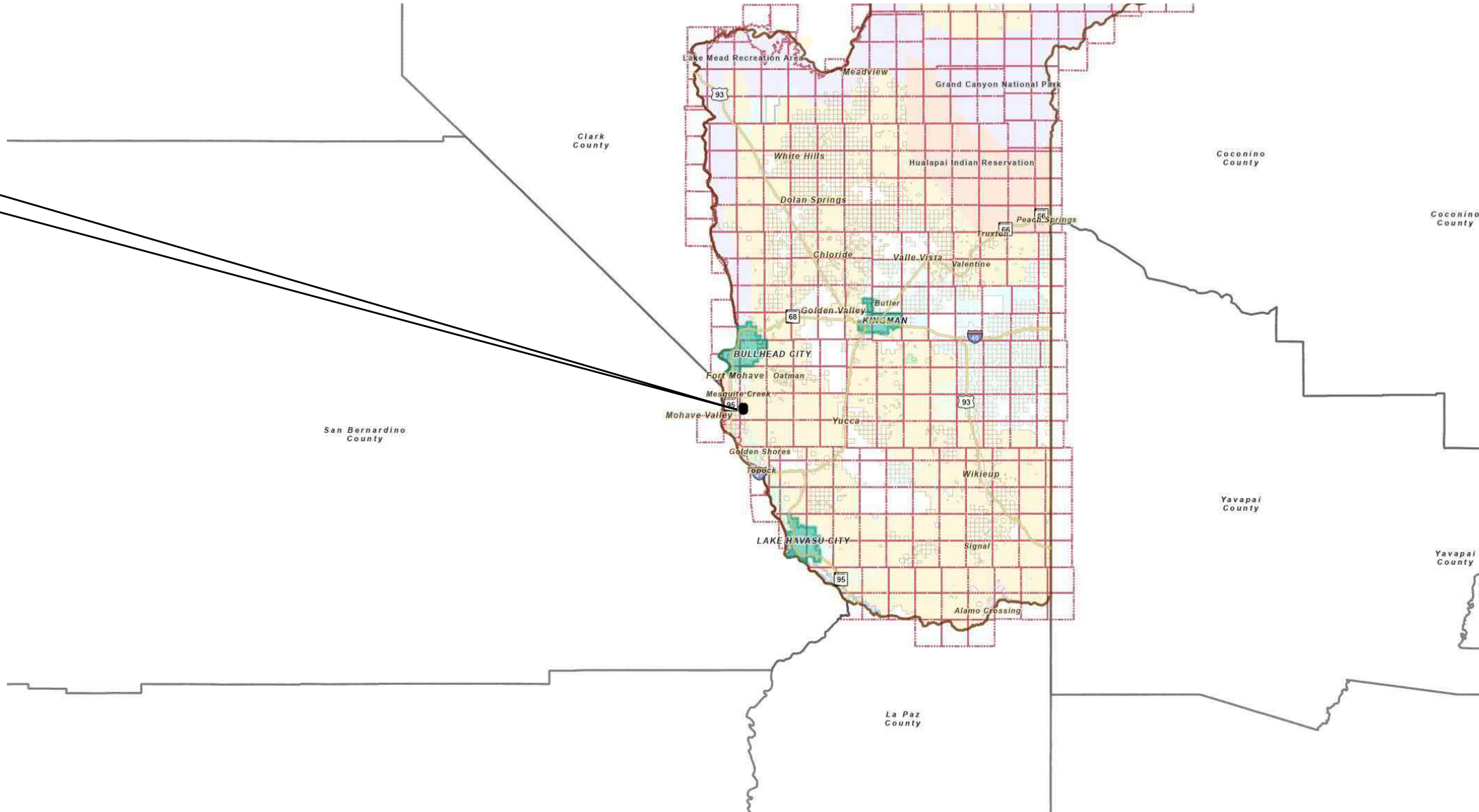
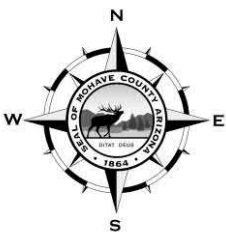
# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

## GENERAL MAP

Section 19  
T 18 N, R 21 W

Subject  
Property

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.





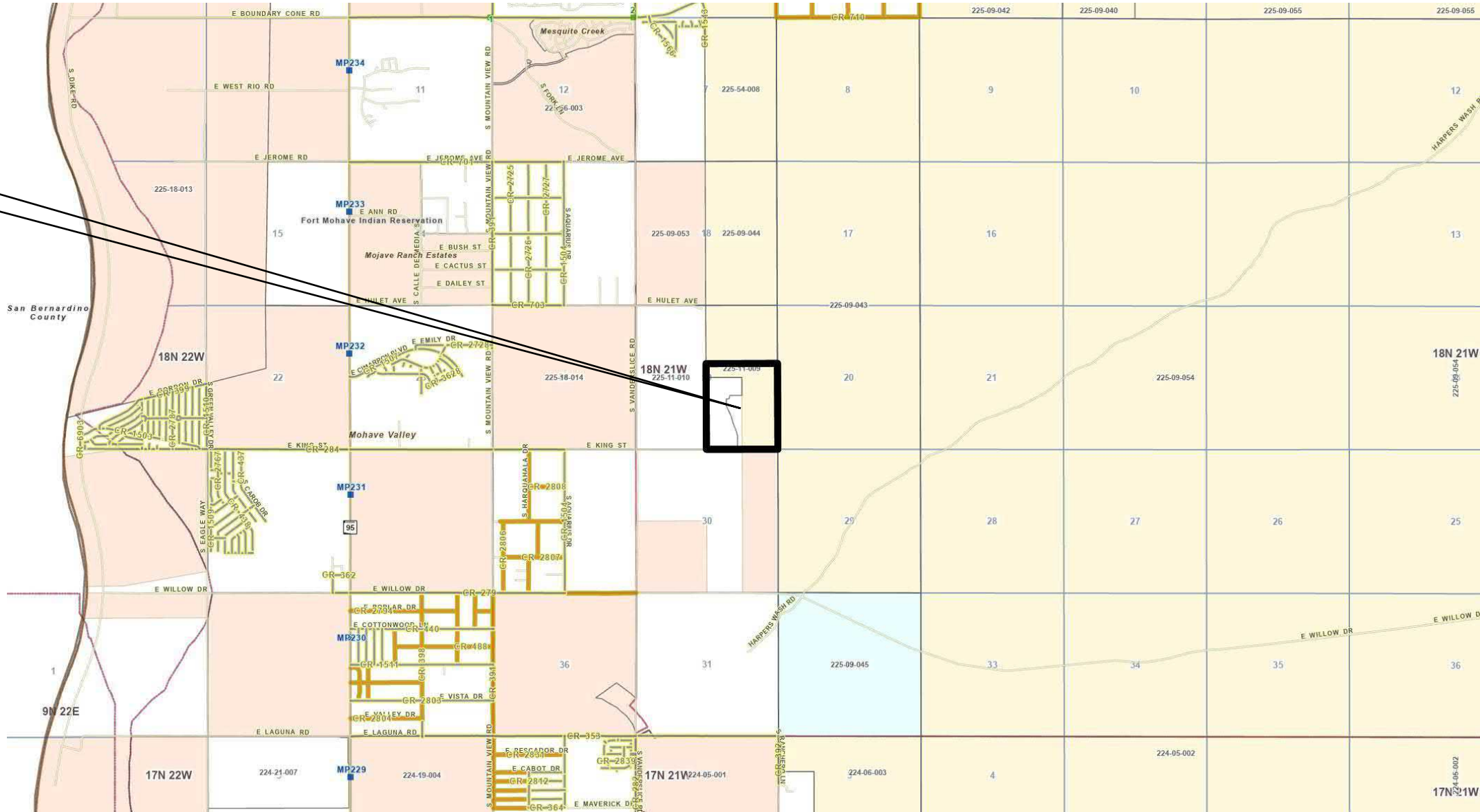
# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

## VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.

Section 19  
T 18 N, R 21 W

Subject  
Property





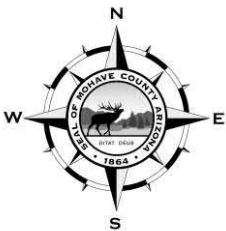
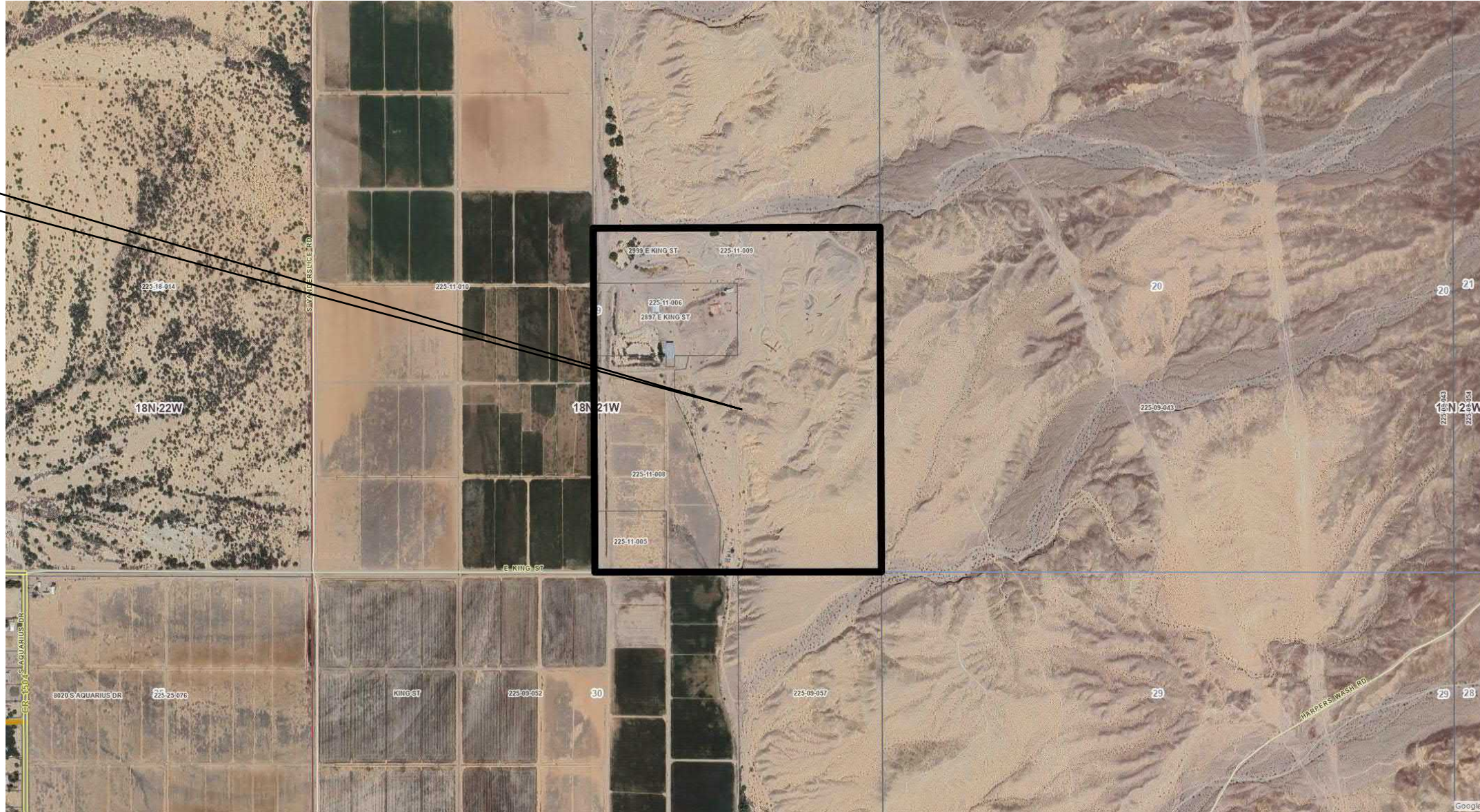
# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

## SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.

Section 19  
T 18 N, R 21 W

Subject  
Property





# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

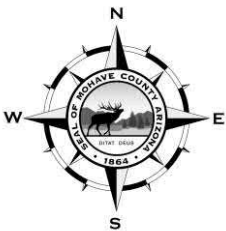
## GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.

Section 19  
T 18 N, R 21 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
















# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

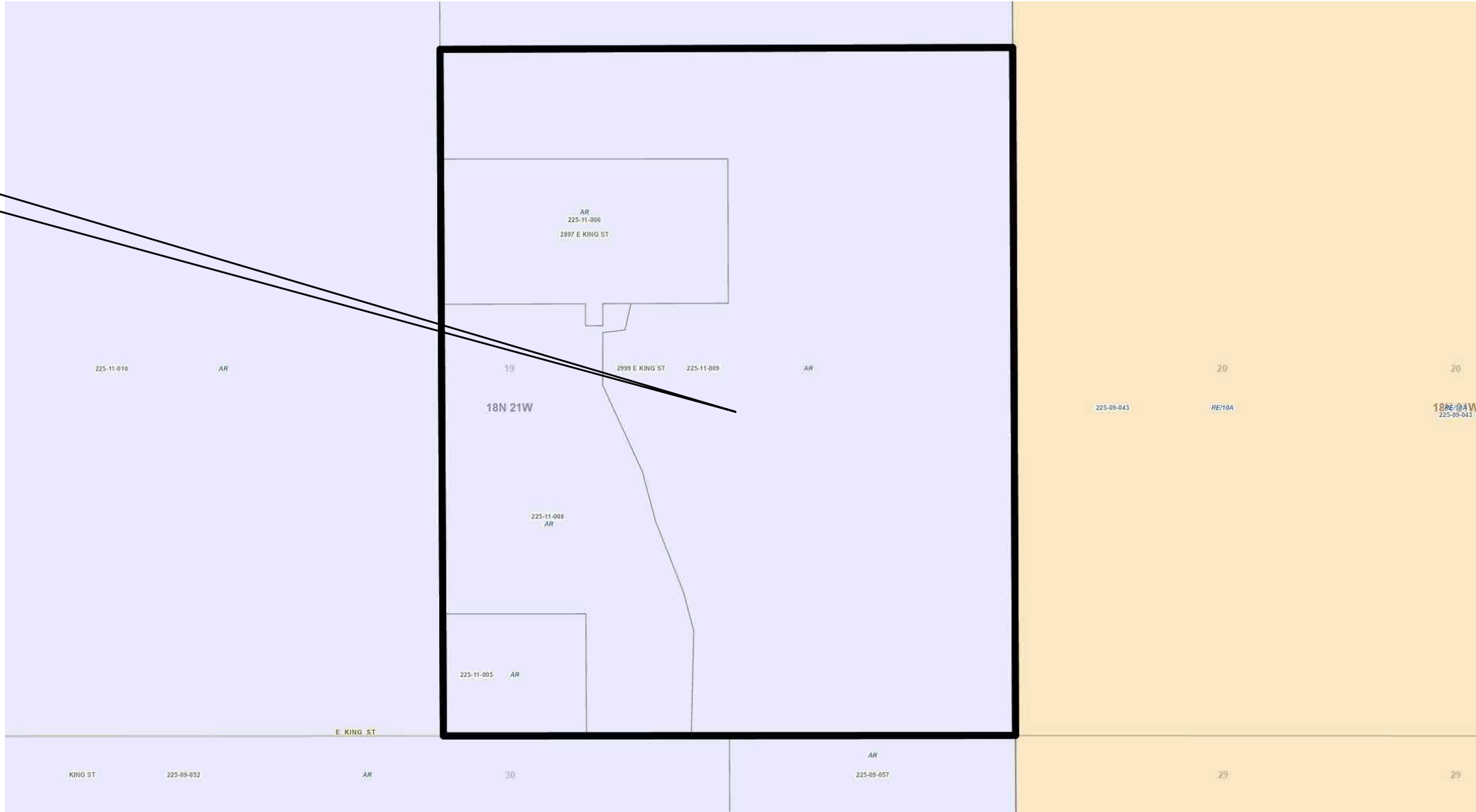
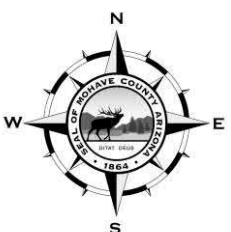
## ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.

Section 19  
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 |   |





# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

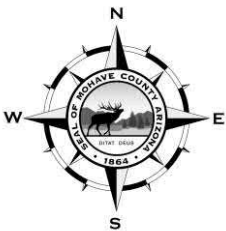
## RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.

Section 19  
T 18 N, R 21 W

Subject  
Property

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





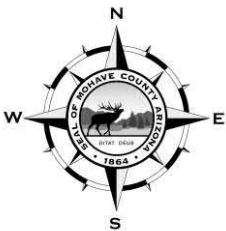
# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

## REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.

Section 19  
T 18 N, R 21 W

Subject  
Property



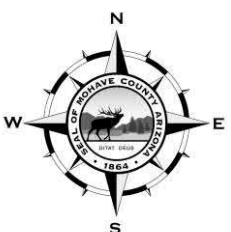
# PLAN AMENDMENT & REZONE 225-11-005 -006 -008 -009

## EXHIBIT

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential and Public Lands Area land use designation to a Heavy Industrial Area land use designation, and a REZONE of Assessor's Parcel Nos. 225-11-005, -006, -008 and a portion of -009, from an A-R (Agricultural Residential) zone to an M-X (Heavy Manufacturing) zone to allow for a natural gas powered electric generation facility in the Mohave Valley vicinity.

Section 19  
T 18 N, R 21 W

Subject  
Property





# ZONING NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Las Vegas has adopted the following Ordinance:

**Ordinance 2024-104: To amend Chapter 188, Section 188.050, NVC to add a new subdivision, the "Agricultural Use" subdivision, to be effective on the 1st day of January, 2025.**

The Planning Commission has determined that the proposed subdivision is consistent with the Comprehensive Zoning Ordinance, as amended, and the City's General Plan, and has recommended that the City Council approve the proposed subdivision.

Any person who has any objections to the proposed subdivision should submit written comments to the Planning Commission at the following address:

City of Las Vegas, Planning Commission  
1001 East Flamingo Avenue, Suite 1000  
Las Vegas, NV 89119

Comments should be received by the Planning Commission on or before the 30th day of October, 2024.

The City Council will hold a public hearing on the proposed subdivision at the following time and place:

City of Las Vegas, City Council  
1001 East Flamingo Avenue, Suite 1000  
Las Vegas, NV 89119

The public hearing will be held on the 20th day of November, 2024, at 6:00 PM.

The City Council will consider the proposed subdivision and may approve, conditionally approve, or disapprove the proposed subdivision. If the City Council disapproves the proposed subdivision, it may do so on any basis.

Any person who has any objections to the proposed subdivision should submit written comments to the City Council at the following address:

City of Las Vegas, City Council  
1001 East Flamingo Avenue, Suite 1000  
Las Vegas, NV 89119

Comments should be received by the City Council on or before the 30th day of October, 2024.







Subject: Opposition to Proposed Power Plant

Dear Mohave County Board of Supervisors,

I am writing to express my strong opposition to the proposed power plant project in Mohave Valley. The proposed project does not follow the current approved Mohave County General Plan.

The potential environmental impacts, including air and water pollution, pose significant risks to the health and well-being of me and my family. Furthermore, the long-term economic consequences, such as decreased property values and potential costs related to health care and environmental cleanup, are of great concern.

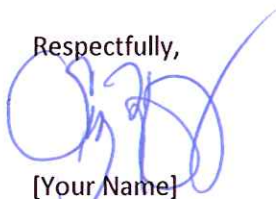
The lack of oversight of where this power will be deferred to is a strong concern of our community. The visual eyesore within our community is not something to be highlighted in a rural residential neighborhood.

Residents in Mohave Valley do not want the general plan to be amended which opens up future zoning changes and continued development from residential to industrial. We live here because we wanted to live here without being in a city or urban area.

I urge you to reconsider this project, keep the integrity of the already approved General Plan, and explore more community-friendly alternatives. There are areas within our county already zoned for these types of projects. The company had the opportunity to work with Planning & Zoning to identify areas that are zoned for their business instead of causing more dismay in our small community. Our focus should be on preserving the rural lifestyle that makes Mohave Valley special and the quality of life for our community.

Thank you for your attention to this matter.

Respectfully,



[Your Name]

[Your Address] 808 Bush St

[City, State, ZIP Code] Needles, CA 92363

[Email Address] sonjia.rodriguez@fortmohave.com

[Phone Number]

Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Respectfully,

*MARTIN J. RODRIGUEZ*  
*809 R1 STREET, NEEDLES, California*  
*92363*  
*760-617-4987*

[Your Name]  
[Your Address]  
[City, State, ZIP Code]  
[Email Address]  
[Phone Number]

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Thank you for your attention to this matter.

Sincerely,

[Your Name]  
[Your Address]  
[City, State, ZIP Code]  
[Email Address]  
[Phone Number]



Ad Barrack Rubin  
Needles City, 92363  
cloud7891@outlook.com  
(928) 332-9649

# NO REZONE

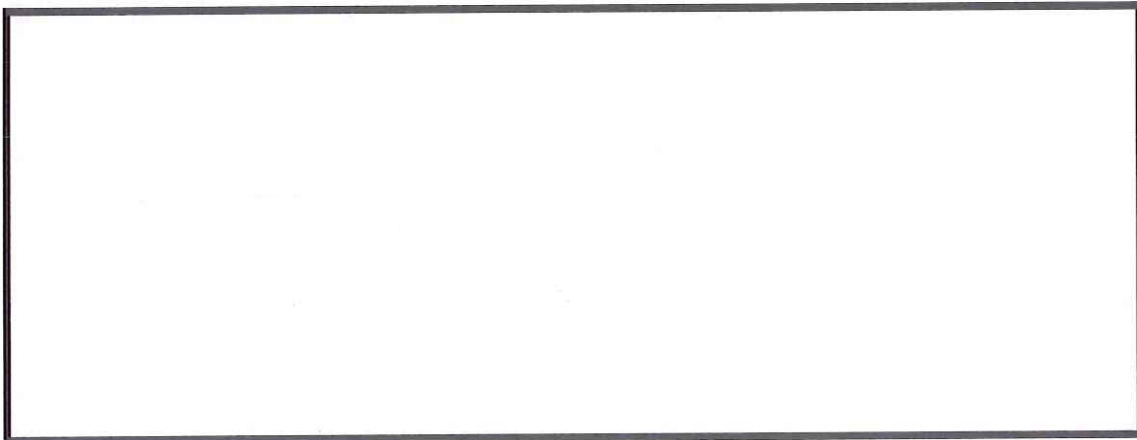


VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,



*That is why I urge you to VOTE NO against the proposed rezone & general plan amendment that would change our beautiful rural area into a dump zone for heavy manufacturing. Stand with the residents of Mohave Valley and VOTE NO!*

Sincerely,

  
\_\_\_\_\_  
Signature

1712 Davidson Ln  
\_\_\_\_\_  
Address

Needles CA 92363  
\_\_\_\_\_  
City, State, Zip code

## Keep Mohave Valley Rural



Subject: Opposition to Proposed Power Plant

Dear Mohave County Board of Supervisors,

I am writing to express my strong opposition to the proposed power plant project in Mohave Valley. The proposed project does not follow the current approved Mohave County General Plan.

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Thank you for your attention to this matter.

Sincerely,

[Your Name] ALBERT SANCHEZ III  
[Your Address] 1795 Lipan Blvd.  
[City, State, ZIP Code] Fort Mohave, AZ, 86426  
[Email Address] ladyjane@icloud.com  
[Phone Number] 702 526 4903

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

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Sincerely,

          Daniel Still            
Signature

          1808 BARBACKMAN Ln            
Address

          Needles CA 92363            
City, State, Zip code

## Keep Mohave Valley Rural



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Respectfully,

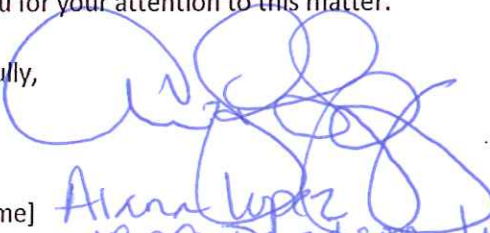
[Your Name]

[Your Address]

[City, State, ZIP Code]

[Email Address]

[Phone Number]

  
Alana Lopez  
1800 Davidson Ln  
Needles, CA 92363  
alana448@hotmail.com  
7605878044

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Thank you for your attention to this matter.

Respectfully,

[Your Name]

[Your Address]

[City, State, ZIP Code]

[Email Address]

[Phone Number]

Joseph A Vasquez  
1905 Lambert Lane  
Needles, CA 92303



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Dear Mohave County Board of Supervisors,

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Thank you for your attention to this matter.

Respectfully,

[Your Name] James Abendroth  
[Your Address] 1970 Hulet Ave.  
[City, State, ZIP Code] Mohave Valley AZ 86440  
[Email Address]  
[Phone Number] 928-577-1470

Subject: Opposition to Proposed Power Plant

Dear Mohave County Board of Supervisors,

I am writing to express my strong opposition to the proposed power plant project in Mohave Valley. The proposed project does not follow the current approved Mohave County General Plan.

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Thank you for your attention to this matter.

Sincerely,

[Your Name] Jonathan Garcia  
[Your Address] 2036 Parkway  
[City, State, ZIP Code] ~~Needles~~ Needles CA, 92363  
[Email Address]  
[Phone Number] 760-898-0455



Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Respectfully,

[Your Name] Caitlyn Courtwright  
[Your Address] 2164 Marissa Dr Fort Mohave, AZ  
[City, State, ZIP Code] Fort Mohave, AZ 86442  
[Email Address] cre.lums@gmail.com  
[Phone Number] 760 903 3924

Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Respectfully,

*Crista Stillmans*

[Your Name]

[Your Address]

[City, State, ZIP Code]

[Email Address]

[Phone Number]

*2194 E. Hutch St.*

*Ft. Mohave, AZ 86426*

*tristaholmes06@gmail.com*

*928.278.5997*



Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Respectfully,



[Your Name]  
[Your Address]  
[City, State, ZIP Code]  
[Email Address]  
[Phone Number]

John Millitello  
2220 Peacock Mountain DRW5  
Mohave Valley AZ 86440  
@1bin 25 ms @yshos.com  
928 284 1200

Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Sincerely,

[Your Name]

Annette Garcia

[Your Address]

2809 Maha Dr.

[City, State, ZIP Code]

Mohave Valley AZ

[Email Address]

garciaannette058@gmail.com

[Phone Number]

928 544 - 2104



Subject: Opposition to Proposed Power Plant

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Sincerely,

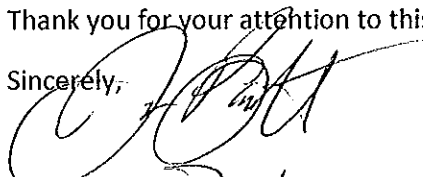
Name:

Address:

City, Az ZIP Code:

Email address:

Phone:

  
Tim Dume H  
2988 Emerald Dr.  
Btc Ariz  
303 564 5090

Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Sincerely,

Name: Douglas STEINSON

Address: 61105 Coral Crestway CT,

City, Az ZIP Code: Mohave Valley 86440

Email address:

Phone: 702-350-0153



Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Sincerely,



Angela McPowell

[Your Name]

[Your Address]

[City, State, ZIP Code]

[Email Address]

[Phone Number]

6410 Marigold Court  
Mohave Valley AZ 86446  
cnydem2201@gmail.com  
928 296 2703

Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Sincerely,

Name: Michael Stewart

Address: 6509 S. Lanterna Ct.

City, Az ZIP Code: Mohave Valley, AZ, 86440

Email address: unknownp10103@gmail.com

Phone: 928-788-5792



Subject: Opposition to Proposed Power Plant

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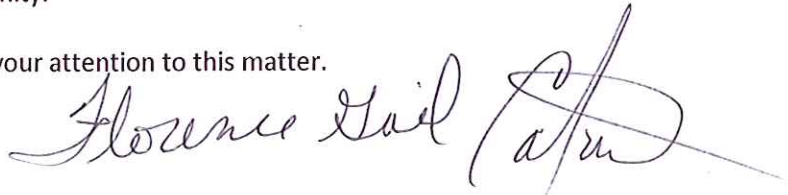
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Thank you for your attention to this matter.

Respectfully,



[Your Name]

[Your Address]

[City, State, ZIP Code]

[Email Address]

[Phone Number]

Florence, Gail Catorne

8125 Aquarius, DR Mohave Valley AZ 86440

flosmithson5@gmail.com

928-788-8245

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Thank you for your attention to this matter.

Sincerely,

[Your Name]

[Your Address]

[City, State, ZIP Code]

[Email Address]

[Phone Number]

Michelle Dvorado  
9767 Prescott Dr Apt A  
Mohave Valley AZ  
advorado107@yahoo.com  
909-763-8344



Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Respectfully,



[Your Name] GERALD CATONE  
[Your Address] 8125 AQUARIUS DR  
[City, State, ZIP Code] MOHAVE VALLEY, AZ. 86440  
[Email Address] JCATONE59@GMAIL.COM  
[Phone Number] 928) 542-5100

Subject: Opposition to Proposed Power Plant

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Sincerely,

Name: Amanda Burshia

Address: 6509 S. Lantana Ct

City, Az ZIP Code: Mohave Valley, AZ. 86440

Email address: mambanda84@gmail.com

Phone: 925 840-5116



# NO REZONE

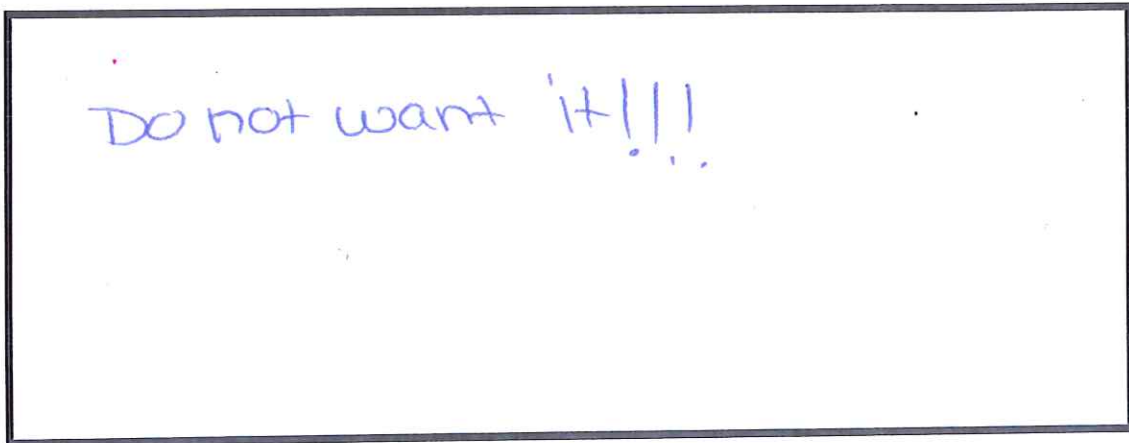


VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,



*That is why I urge you to VOTE NO against the proposed rezone & general plan amendment that would change our beautiful rural area into a dump zone for heavy manufacturing. Stand with the residents of Mohave Valley and VOTE NO!*

Sincerely,

*Shirley Jones*

Signature

*2009 Maha dr.*

Address

*Mohave valley AZ, 86440*

City, State, Zip code

## Keep Mohave Valley Rural

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

*Do not want plant in our community.*

*That is why I urge you to VOTE NO against the proposed rezone & general plan amendment that would change our beautiful rural area into a dump zone for heavy manufacturing. Stand with the residents of Mohave Valley and VOTE NO!*

Sincerely,

*Christa Stillman*

Signature

*2194 E. Hutch St.*

Address

*Ft. Mohave AZ 86426*

City, State, Zip code

## Keep Mohave Valley Rural

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

I vote no rezone. The potential risks of the rezone are going impact the health of the community and ecosystem. They are far greater than the benefits

*That is why I urge you to VOTE NO against the proposed rezone & general plan amendment that would change our beautiful rural area into a dump zone for heavy manufacturing. Stand with the residents of Mohave Valley and VOTE NO!*

Sincerely,

  
\_\_\_\_\_  
Signature

2164 Marissa dr  
\_\_\_\_\_  
Address

Fort Mohave, AZ 86442  
\_\_\_\_\_  
City, State, Zip code

## Keep Mohave Valley Rural



Subject: Opposition to Proposed Power Plant

Dear Mohave County Board of Supervisors,

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Thank you for your attention to this matter.

Sincerely,

[Your Name] *Fabian Saucedo*  
[Your Address] *10414 Kumather st unit B*  
[City, State, ZIP Code] *Mohave Valley, AZ 86440*  
[Email Address] *rvns13@gmail.com*  
[Phone Number] *700 217 3273*

Subject: Opposition to Proposed Power Plant

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Thank you for your attention to this matter.

Respectfully,

[Your Name] Rita J. Rio3  
[Your Address] 15000 River Rd  
[City, State, ZIP Code] Needles, CA 92363  
[Email Address] rita.medina813@gmail.com  
[Phone Number] 9295423291

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

*That is why I urge you to VOTE NO against the proposed rezone & general plan amendment that would change our beautiful rural area into a dump zone for heavy manufacturing. Stand with the residents of Mohave Valley and VOTE NO!*

Sincerely,

Antonia Popal  
Signature

1808 BARRACKMAN LN  
Address

Needles CA 92363  
City, State, Zip code

## Keep Mohave Valley Rural



# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,



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Sincerely,

Johnathan Garcia  
Signature

2036 PARKWAY  
Address

Needles CA 92363  
City, State, Zip code

## Keep Mohave Valley Rural

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

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Sincerely,

Wilma S. De  
Signature

1808 Barrackman Ln  
Address

Needles CA 92363  
City, State, Zip code

## Keep Mohave Valley Rural

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

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Sincerely,

Tiffany Fisher  
Signature

2036 PARKWAY  
Address

Needles CA 92363  
City, State, Zip code

## Keep Mohave Valley Rural



# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

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Sincerely,

Juanita Smith  
Signature

1712 Davidson Ln  
Address

Needles CA 92363  
City, State, Zip code

## Keep Mohave Valley Rural

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

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Sincerely,

        Harry Sill          
Signature

        1808 BARRACKMAN Ln          
Address

        Needles CA 92363          
City, State, Zip code

## Keep Mohave Valley Rural

# NO REZONE



VOTE NO TO A GENERAL PLAN AMENDMENT

JULY 6, 2024

Mohave County Board of Supervisors  
700 W. Beale Street  
Kingman, Arizona 86401

DEAR SUPERVISOR,

Do not want.

*That is why I urge you to VOTE NO against the proposed rezone & general plan amendment that would change our beautiful rural area into a dump zone for heavy manufacturing. Stand with the residents of Mohave Valley and VOTE NO!*

Sincerely,

*Rita J. Piro*  
\_\_\_\_\_  
Signature

*15000 River Rd*  
\_\_\_\_\_  
Address

*Needles CA 92363*  
\_\_\_\_\_  
City, State, Zip code

## Keep Mohave Valley Rural



03. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by KTH Consulting on behalf of Mohave Development Inc., of Simi Valley, California.

Assessor's Parcel No. 306-36-011E is described as Parcel 3 per Parcel Plat 03-55, located in Section 13, Township 21 North, Range 18 West.

The site is approximately five (5) acres and is located west of Bosque Road and north of Collins Drive. The site is accessed from State Highway 68, then south on Bacobi Road approximately 1.1 miles, then east on Collins Drive approximately 0.45 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/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division creating up to five (5) one acre lots. The Mohave County General Plan designates this site as Suburban Development Area.

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

A review of FEMA FIRM Panel #04015C-4533H 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 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/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations, as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties, and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

# REZONE APPLICATION

## Inquiry Information

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

## Property Information

Assessor Parcel Number: 306-36-011E Current Zoning: AR/4A Parcel Size 5.0 Acres

Legal Description:

PARCEL 3, PER PARCEL PLAT BK 3, PG 55, BEING A DIVISION OF PARCEL 119  
(SHOWN ON RDS, BK 1, PG 44) IN SECTION 13, T21N, R18W.

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

Present use of property: VACANT - UNDEVELOPED

## Owner Information

Owner Name (must match current deed): MOHAVE DEVELOPMENTS, INC., A CALIF. CORP.

Owner Street Address: 543 COUNTRY CLUB DRIVE #B42 City: SIMI VALLEY State: CA Zip: 98065

Phone number: 805-579-9763 Email: dgoatred@yahoo.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: 3757 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: 928-279-4586 Email: K-thickets@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: AR

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

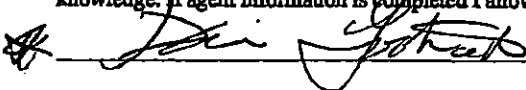
Does the new zone comply with the Mohave County General Plan?  Yes  No (If no complete the Plan Amendment Supplement)

For the purpose of:

creating up to (5) five total one (1) acre agricultural-residential 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.



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



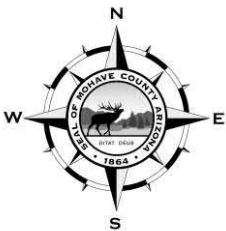
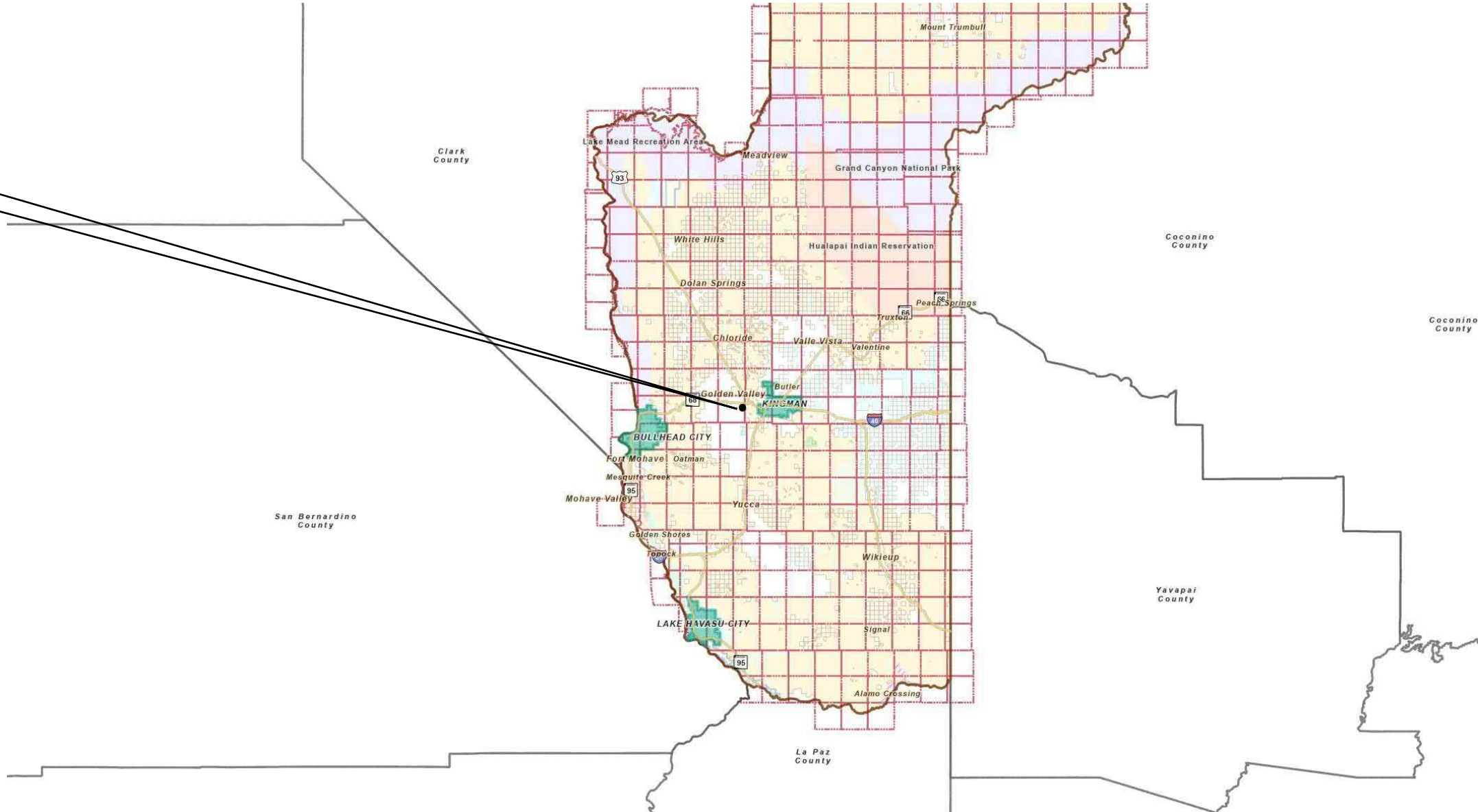
# REZONE 306-36-011E

## GENERAL MAP

REZONE for Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 13  
T 21 N, R 18 W

Subject  
Property



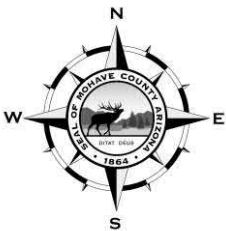
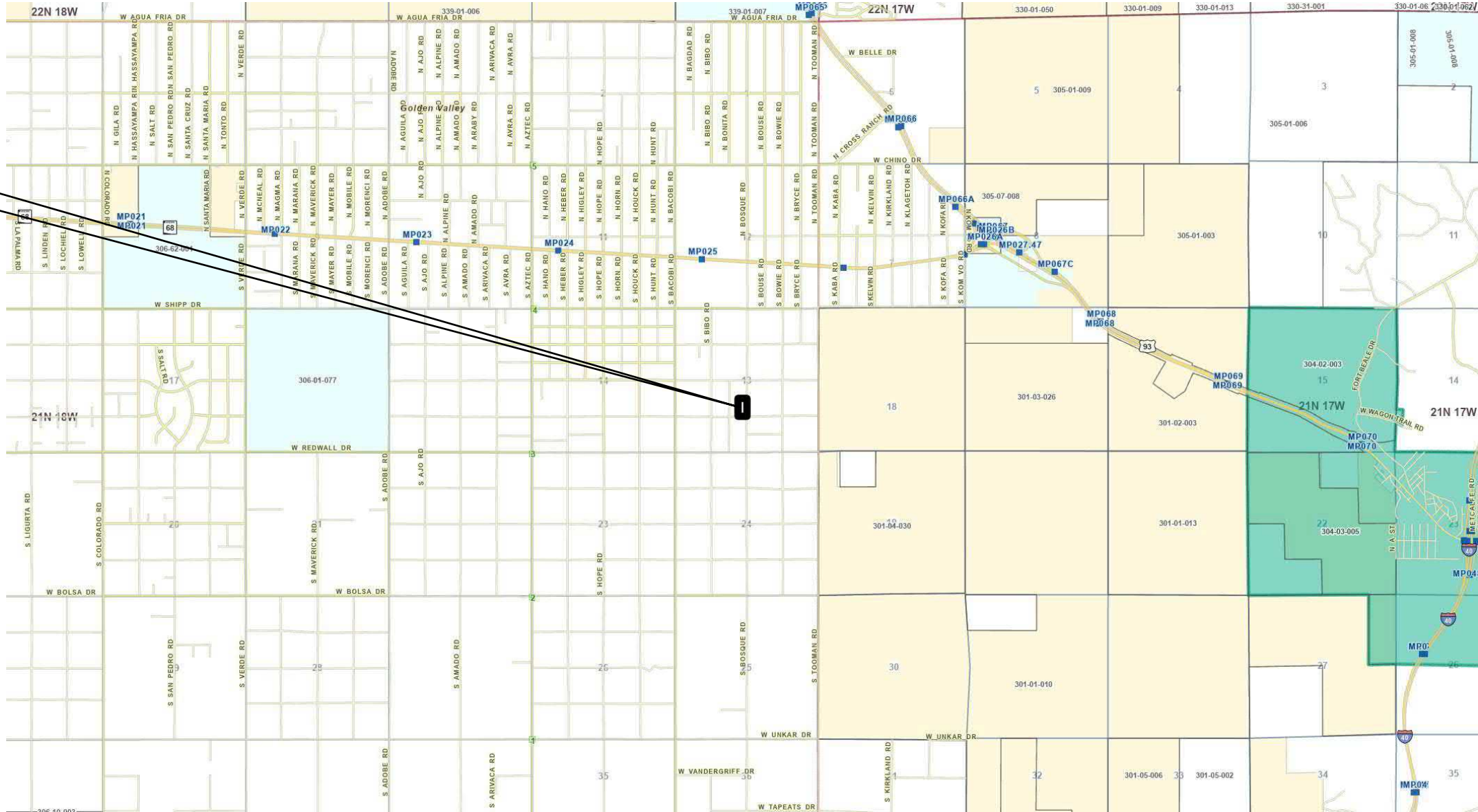
# REZONE 306-36-011E

## VICINITY MAP

REZONE for Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 13  
T 21 N, R 18 W

Subject  
Property





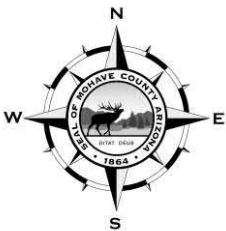
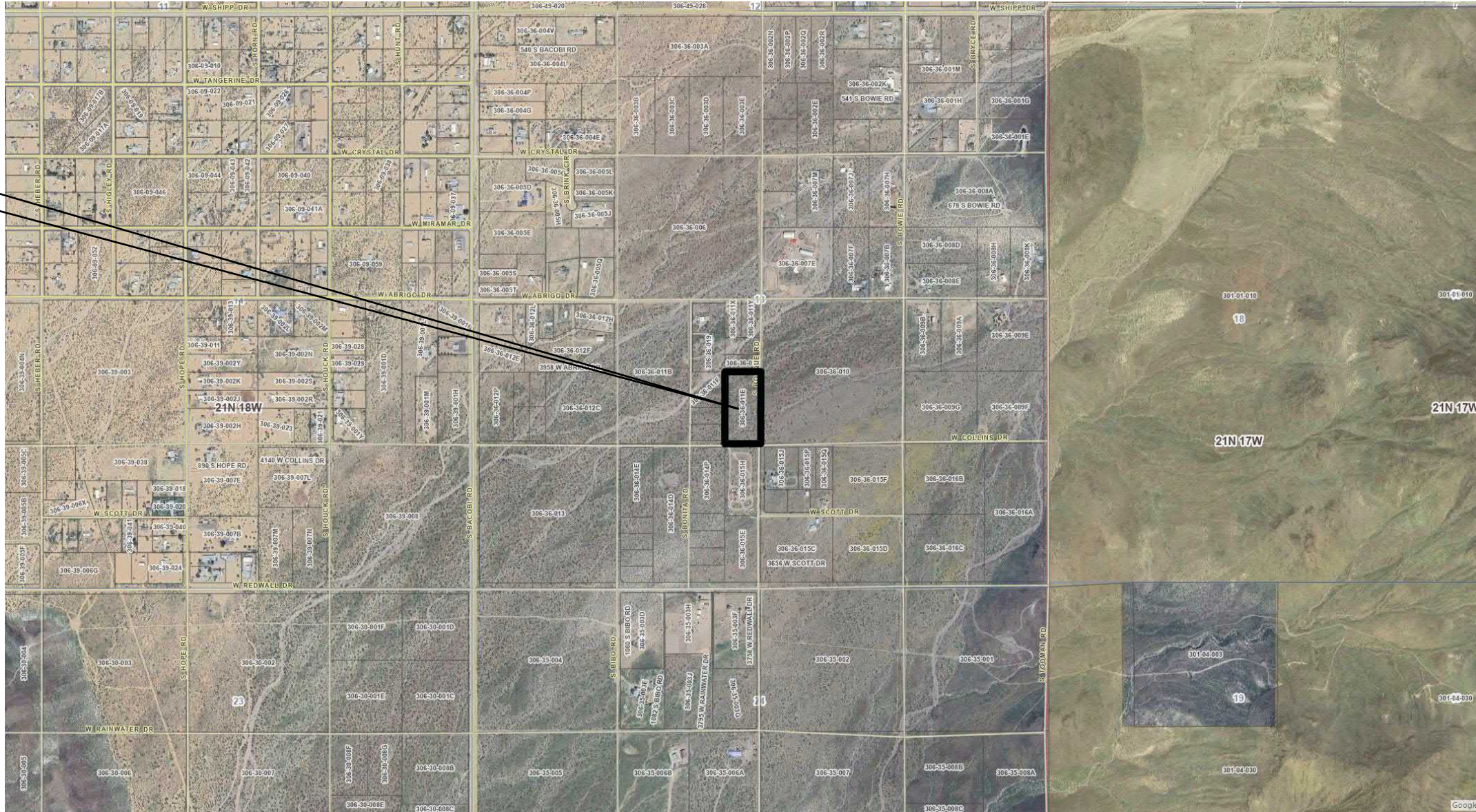
# REZONE 306-36-011E

## SITE MAP

REZONE for Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 13  
T 21 N, R 18 W

Subject  
Property





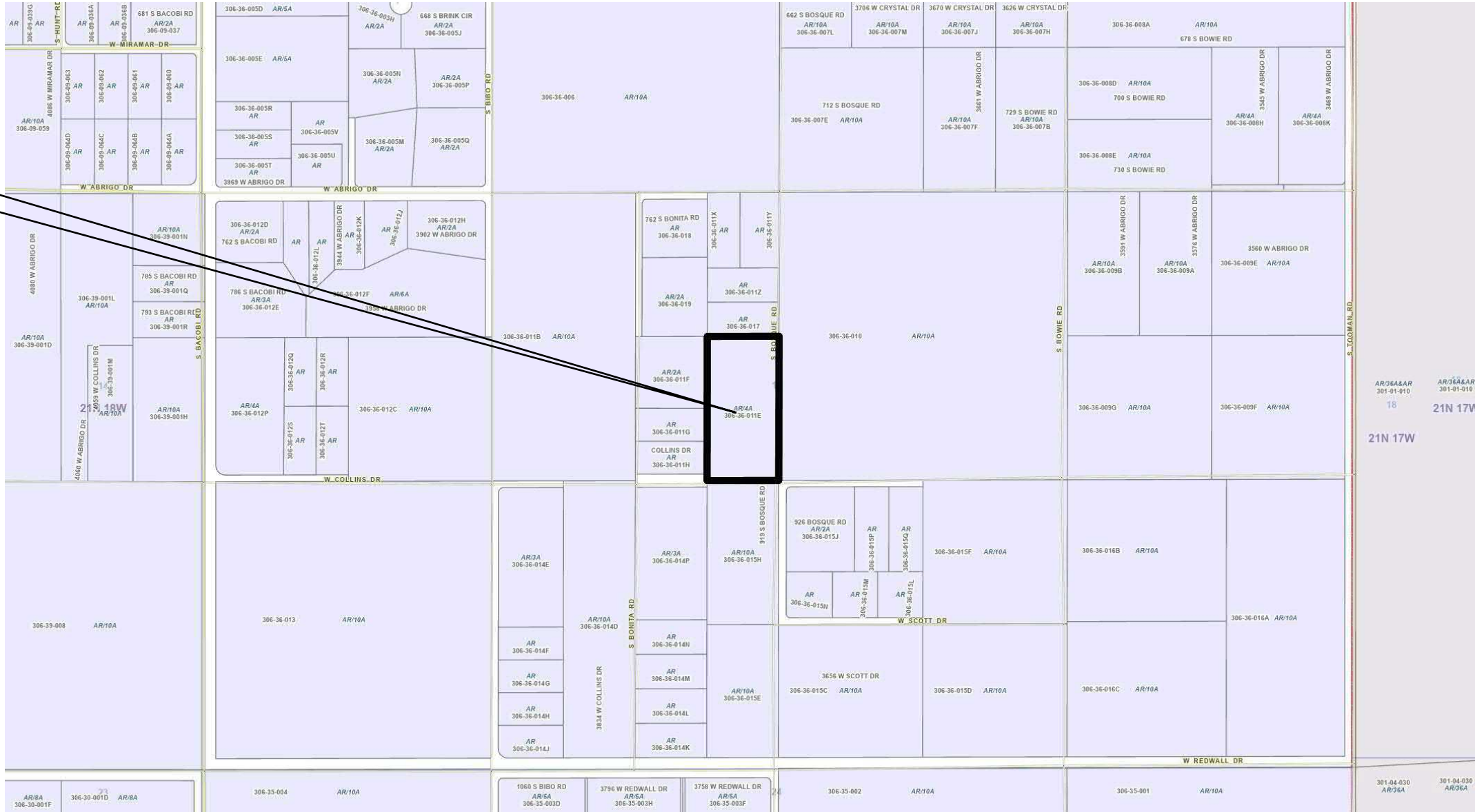
# REZONE 306-36-011E

## ZONING MAP

REZONE for Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 13  
T 21 N, R 18 W

Subject  
Property





# REZONE 306-36-011E

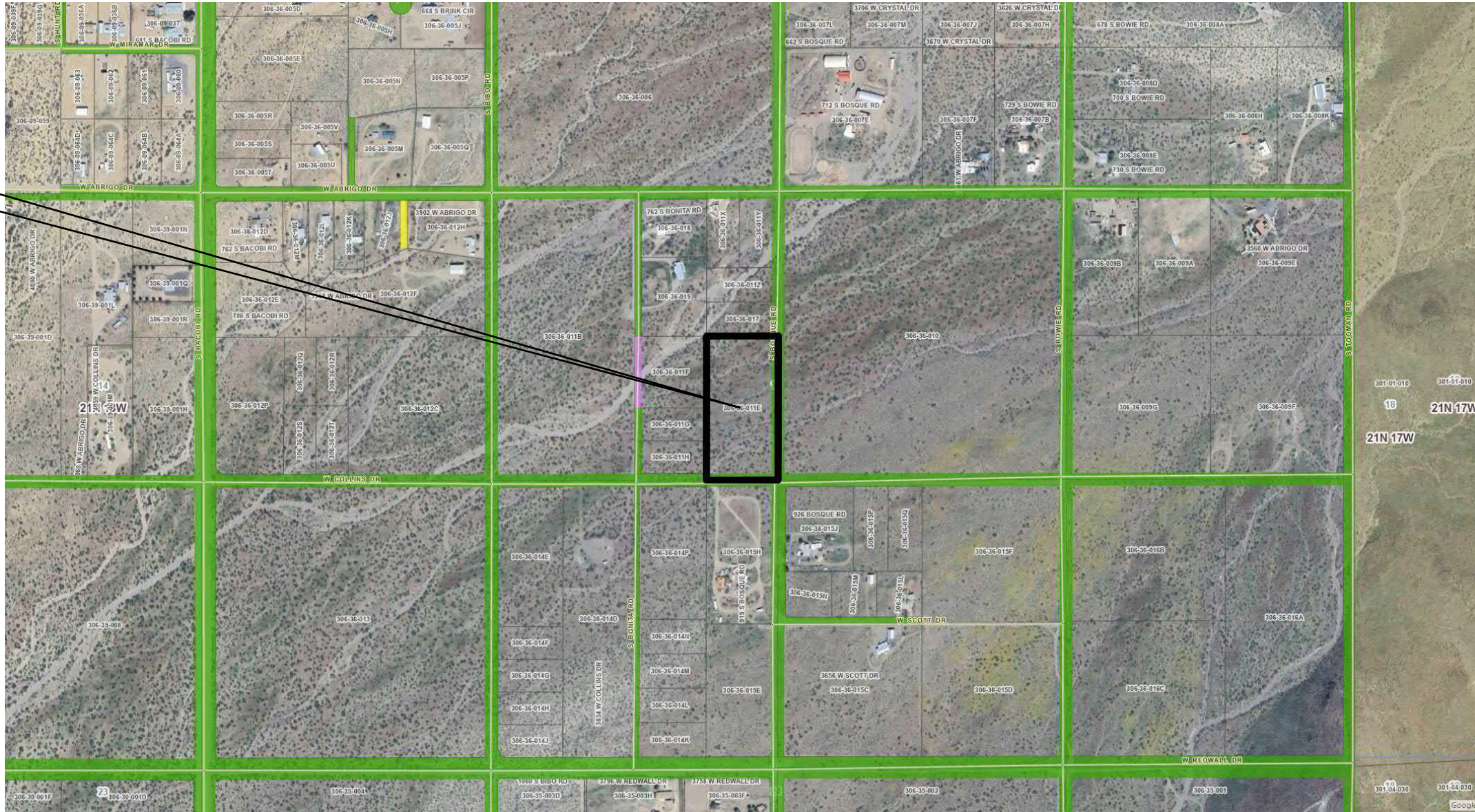
## RIGHT OF WAY MAP

REZONE for Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 13  
T 21 N, R 18 W

Subject  
Property

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



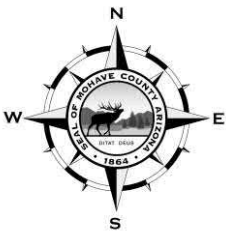
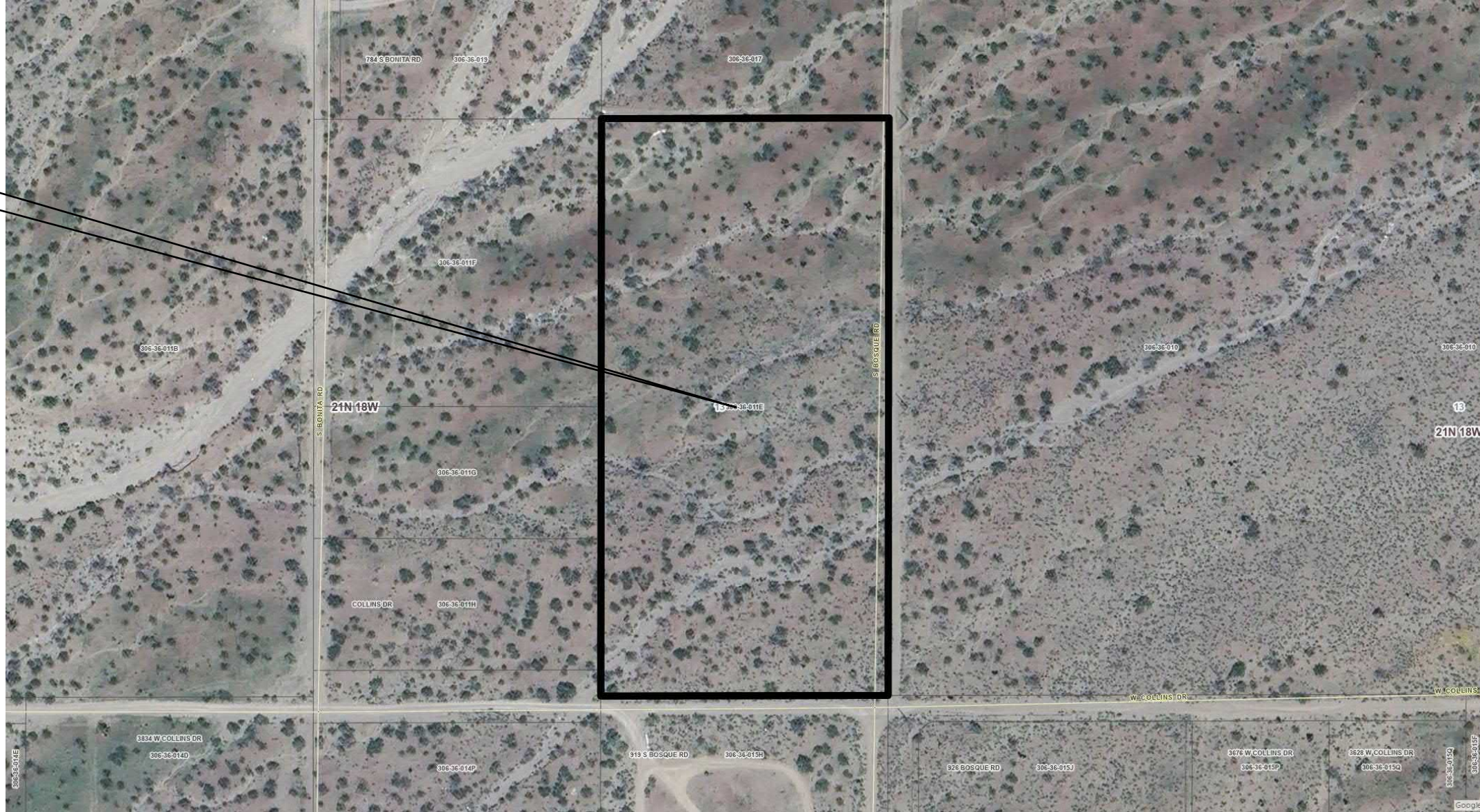


# REZONE 306-36-011E REQUEST

REZONE for Assessor's Parcel No. 306-36-011E from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 13  
T 21 N, R 18 W

Subject  
Property





# ZONING NOTICE

NOTICE OF INTENT TO CHANGE ZONING  
The City of Henderson, Nevada, is proposing to change the zoning of the property located at the intersection of [redacted] and [redacted] from [redacted] to [redacted]. This change is necessary to allow the property to be used for [redacted] purposes. The proposed change is in accordance with the City's Zoning Ordinance, Chapter 224, NRS 224.010. The proposed change is effective on the date of the City Council's adoption of the resolution on October 22nd, 2024, at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE CITY ENGINEER AT [redacted] OR THE CITY CLERK AT [redacted].





# 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 of the Commission 700 W. Beale Street, Kingman, Arizona, on the 9th day of October 2024, at 10:00 A.M.

RESIDENTS of the property shown on the map are invited to attend the hearing and to voice their objections or comments to the Commission. If you have any questions regarding this notice, please contact the Planning and Zoning Commission at (936) 357-0061 or via email at PLANNERS@MOHAVE.GOV

FOR MORE INFORMATION, CONTACT THE  
MOHAVE COUNTY PLANNING & ZONING DIVISION  
AT (936) 357-0061 OR VIA EMAIL AT  
PLANNERS@MOHAVE.GOV



04. **Evaluation of a request for a REZONE for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Arthur and Kimberlee Lawler of North Hills, California.

Assessor's Parcel No. 306-26-010D is described as a portion of the S1/2 of Parcel 302 as shown on Roadway Easement Map 30-222 located in Section 30, Township 21 North, Range 18 West.

The site is approximately 16.66 acres and is located north of Chuar Drive and west of Colorado Road. The site is accessed from State Highway 68, then south on Colorado Road, approximately three (3) miles to the site.

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

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Development Area.

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

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

**FINDINGS OF FACT:**

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

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



# REZONE APPLICATION

## Inquiry Information

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

## Property Information

Assessor Parcel Number: 306-26-010D Current Zoning: AR/10A Parcel Size 16.66 Acres

### Legal Description:

The Southerly 548 feet of Parcel 302, Roadway Easement map recorded May 20, 1976 at Fee No. 76-14574, in the office of the County Recorder of Mohave County, Arizona, situate in the Southeast quarter of the Northeast quarter of Section 30, Township 21 North, Range 18 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.

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

Present use of property: Vacant land

## Owner Information

Owner Name(must match current deed): Arthur Lawler & Kimberlee Lawler

Owner Street Address: 15646 Stare Street City: North Hills State: CA Zip: 91343

Phone number: 818-384-6981 / 818-389-3907 Email: lawler.alex@verizon.net / lawler.kim@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: AR4A

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


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


For the purpose of:

Lot Split

## Authorization

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

Arthur Lawler 

Kimberlee Lawler 

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

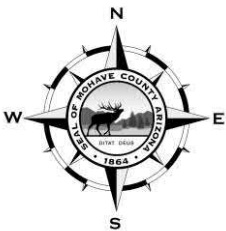
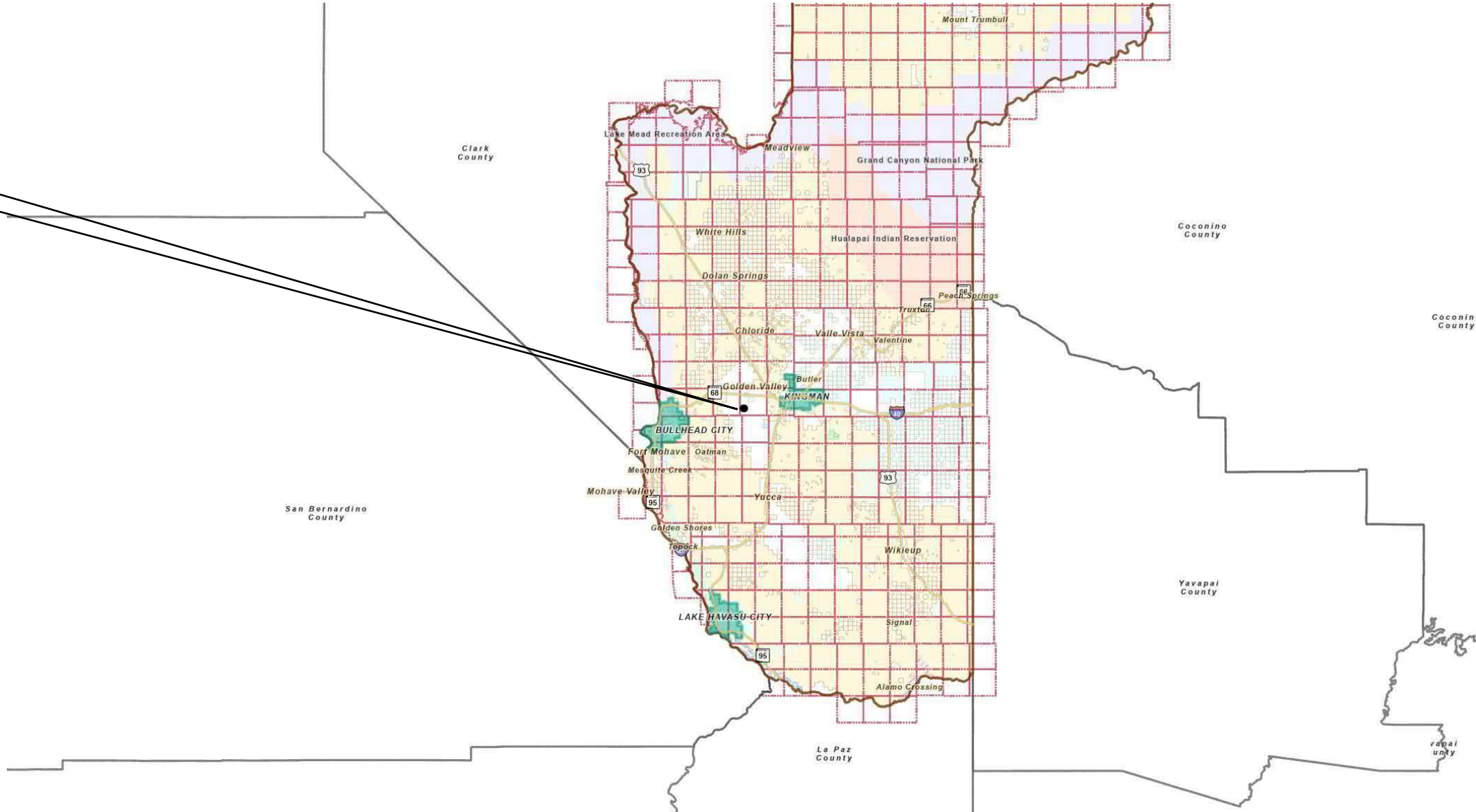
# REZONE 306-26-010D

## GENERAL MAP

REZONE for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 30  
T 21 N, R 18 W

Subject  
Property





# REZONE 306-26-010D

## VICINITY MAP

Section 30  
T 21 N, R 18 W

Subject  
Property

REZONE for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity.





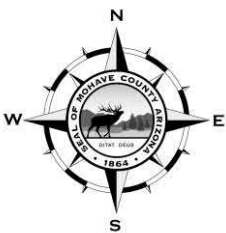
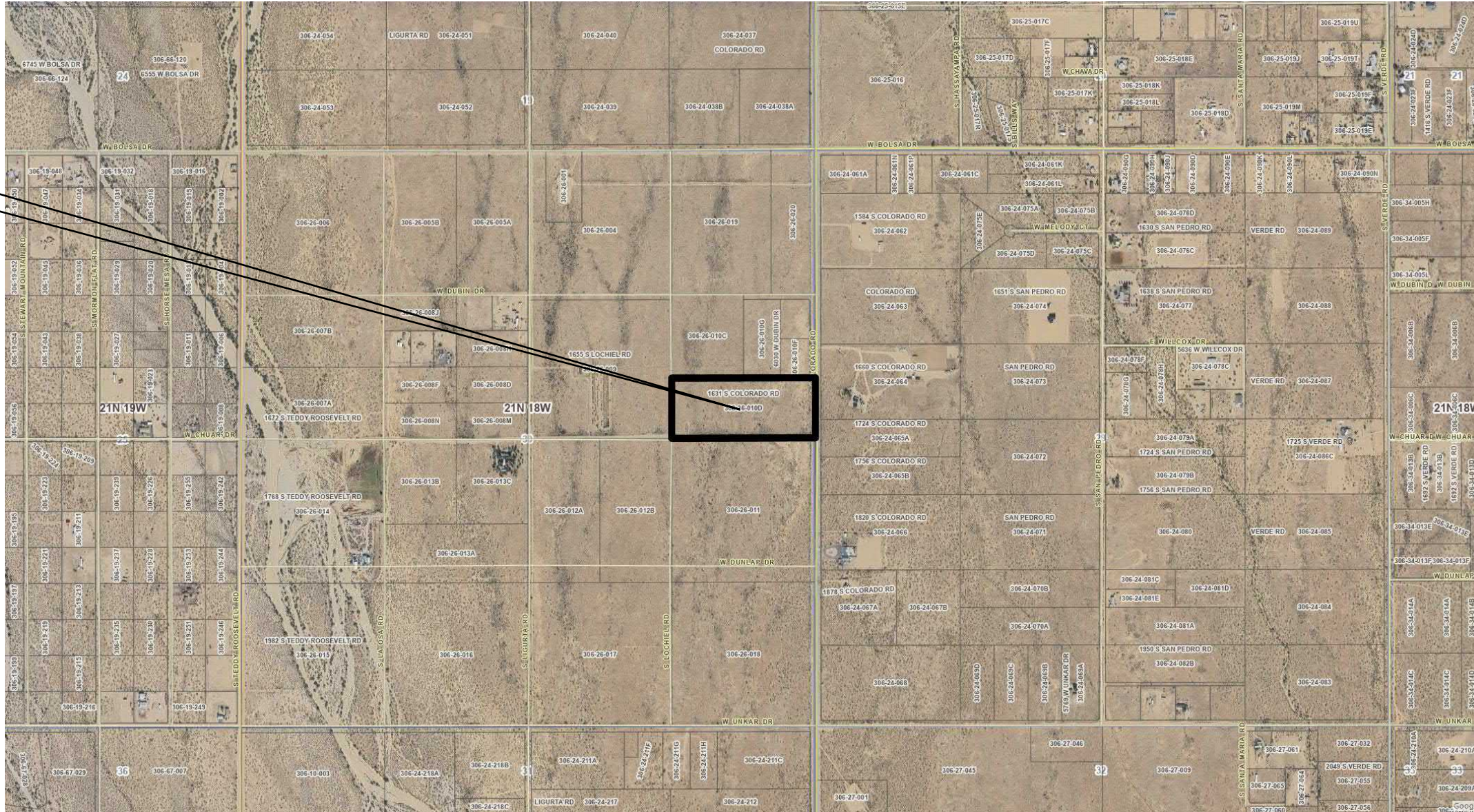
# REZONE 306-26-010D

## SITE MAP

REZONE for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 30  
T 21 N, R 18 W

Subject  
Property





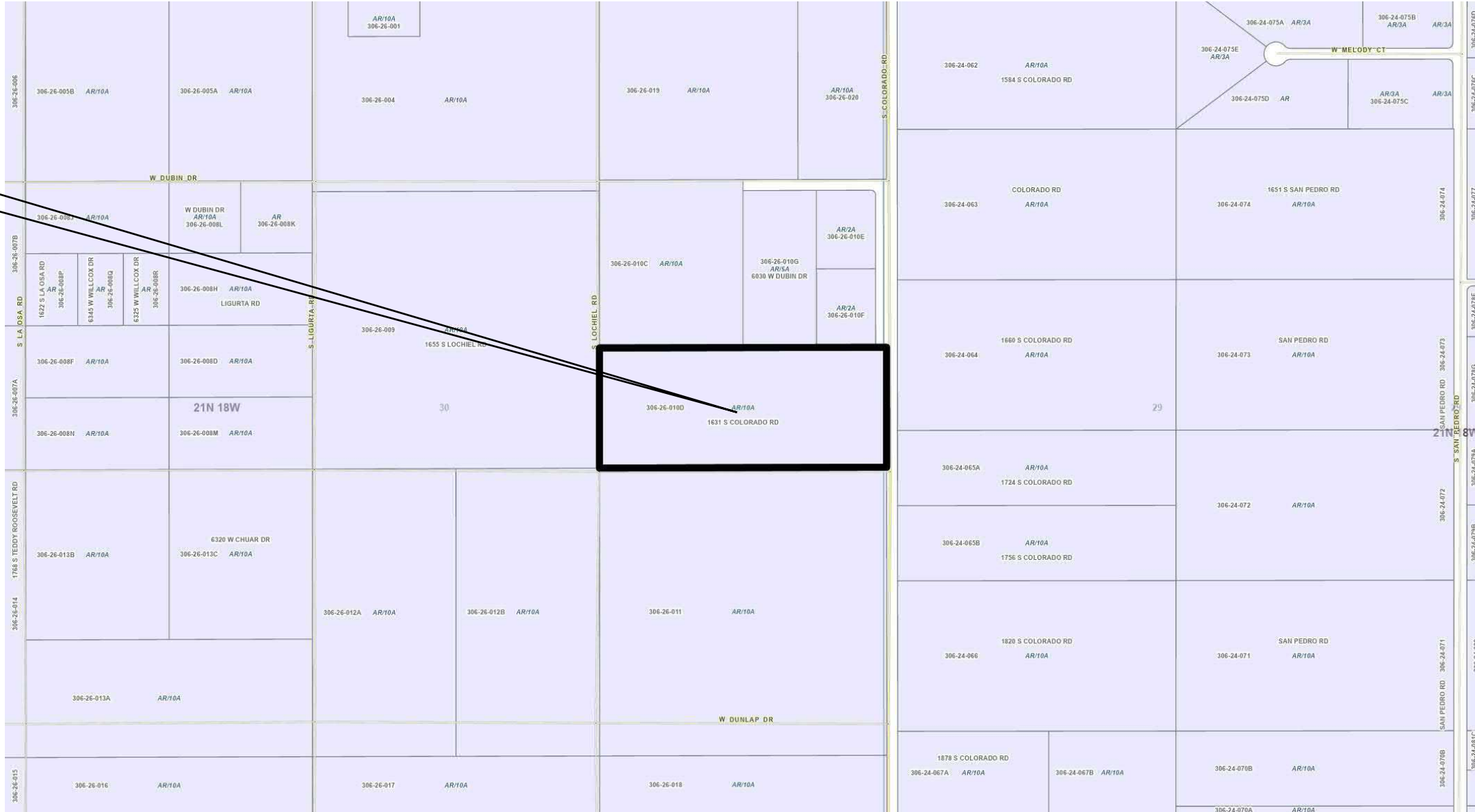
# REZONE 306-26-010D

## ZONING MAP

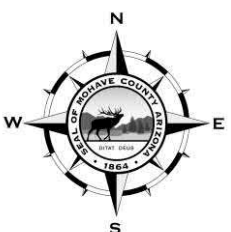
REZONE for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 30  
T 21 N, R 18 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 306-26-010D

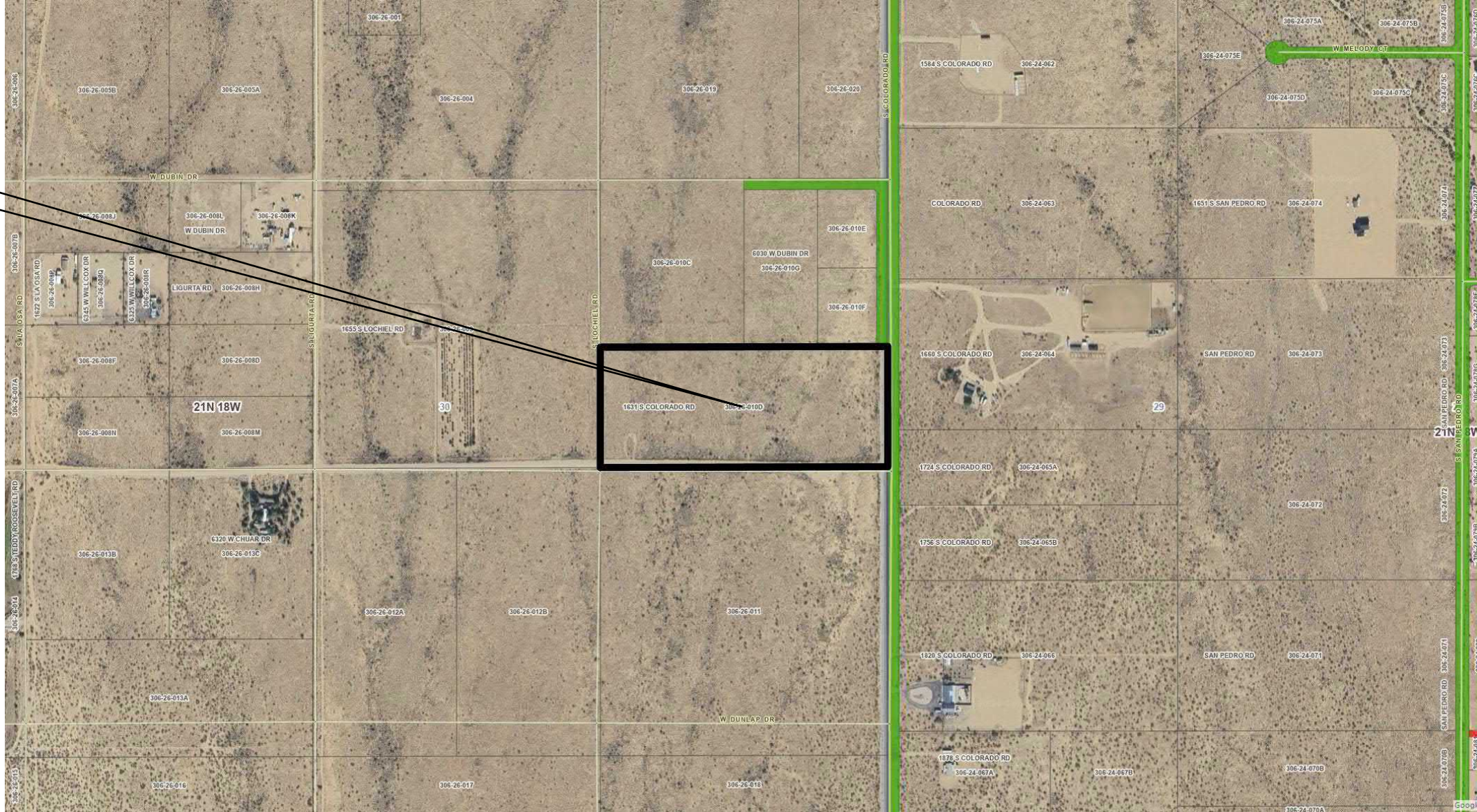
## RIGHT OF WAY MAP

REZONE for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 30  
T 21 N, R 18 W

Subject  
Property

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



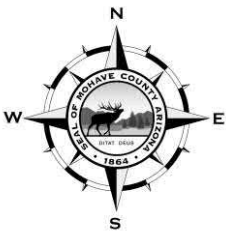


# REZONE 306-26-010D REQUEST

REZONE for Assessor's Parcel No. 306-26-010D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to allow for a minor land division in the Golden Valley vicinity.

Section 30  
T 21 N, R 18 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 18th day of October 2024, at 10:00 A.M.

REARDE: [Illegible text]

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 9360 707-4983 OR VIA EMAIL AT PLANNERS@MOHAVE.GOV





## ZONING NOTICE

THE CITY OF MORGAN COUNTY HAS A HEARING ON  
PROPOSED ZONING CHANGES FOR THE CITY OF  
MORGAN COUNTY, ARIZONA. THE HEARING IS  
BEING HELD ON MONDAY, FEBRUARY 28, 2017 AT  
10:00 AM AT THE CITY OF MORGAN COUNTY  
COURT HOUSE, 100 W. BROADWAY, MORGAN COUNTY,  
ARIZONA. FOR MORE INFORMATION, CONTACT THE  
CITY OF MORGAN COUNTY PLANNING & ZONING DEPARTMENT  
AT 928.228.2222 OR VISIT OUR WEBSITE AT  
[WWW.MORGANCOUNTY.GOV](http://www.morgancounty.gov)

FOR MORE INFORMATION, CONTACT THE  
CITY OF MORGAN COUNTY PLANNING & ZONING DEPARTMENT  
AT 928.228.2222 OR VISIT OUR WEBSITE AT  
[WWW.MORGANCOUNTY.GOV](http://www.morgancounty.gov)



05. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a General Commercial land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 316-13-171 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Dolan Springs 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 Salvador Gonzalez Rodriguez, of Las Vegas, Nevada.

Assessor's Parcel No. 316-13-171 is described as Gateway Acres Tract 9 Lot 117, located in Section 9, Township 25 North, Range 19 West.

The site is approximately five (5) acres and is located north of 7<sup>th</sup> Street and west of Cotton Drive. The site is accessed from U.S. Highway 93, then northeast on Pierce Ferry Road, then west on 7<sup>th</sup> Street, then north on Cotton Drive approximately 335 feet to the site.

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

The applicant requests this

1. Amendment to the Mohave County General Plan from a General Commercial land use designation to a Suburban Development Area land use designation and this
2. Rezone from an A (General) zone to an A-R (Agricultural Residential) zone to allow for a minor land division.

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

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

**FINDINGS OF FACT:**

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, 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 paved and unpaved roads.
- f. There does not appear to be any significant 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 for Assessor's Parcel No. 316-13-171 shall be amended to a Suburban Development Area.
2. The site will be rezoned to an A-R (Agricultural Residential) zone.
3. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
4. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
6. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
7. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
8. Each parcel shall have legal access.
9. The applicable flood zone(s) shall be noted on the Parcel Plat.
10. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
11. The appropriate permits will be obtained prior to construction.

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



# REZONE APPLICATION

## Inquiry Information

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

## Property Information

Assessor Parcel Number: 316-13<sup>13</sup>-171 Current Zoning: A Parcel Size 5. Acres

Legal Description: 316-13-171  
GATEWAY ACRES T9 Lot 117.

Water Provider: \_\_\_\_\_ Electric provider: MEC Sewer provider: SEPTIC

Present use of property: VACAT.

## Owner Information

Owner Name(must match current deed): SALVADOR GONZALEZ RODRIGUEZ

Owner Street Address: 3239 ACOHA AV City: LAS VEGAS State: NV Zip: 89121

Phone number: 702 610-9413 Email: sgeclu@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:

MINOR LAND LOT DIVISION 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.

  
\_\_\_\_\_

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

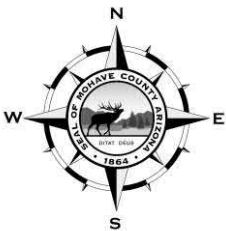
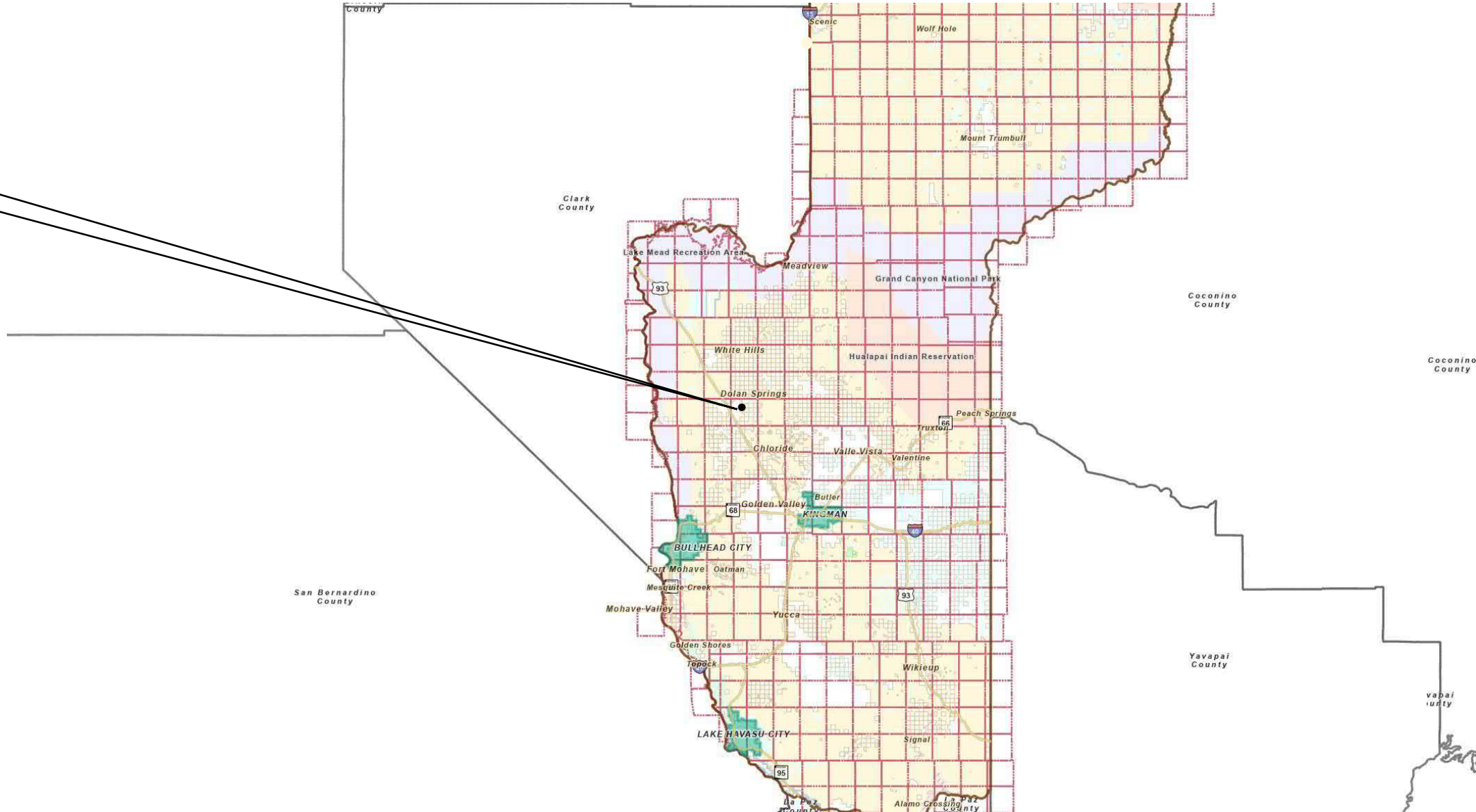
# REZONE 316-13-171

## GENERAL MAP

REZONE for Assessor's Parcel No. 316-13-171 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Dolan Springs vicinity.

Section 9  
T 25 N, R 19 W

Subject  
Property









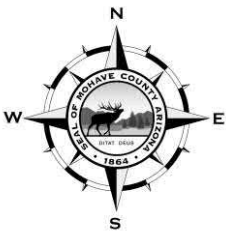
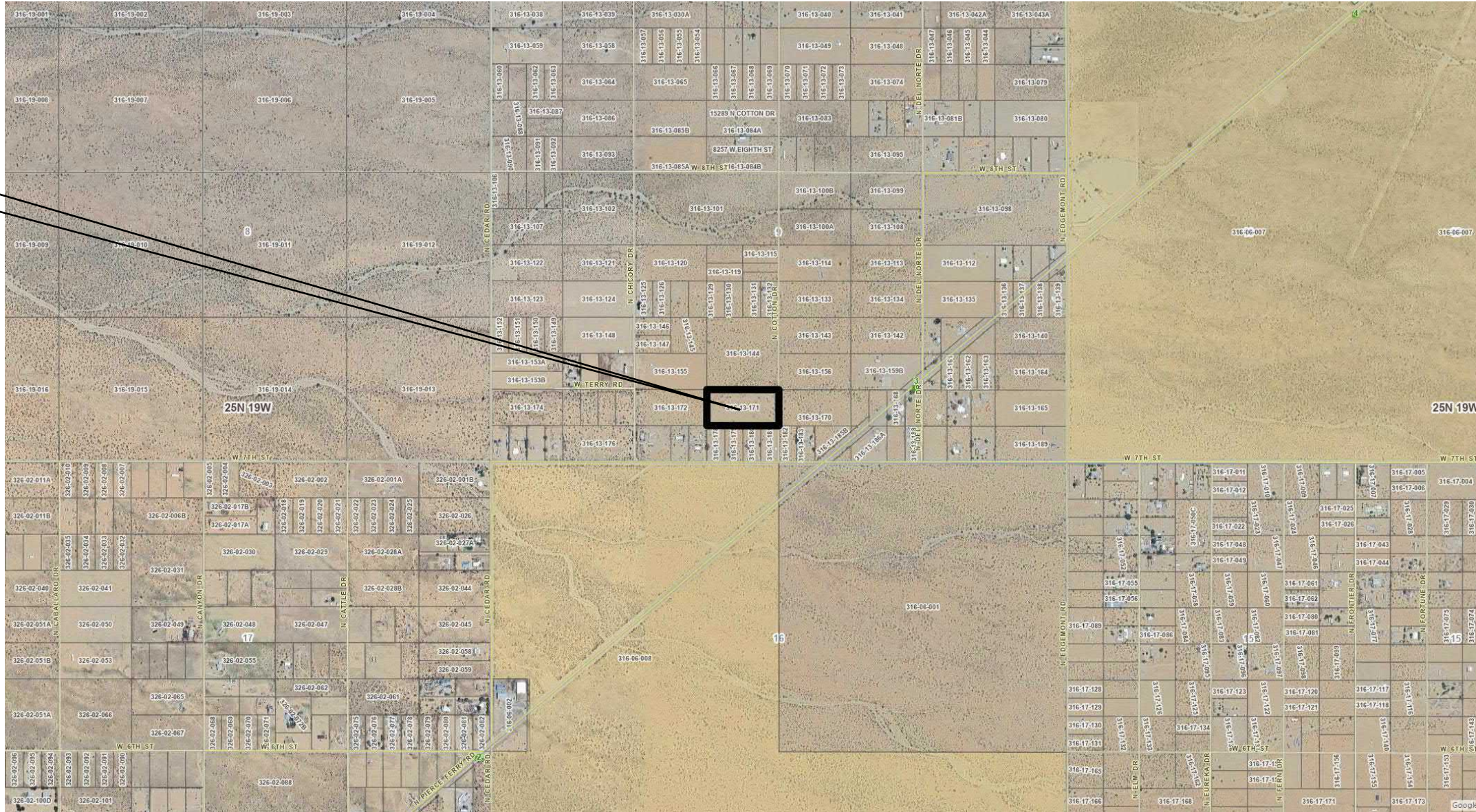
# REZONE 316-13-171

## SITE MAP

REZONE for Assessor's Parcel No. 316-13-171 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Dolan Springs vicinity.

Section 9  
T 25 N, R 19 W

Subject  
Property





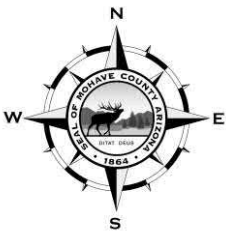
# REZONE 316-13-171

## ZONING MAP

REZONE for Assessor's Parcel No. 316-13-171 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Dolan Springs vicinity.

Section 9  
T 25 N, R 19 W

Subject  
Property





# REZONE 316-13-171

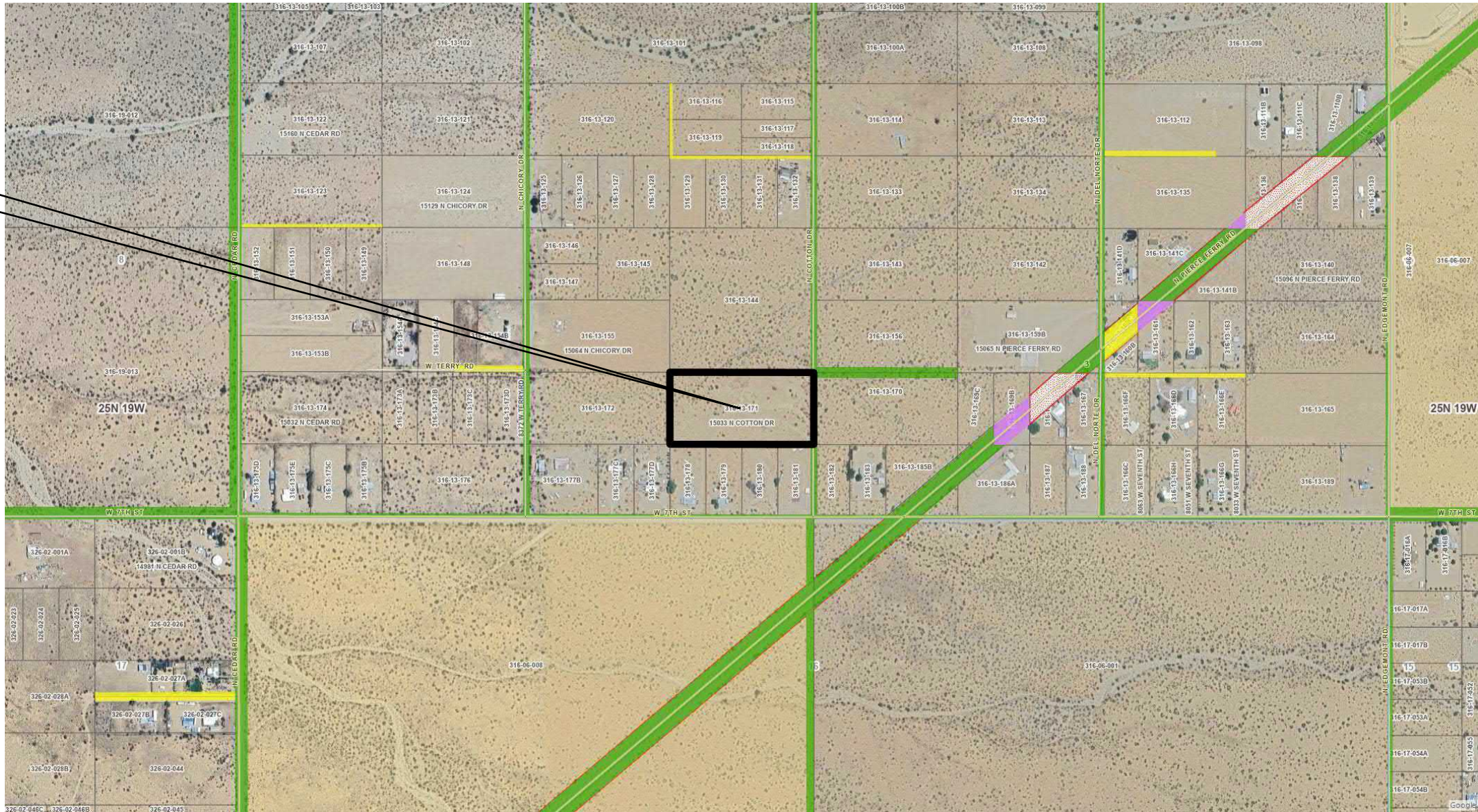
## RIGHT OF WAY MAP

REZONE for Assessor's Parcel No. 316-13-171 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Dolan Springs vicinity.

Section 9  
T 25 N, R 19 W

Subject  
Property

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



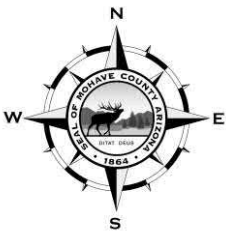
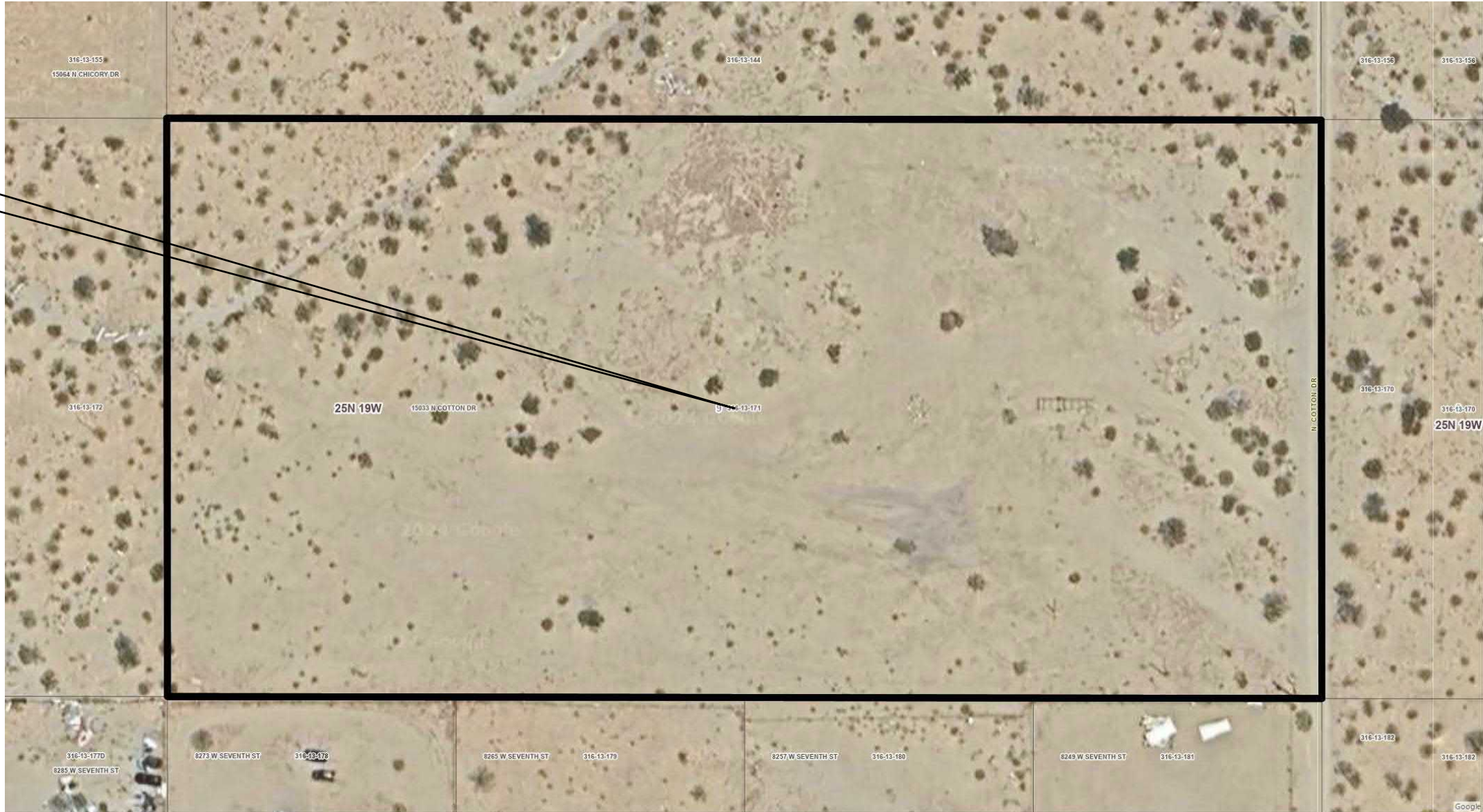


# REZONE 316-13-171 REQUEST

REZONE for Assessor's Parcel No. 316-13-171 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Dolan Springs vicinity.

Section 9  
T 25 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 9th day of October 2024, at 10:00 A.M.

**PROPOSED:** A parcel for an **AMUSEMENT FACILITY** located on **CHINLE AVENUE, ELAS** near the intersection of **CHINLE AVENUE AND STATE ROAD 89** in Mohave County, Arizona.

**REZONING:** From **Single-Family Residential (R1)** to **Amusement Facility (AF)** as shown on the attached map.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 1928 757-6983 OR VIA EMAIL AT [PLANNERS@MOHAVE.GOV](mailto:PLANNERS@MOHAVE.GOV)



# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 9th day of October 2024, at 10:00 A.M.

**APPLICANT:** [Name]  
**ADDRESS:** [Address]  
**REZONING:** [Type]

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-4935 OR VIA EMAIL AT PLANNERS@MOHAVE.GOV





06. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, -007, from A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a solar facility in the Kingman vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property, as requested by Amor Solar Project, LLC on behalf of Blake Cattle Co., of Kingman, Arizona.

Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, -007 are described as Sections 23, 24, 25, and portions of Section 26 and 36 of Township 22 North, Range 14 West.

The site is approximately 2,267 acres in size and is located north of Thunderbird Drive and east of Austin Road. The site is accessed from Interstate 40, then north on Blake Ranch Road, then north on Stephan Road, then north on Ranger Road, approximately one (1) mile to the site.

The site appears to be vacant. The terrain appears relatively mountainous and slopes to the east. The surrounding land uses consist of vacant land, a power station 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 a Rural Industrial land use designation; and
2. Rezone from A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a solar facility, with proposed battery storage.

The site is not within a fire district. Sewer, electric, and water services do not appear to be available. Ranger Road is not paved and is not on the County's road maintenance system at the site.

A review of FEMA FIRM Panel #04015C-4375G indicates parcels described to be within 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.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other zoning similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The noted terrain appears to be an environmental feature affecting the site.
- g. Sewer, electric, and water services do not appear to be available.



**STAFF RECOMMENDATION:**

**Staff recommends denial of the proposed Rezone, subject to the following.**

1. The neighboring area does not contain other zoning or land use designations similar to the above proposed action, and the proposed land use is incompatible with the surrounding land uses.

# 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: 313-10-037 313-900-01, 313-010-38, ~~313-101-37~~, 313-01-039 & 313-90-007 Current Zoning:

Agricultural Residential (A-R) Parcel Size 2,267 Acres Legal Description: See legal description for three parcels on Attachment 1

Water Provider: Well water only Electric provider: None Sewer provider: None

Present use of property: Cattle grazing

**Owner Information**

Owner Name (must match current deed): Blake Cattle Co

Owner Street Address: PO Box 4177 City: Kingman State: AZ Zip: 86402 Phone number: (928) 279-3146 Email: wrb56blake@aol.com Agent

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

Agent Name: Amor Solar Project, LLC Agent Street Address: 3210 21st Street |  
City: San Francisco, State: CA Zip: 94110 Phone number: (415) 275-0753 Email: rachel@missioncleanenergy.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: Special Development Manufacturing (SDM)

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:

300 MW Photovoltaic Solar Project interconnecting to the 345kV Peacock Substation

**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.

See Attachment 3

Designated by: William F. Blake, President  
DATE: 8/21/2021

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



ATTACHMENT 1

313-01-037:

T22N R14W SEC 23 & 25 CONT 1280.00 ACRES 313-01-029 (313-01-037,040,041,042,043,044,045,049, 051,053,054,056,059,060,061,062 & 063) 2007 TAX ROLL

313-01-038:

T22N R14W SEC 24 CONT 640.00 ACRES 313-01-031 (313-01-036,038,039,045,046,047,048,049,050, 052,053,054,055,056,057,058,059,060 & 061) 2007 TAX ROLL

313-01-039:

T22N R14W SEC 26 ALL OF SEC 26 NOT INCLUDING THOSE PORTIONS LYING WITHIN CEDAR HILLS RANCHES UNITS 12 & 14 CONT 142.90 ACRES 313-01-031 (313-01-036,038,039,045,046,047,048,049,050, 052,053,054,055,056,057,058,059,060 & 061) 2007 TAX ROLL

313-90-001:

NOT INCLUDING A TRACT OF LAND IN THE N2 OF SEC 36 DESC AS FOLL: COMM AT THE NE COR OF SEC 36; TH S33 DEG 29'46 W 2312.16' TO POB; TH N73 DEG 52'21 W 482.26'; TH N77 DEG 44'14 W 370.00'; TH N48 DEG 25'25 W 252.83'; TH N38 DEG 16'47 W 833.21' TO A PT FROM WHICH THE N4 COR BEARS N10 DEG 30'58 E 911.28'; TH N75 DEG 25'30 E 752.37'; TH N75 DEG 25'36 E 751.04'; TH S02 DEG 29'41 W 450.46'; TH S05 DEG 37'10 E 967.31' TO POB AND NOT INCLUDING THAT PORTION OF SEC 36 (344.24 AC) THAT FALLS WITHIN TAX PARCEL 313-01-030 AS DESC IN 5090/560 O.R. CONT 264.49 ACRES 313-01-032 (313-90-001) NEW SEC MAP 2006 TAX ROLL

313-90-007:

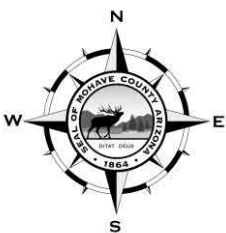
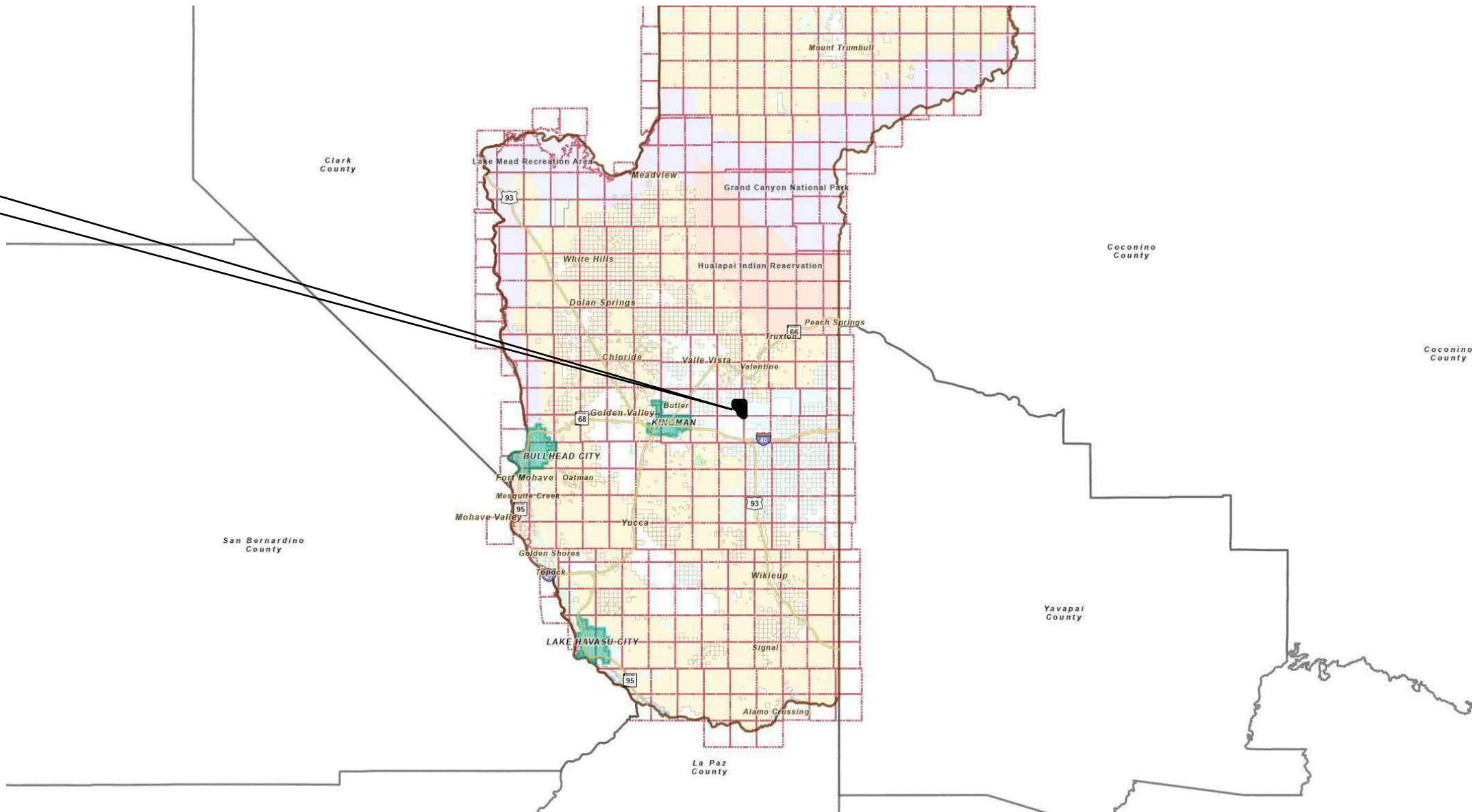
CEDAR HILLS RANCHES UNIT 12 PARCEL 637 AS SHOWN ON RS 26/55-55E REC 7/27/2004 2004-69119 CONT 39.93 ACRES 313-01-030 (313-88-001 THRU 017; 313-89-001 THRU 016 & 313-90-003 THRU 011) 2006 TAX ROLL

# GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, - 007, from A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a Solar Facility.

Section 23-26 & 36  
T 22 N, R 14 W

Subject  
Property









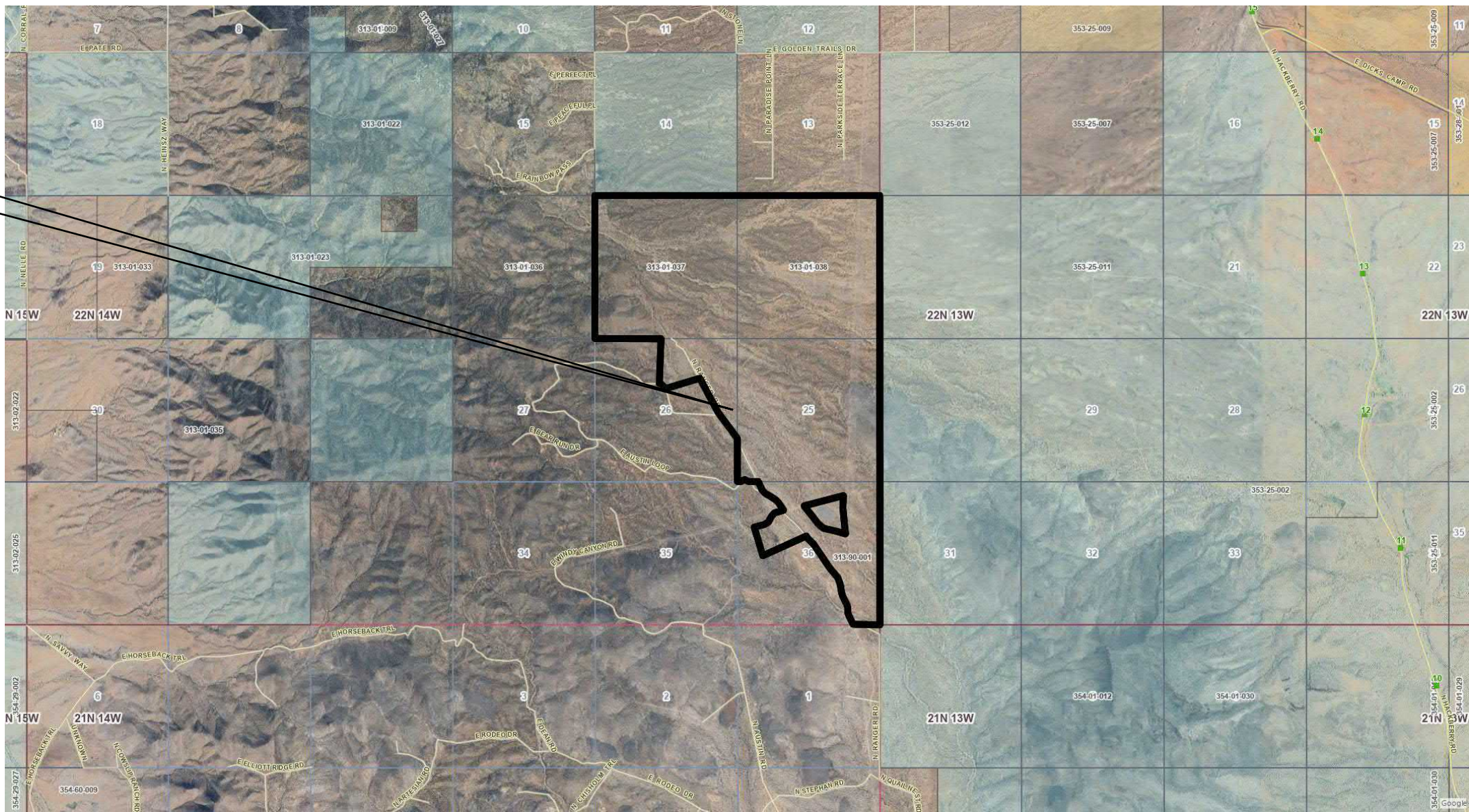
PLAN AMENDMENT & REZONE 313-01-037 -038 -039, 313-90-001 -007

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, - 007, from A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a Solar Facility.

Section 23-26 & 36  
T 22 N, R 14 W

Subject  
Property







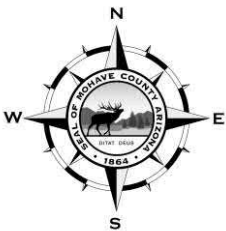
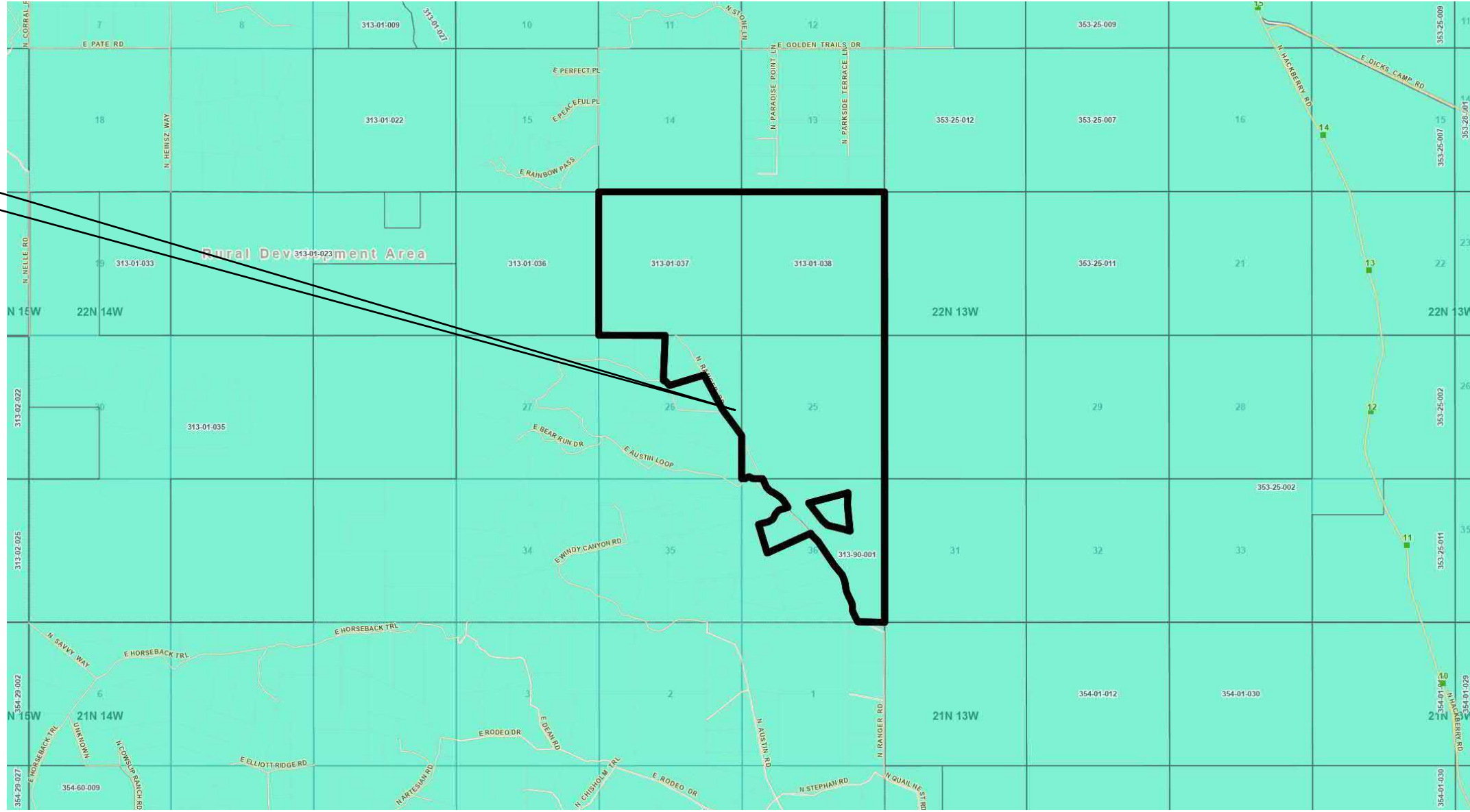
# GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, - 007, from A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a Solar Facility.

Section 23-26 & 36  
T 22 N, R 14 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



PLAN AMENDMENT & REZONE 313-01-037 -038 -039, 313-90-001 -007

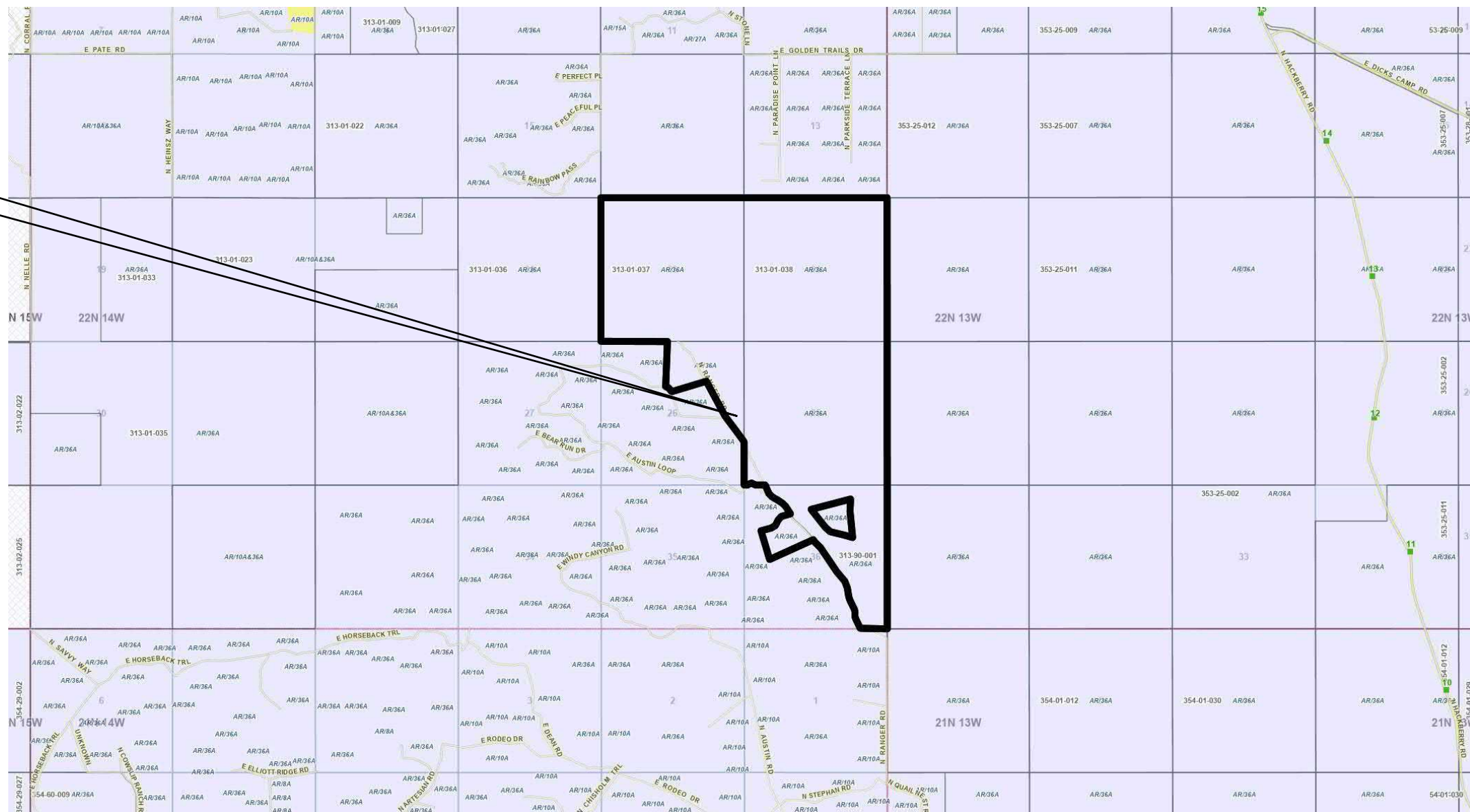
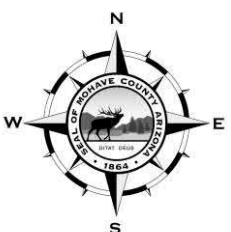
ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, - 007, from A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a Solar Facility.

Section 23-26 & 36  
T 22 N, R 14 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 313-01-037 -038 -039, 313-90-001 -007

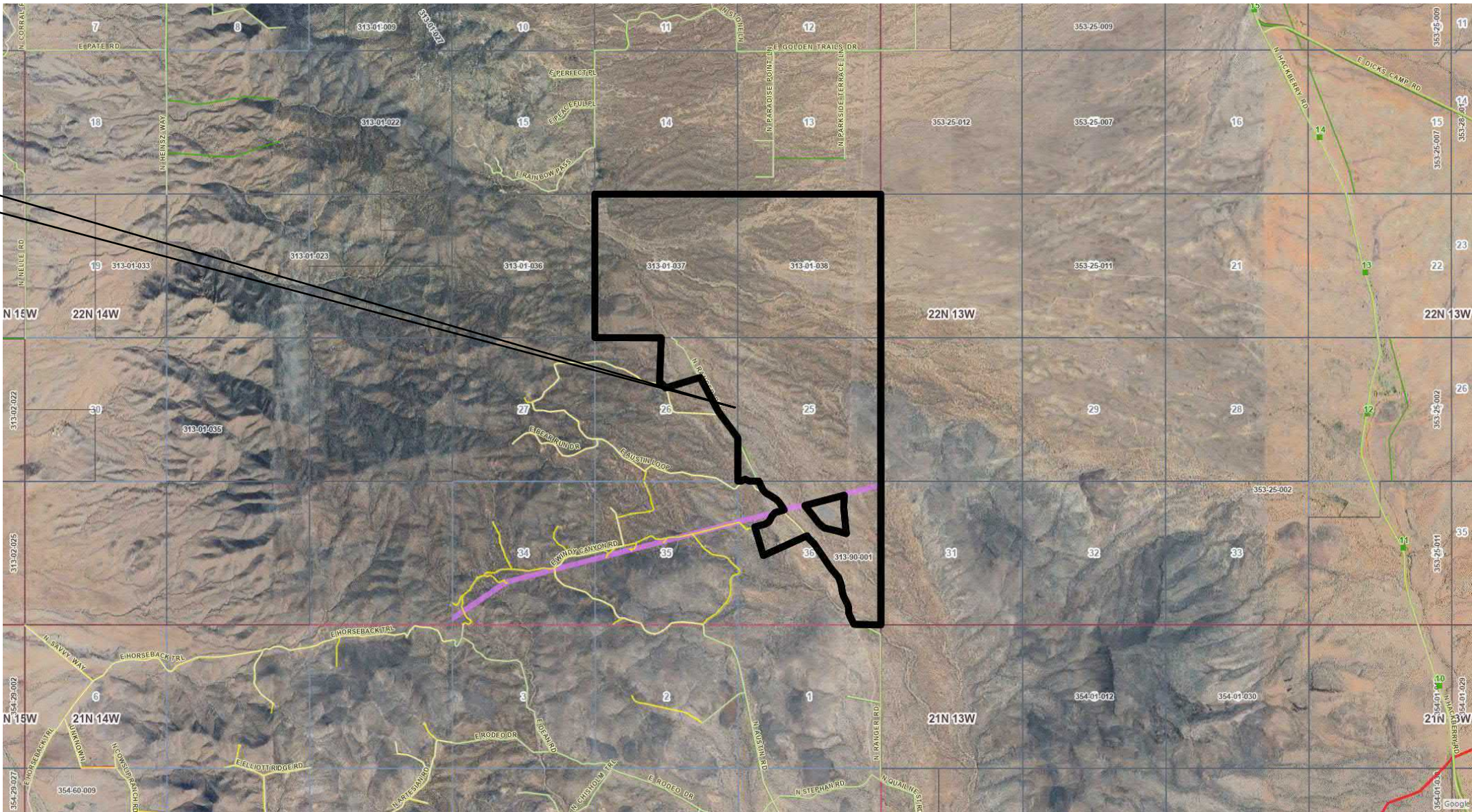
RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, - 007, from A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a Solar Facility.

Section 23-26 & 36  
T 22 N, R 14 W

Subject  
Property

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





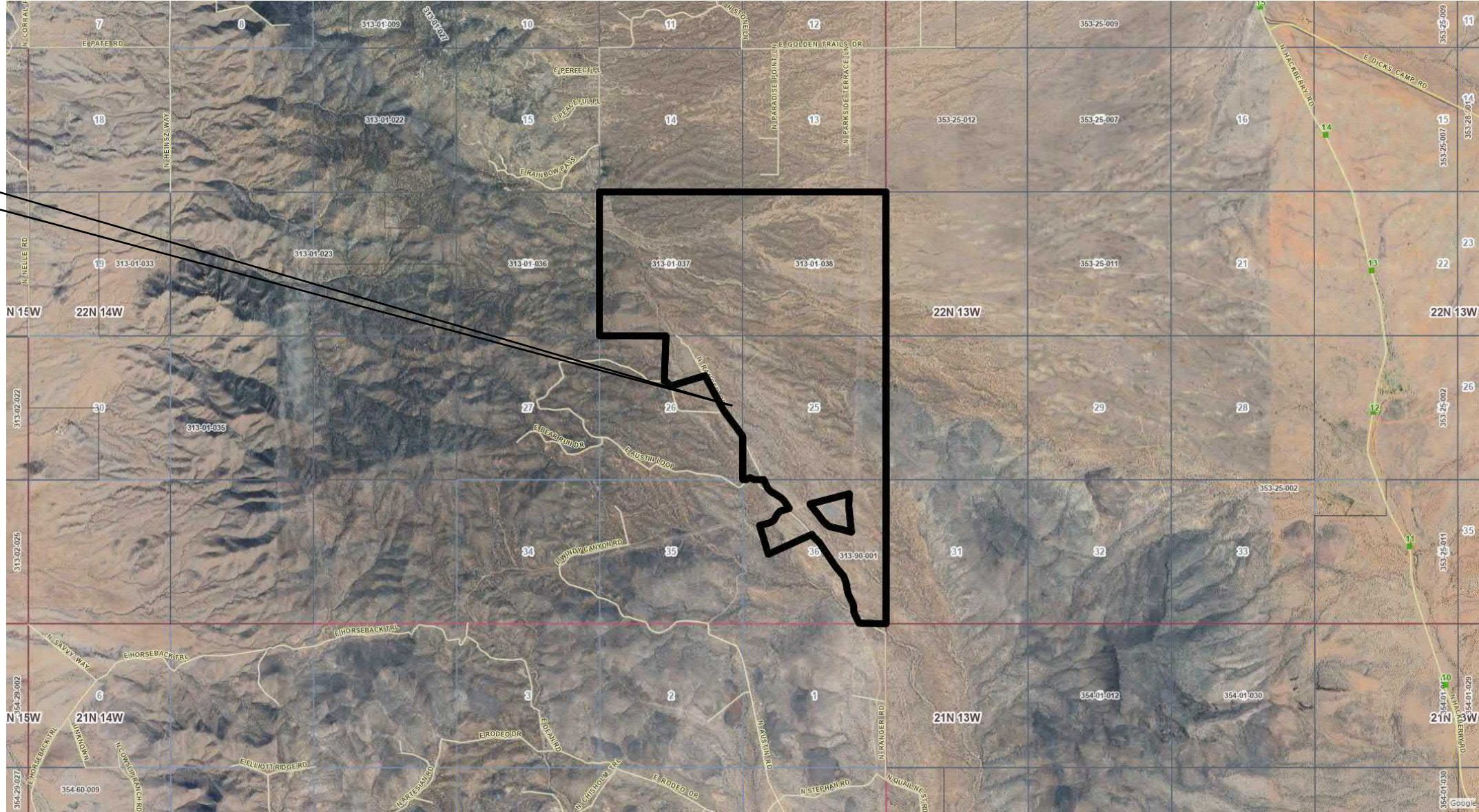
PLAN AMENDMENT & REZONE 313-01-037 -038 -039, 313-90-001 -007

# REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE of Assessor's Parcel Nos. 313-01-037, -038, -039, 313-90-001, - 007, from A-R/36A (Agricultural Residential/Thirty Six Acre Minimum Lot Size) zone to an S-D/M (Special Development/Manufacturing) zone to allow for a Solar Facility.

Section 23-26 & 36  
T 22 N, R 14 W

Subject  
Property







**ZONING NOTICE**

City of Las Vegas Planning Department  
1000 Las Vegas Blvd. S., Suite 1000  
Las Vegas, NV 89101  
Phone: 702-258-2200  
Fax: 702-258-2201  
www.lasvegasnevada.gov

**CITY OF LAS VEGAS**

PLANNING DEPARTMENT

FOR INFORMATION OF THE PUBLIC, THE CITY OF LAS VEGAS HAS ADOPTED THE FOLLOWING ZONING ORDINANCE:

...



**ZONING NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission at Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona on the 18th day of October 2024, at 10:00 A.M.

As Follows:  
PROJECT: [illegible]  
ADDRESS: [illegible]  
OWNER: [illegible]  
PLANNING AND ZONING COMMISSION  
700 W. BEALE STREET, KINGMAN, ARIZONA 86401  
PHONE: 937-838-1111  
WEBSITE: WWW.MOHAVECOUNTYAZ.COM

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 937-838-1111 OR VIA EMAIL AT PLANNERS@MOHAVE.CO.AZ



Item #6

September 25, 2024

Dear Mr. Gunderson,

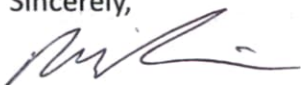
I built my home in Cedar Hills Ranch on 40 acres of our beautiful and fragile High desert with ever changing 360-degree vistas. This community development from its inception was designed to preserve this unique and irreplaceable environment. I've spent many years thoughtfully avoiding the "usual" things our society unwittingly but with good intentions has done and continues to do that have resulted in the extinction of animal and plant species, the endangered species list, the devastation of the bee and other populations, the horrific fires and other "natural" disasters we are still struggling to understand and mitigate, and consequences we don't yet realize. Due to the distance and the terrain of the area I am unable to insure my home. This will add extra concern with this solar field and the fire danger it represents. When a fire breaks out in the Solar Field the time the firefighters arrive most of us will have lost our homes.

I support "green" energy but these massive industrial solar installations are not "green". This proposed installation will at least damage and very likely destroy not only the reality of this unique area but the reality of my home, a hard-won refuge fundamental to my mental and emotional well-being, a huge portion of my financial well-being, and a cherished slice of as close to natural and balanced an environment remaining in our world.

This area is our home. We must protect it as fiercely and thoughtfully as we protect our children and our families. We must insist on having the time and enough detailed factual information to understand the potential ramifications of this very significant influence on our present and our futures.

I respectfully ask that you, our allies in protecting our communities to reconsider this proposed rezoning for this solar project.

Sincerely,



Michael Loomis

September 26, 2024

Dear Sir/Madam,

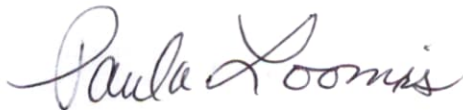
I am writing to express my strong opposition to the proposed 300 NW Photovoltaic Solar Project in our community. While I understand the need for the Solar and Battery Storage System, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The significant risks to our community are extreme fire hazard, toxic environmental contamination, increase risk of health issue, light and noise pollution, depreciating property values. There is also the risk of contamination of our wells and animal life. Additionally, the construction of this project would result in significant environmental damage, destroying national habitats and putting wildlife at risk.

Furthermore, the type of storage system being proposed is simply not in keeping with the character of our community. This would destroy 2,300 acres of vegetation.

In conclusion, I strongly urge you to reconsider this proposed Rezoning for this solar project. While I recognize the need for this storage system, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,



Paula Loomis  
10660 E Austin Loop  
Kingman, AZ 86401



From: fconard@comcast.net  
Sent: Wednesday, September 25, 2024 9:50 AM  
To: Matthew Gunderson  
Subject: Time sensitive email re: Zoning Application

Importance: High

You don't often get email from [fconard@comcast.net](mailto:fconard@comcast.net). [Learn why this is important](#)

Good afternoon. Yesterday, September 24, 2024, your office notified me via US Postal Service that an application was filed for a zoning change. I spoke to someone in your office last evening who informed me that today is her "last day" and she suggested I contact you directly. The applicant is Amor Solar Project, LLC and my property at Spring Valley Ranch is within 300 feet of the proposed zoning change which is why I was notified. Your office mailed me a Rezone Notice of Hearing, a Minor Plan Amendment Addendum with Attachment 1, a [gis.mohave.gov](https://gis.mohave.gov) Interactive Map Viewer, and a Notice of the date and time of the Planning and Zoning Public Hearing which is October 9, 2024 at 10 a.m. I am an owner of 2 parcels of beautiful undeveloped land in Spring Valley Ranch, Parcel 157 and Parcel 149. I reside in CT and am unable to physically be present at the Hearing on October 8, 2024. I request that a ZOOM or Microsoft Teams invitation be sent to me by your office in order for me to attend. There is little time to contact an attorney who with such short notice may not be able to attend the meeting to represent me. Please notify me of your intention as soon as is possible. I wholeheartedly object to the change in zoning from Rural Development Area to Rural Industrial and am requesting you to email me all information provided to your office by the applicant as soon as is possible in order that I be sufficiently informed for the Public Hearing. I am in contact with other residents who have also been notified by your office.

Thank you,  
Pattilynn Conard  
Frederick U Conard III MD  
22 Sunset Farm Road  
West Hartford, CT 06107  
(C) 860 707-5257

From: Hakon Swenhaugen <hakon.swenhaugen@gmail.com>  
Sent: Wednesday, September 25, 2024 8:18 AM  
To: Matthew Gunderson  
Subject: Solar project in Peacock Mountains.

You don't often get email from [hakon.swenhaugen@gmail.com](mailto:hakon.swenhaugen@gmail.com). [Learn why this is important](#)

Hello Mr. Gunderson,

My name is Hakon Swenhaugen and I live in the affected area of the Peacock Mountains where this company is wanting to put solar panels. I am within 300 feet, and have received the notification in the mail.

The recommended distance is 1.2 miles away from a solar farm this, is referenced in the world health organization website.

This company is using and presenting 17 year old data. They are referencing 2007 tax scrolls and saying that in that time, NOTHING has changed in this area.

We have over 15 different houses and families DIRECTLY in this area and surrounding are even more!

Without direct, generous, and steady compensation, I do not and will not approve of this project anywhere near my current and main residence.

This project will destroy and displace thousands of acres of wildlife and plant life taking NO account for the destruction of the endangered plant life and animals that we ALL KNOW are CURRENTLY in that EXACT area and surrounding.

I am also requesting to speak at the hearing regarding this matter on 09 October 2024. Will I also need to file something somewhere else in order to speak on that day, or will I need to just sign up on the day of the hearing only?

Thank you for your time and please help us prevent this from destroying all of our lifetime investments, as well as the natural habitat we have here.

A perfect place for this is behind Nucor tied into the substation that is currently at the windfarm and solar farm that is already there.

Respectfully,

Hakon Swenhaugen

(480) 703-8645



From: Paula Loomis <neilpaula1972@gmail.com>  
Sent: Tuesday, September 24, 2024 3:39 PM  
To: Matthew Gunderson  
Subject: Rezone Hearing for Cedar Hills

You don't often get email from [neilpaula1972@gmail.com](mailto:neilpaula1972@gmail.com). [Learn why this is important](#)

Dear Mr. Gunderson,

I am a resident of Cedar Hill Ranches owning my home on East Austin Loop. The front line of the lands where this solar array and lithium-ion battery storage are planned.

The plan to place this kind of installation on this 2,300 acre of land, firmly situated so close among established residential areas, is mind-boggling. A thermal runaway fire in this battery storage installation would decimate this entire area and do great damage to the community of Cedar Hills and, in particular, our lives.

The known issues of how lithium-ion batteries can spontaneously combust cannot be ignored. The Amor Solar Project has no true interest in the community except how to sidestep our local concerns and build their for-profit installation. I'm sure they are a powerful entity to deal with, but if we don't tell them "NO" now, we and the city won't have any bad fallout from their money-centered decisions.

I am not anti-capitalist in any way. But their company decisions don't have our best interests at heart. Hopefully Kingman City and County officials do.

Arizona is filled with large land areas where this installation could more safely be placed.

Please vote against rezoning from Agricultural Residential to Special Development Manufacturing for the purpose of this Amor Solar Project in Cedar Hills Ranches.

Thank you,

Paula Loomis

From: Char shan <charlaloomis70@gmail.com>  
Sent: Tuesday, September 24, 2024 1:56 PM  
To: Matthew Gunderson  
Subject: Amor Solar Project request for change of zone in Cedar Hills Ranches

You don't often get email from [charlaloomis70@gmail.com](mailto:charlaloomis70@gmail.com). [Learn why this is important](#)

To Whom It May Concern: Here are reasons I am opposed to this solar project:

- 1) environmental and wildlife issues.
- 2) risk of explosion from lithium-ion batteries (This kind of incident has happened at two AES facilities in Arizona , which caused serious injuries to firefighters, and if it happened here it threatens not only the safety of firefighters but could also cause a wildfire which could spread rapidly due to dry vegetation).
- 3) potential air contamination (from tons of dust during construction which could take up to 15 months or more) and water contamination (from chemicals used to prep the area ie: Roundup).
- 4) noise and light pollution.
- 5) the complete destruction of the rural and scenic aspects of this area due to the 2,368 acres of panels, the energy storage containers and a transfer station.
- 6) the potential increase in insurance rates and decrease in home values.
- 7) the impact on our land that is inevitable when a solar installation outlives its utility.
- 8) severe flooding and soil erosion due to loss of vegetation.

Solar installations of this scale are primarily developed in brown spots and rural areas far away from residential areas because of known risks. Please vote against the rezoning from Agricultural Residential to Special Development Manufacturing for the purpose of this Amor Solar Project in the Cedar Hills Ranches. We have spent 8yrs of blood, sweat and tears going without the finer luxuries of town to slowly build our dream home and small farm. We have 38 acres of land just over a mile from this proposed site and our commute to town for work, goods, services travels along side 3/4 of this solar project.

Thank you for your consideration,

Charla Loomis  
10660 E Austin Loop  
Kingman, AZ 86401  
(307) 389-0650



07. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTIONS 19, 21, 22, 23, AND 24, to allow for six (6) or more chickens as an accessory residential use in R-1 (Single Family Residential), R-O (Single Family Residential/Manufactured Homes Prohibited), R-2 (Medium Density Residential), R-MH (Residential-Manufactured Homes), R-M (Multi-Family Residential) zones, and R-RV (Residential Recreational Vehicle) zones.**

This evaluation is to determine whether approval should be granted for an Amendment to the Mohave County Zoning Ordinance, as requested by Mohave County.

The Department of Development Services is updating Sections 19, 20, 21, 22, 23, and 24 of the Mohave County Zoning Ordinance. The update will allow chickens to be raised for domestic purposes as an accessory use on residentially zoned property in Mohave County. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large.

Previously, the Zoning Ordinance was amended to allow one (1) chicken per 1,000 square feet of a lot in all of the above listed zones except for the R-RV (Residential Recreational Vehicle) zone, which was not included.

House Bill 2325 was passed by the Arizona State Legislature and signed by the Governor on May 21, 2024, which prohibits a County from passing a law or ordinance that would prohibit a resident of a single-family detached residence from keeping up to six (6) chickens in the backyard of a property less than 0.5 acres in size, as written in A.R.S. Section 11-820.04.

Also included in HB2325 is a requirement that County's shall enact an ordinance that ensures that enclosures that are located on properties less than one (1) acre in residential communities remain shorter than the fence line of the property.

#### **FINDINGS OF FACT:**

- 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 proposed action and effect comply with the Arizona Revised Statutes.

#### **STAFF RECOMMENDATION:**

**Staff recommends to AMEND Section 13, 19, 21, 22, 23 and 24 of the Mohave County Zoning Ordinance as follows (wording to be deleted is ~~struck~~; wording to be added is **bolded and double underlined**):**

## **Section 19 REGULATIONS FOR SINGLE-FAMILY RESIDENTIAL OR “R-1”, “R-O” ZONES**

### **C. Uses Permitted**

1. R-1 (Single-Family Residential) zone.
  - a. A single-family dwelling, including a site-built home, a manufactured home (see Section 37.H) or a factory-built building, designed and used for single-family occupancy as defined in this Ordinance, accessory structures and uses normally incidental to single-family residences, child care, adult foster care with a Home Occupation Permit as provided in Section 37.L, 37.Q and 37.S, and home occupations as provided in Section 37.L.
  - b. Churches.
  - c. Community gardens.
  - d. Neighborhood Parks per Section 18.2, excluding commercial concessions.
  - e. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
  - f. Chickens raised for domestic purposes as an accessory use. A property may have six (6) chickens or one (1) chicken per 1,000 square feet of lot area, whichever is greater. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large, and in no instance shall roosters or other poultry be allowed. For all properties less than one (1) acre in size, any side of the enclosure is required to be shorter than the corresponding fence line.**
2. R-O (Single-Family Residential/Manufactured Homes Prohibited) zone.
  - a. A single-family dwelling, including a site-built home or a factory-built building, designed and used for single-family occupancy as defined in this Ordinance, accessory structures and uses normally incidental to single-family residences, child care, adult foster care with a Home Occupation Permit as provided in Section 37.L, 37.Q and 37.S, and home occupations as provided in Section 37.L. Mobile homes and manufactured homes are prohibited. Recreational vehicles are prohibited except as provided in Section 37.K.
  - b. Churches. c. Community gardens.
  - c. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
  - d. Chickens raised for domestic purposes as an accessory use. A property may have six (6) chickens or one (1) chicken per 1,000 square feet of lot area, whichever is greater. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large, and in no instance shall roosters or other poultry be allowed. For all properties less than one (1) acre in size, any side of the enclosure is required to be shorter than the corresponding fence line.**



## **Section 21 REGULATIONS FOR MEDIUM-DENSITY RESIDENTIAL OR “R-2” ZONE**

### **C. Uses Permitted**

1. Zero lot line/single-family attached dwellings.
2. Townhouse or patio house development.
3. Multiple-family dwellings, including condominium projects.
4. Duplexes.
5. Recreational facilities that serve as an integral part of the permitted residential use, including but not limited to golf courses, clubhouse, community center building, and tennis facilities.
6. Community Gardens.
7. Other uses similar to the above uses.
8. Churches and similar places of worship, libraries, schools, hospitals, parks and playgrounds, and public and quasi-public buildings.
9. Child care, day care center, pre-school, pursuant to Section 37.Q of this Ordinance.
10. Adult Care – Adult Day Health Care, Adult Foster Care, Assisted Living Center, Assisted Living Facility (see Section 37.S).
11. Wireless communication tower and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
- 12. Chickens raised for domestic purposes as an accessory use. A property may have six (6) chickens or one (1) chicken per 1,000 square feet of lot area, whichever is greater. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large, and in no instance shall roosters or other poultry be allowed. For all properties less than one (1) acre in size, any side of the enclosure is required to be shorter than the corresponding fence line.**

## **Section 22 REGULATIONS FOR SINGLE-FAMILY RESIDENTIAL MANUFACTURED HOME OR “R-MH” ZONE**

### **C. Uses Permitted**

1. Manufactured home parks or subdivisions (see Section 37.F).
2. Churches.
3. Schools.
4. Community Gardens.

5. Manufactured home used as a single-family dwelling unit, child care, adult foster care or other home occupation with an approved Home Occupation Permit as provided in Sections 37.L, 37.Q, and 37.S.
6. Facilities necessary exclusively for the needs and uses of those people who will be residing therein.
7. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
8. **Chickens raised for domestic purposes as an accessory use. A property may have six (6) chickens or one (1) chicken per 1,000 square feet of lot area, whichever is greater. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large, and in no instance shall roosters or other poultry be allowed. For all properties less than one (1) acre in size, any side of the enclosure is required to be shorter than the corresponding fence line.**

### **Section 23 REGULATIONS FOR MULTIPLE-RESIDENTIAL OR “R-M” ZONE**

#### **C. Uses Permitted**

1. A single-family dwelling, including a site-built home, a manufactured home (see Section 37.H) or a factory-built building designed and used for single-family occupancy as defined in this Ordinance, is allowed. Multiple dwellings, group dwellings such as cooperative apartments, condominium projects, townhouses, or patio house developments, duplexes, professional office buildings, Assisted Living Centers, and commercial dwellings are allowed. Also, childcare, adult foster care with a Home Occupation Permit, as provided in Sections 37.L, 37.Q, and 37.S, and other uses similar to the above uses are allowed. In addition, factory-built buildings may be used for duplexes, multiple dwellings, and general commercial buildings if they are so designed.
2. Community gardens.
3. Churches, libraries, museums, schools, hospitals, parks and playgrounds, and public and quasi-public buildings.
4. Only one single-family residence on each lot or parcel.
5. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
6. Detached accessory structures are allowed in conjunction with a single-family residence. Detached accessory structures such as garages, carports, and storage buildings, in conjunction with multiple residences, may be constructed as structures in common. Detached accessory structures serving only one of the multiple dwelling units are not allowed. A building permit for an accessory structure will require a residence to be established, or at a minimum proposed, as evidenced by an approved building permit, prior to issuing a building permit for an accessory or incidental structure.
7. **Chickens raised for domestic purposes as an accessory use. A property may have six (6) chickens or one (1) chicken per 1,000 square feet of lot area, whichever is greater.**



**Chickens shall be kept in an adequate enclosure that prevents them from roaming at large, and in no instance shall roosters or other poultry be allowed. For all properties less than one (1) acre in size, any side of the enclosure is required to be shorter than the corresponding fence line.**

**Section 24 REGULATIONS FOR SINGLE FAMILY RESIDENTIAL RECREATION VEHICLE OR “R-RV” ZONE**

C. Uses Permitted

1. Recreational vehicles and park model trailers as defined in this Ordinance, designed for single-family occupancy, and accessory structures and uses normally incidental to single-family residences.
2. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R)
3. **Chickens raised for domestic purposes as an accessory use. A property may have six (6) chickens or one (1) chicken per 1,000 square feet of lot area, whichever is greater. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large, and in no instance shall roosters or other poultry be allowed. For all properties less than one (1) acre in size, any side of the enclosure is required to be shorter than the corresponding fence line.**

Conference Engrossed

backyard fowl; regulation; prohibition

State of Arizona  
House of Representatives  
Fifty-sixth Legislature  
Second Regular Session  
2024

**CHAPTER 192**  
**HOUSE BILL 2325**

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY ADDING SECTION 9-462.10; AMENDING TITLE 11, CHAPTER 6, ARTICLE 2, ARIZONA REVISED STATUTES, BY ADDING SECTION 11-820.04; RELATING TO MUNICIPAL AND COUNTY ZONING.

(TEXT OF BILL BEGINS ON NEXT PAGE)



1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 9, chapter 4, article 6.1, Arizona Revised  
3 Statutes, is amended by adding section 9-462.10, to read:

4 9-462.10. Backyard fowl regulation; prohibition; exceptions;  
5 state preemption; definition

6 A. A MUNICIPALITY MAY NOT ADOPT ANY LAW, ORDINANCE OR OTHER  
7 REGULATION THAT PROHIBITS A RESIDENT OF A SINGLE-FAMILY DETACHED RESIDENCE  
8 ON A LOT THAT IS ONE-HALF ACRE OR LESS IN SIZE FROM KEEPING UP TO SIX FOWL  
9 IN THE BACKYARD OF THE PROPERTY. A MUNICIPALITY MAY:

10 1. PROHIBIT A RESIDENT FROM KEEPING MALE FOWL, INCLUDING ROOSTERS.

11 2. REQUIRE FOWL TO BE KEPT IN AN ENCLOSURE LOCATED IN THE REAR OR  
12 SIDE YARD OF THE PROPERTY AT LEAST TWENTY FEET FROM A NEIGHBORING PROPERTY  
13 AND RESTRICT THE SIZE OF THE ENCLOSURE TO A MAXIMUM OF TWO HUNDRED SQUARE  
14 FEET WITH A MAXIMUM HEIGHT OF EIGHT FEET.

15 3. REQUIRE THE ENCLOSURE TO BE MAINTAINED AND MANURE PICKED UP AND  
16 DISPOSED OF OR COMPOSTED AT LEAST TWICE WEEKLY.

17 4. REQUIRE THAT COMPOSTED MANURE BE KEPT IN A WAY THAT PREVENTS  
18 MIGRATION OF INSECTS.

19 5. REQUIRE WATER SOURCES WITH ADEQUATE OVERFLOW DRAINAGE.

20 6. REQUIRE THAT FEED BE STORED IN INSECT-PROOF AND RODENT-PROOF  
21 CONTAINERS.

22 7. PROHIBIT FOWL FROM RUNNING AT LARGE.

23 B. NOTWITHSTANDING SUBSECTION A OF THIS SECTION, A MUNICIPALITY  
24 SHALL ENACT AN ORDINANCE THAT REQUIRES AN ENCLOSURE LOCATED IN A  
25 RESIDENTIAL COMMUNITY ON A LOT LESS THAN ONE ACRE IN SIZE TO BE SHORTER  
26 THAN THE FENCE LINE OF THE PROPERTY.

27 C. AN ORDINANCE THAT IS ENACTED AFTER THE EFFECTIVE DATE OF THIS  
28 SECTION DOES NOT APPLY TO AN ENCLOSURE THAT WAS CONSTRUCTED ON OR BEFORE  
29 THE EFFECTIVE DATE OF THIS SECTION.

30 D. THE PROPERTY RIGHTS OF PROPERTY OWNERS IN THIS STATE OUTLINED IN  
31 THIS SECTION ARE OF STATEWIDE CONCERN. THIS SECTION PREEMPTS ALL LOCAL  
32 LAWS, ORDINANCES AND CHARTER PROVISIONS TO THE CONTRARY.

33 E. FOR THE PURPOSES OF THIS SECTION, "FOWL" MEANS A COCK OR HEN OF  
34 THE DOMESTIC CHICKEN.

35 Sec. 2. Title 11, chapter 6, article 2, Arizona Revised Statutes,  
36 is amended by adding section 11-820.04, to read:

37 11-820.04. Backyard fowl regulation; prohibition; exceptions;  
38 state preemption; definition

39 A. A COUNTY MAY NOT ADOPT ANY LAW, ORDINANCE OR OTHER REGULATION  
40 THAT PROHIBITS A RESIDENT OF A SINGLE-FAMILY DETACHED RESIDENCE ON A LOT  
41 THAT IS ONE-HALF ACRE OR LESS IN SIZE FROM KEEPING UP TO SIX FOWL IN THE  
42 BACKYARD OF THE PROPERTY. A COUNTY MAY:

43 1. PROHIBIT A RESIDENT FROM KEEPING MALE FOWL, INCLUDING ROOSTERS.

44 2. REQUIRE FOWL TO BE KEPT IN AN ENCLOSURE LOCATED IN THE REAR OR  
45 SIDE YARD OF THE PROPERTY AT LEAST TWENTY FEET FROM A NEIGHBORING PROPERTY

1 AND RESTRICT THE SIZE OF THE ENCLOSURE TO A MAXIMUM OF TWO HUNDRED SQUARE  
2 FEET WITH A MAXIMUM HEIGHT OF EIGHT FEET.

3 3. REQUIRE THE ENCLOSURE TO BE MAINTAINED AND MANURE PICKED UP AND  
4 DISPOSED OF OR COMPOSTED AT LEAST TWICE WEEKLY.

5 4. REQUIRE THAT COMPOSTED MANURE BE KEPT IN A WAY THAT PREVENTS  
6 MIGRATION OF INSECTS.

7 5. REQUIRE WATER SOURCES WITH ADEQUATE OVERFLOW DRAINAGE.

8 6. REQUIRE THAT FEED BE STORED IN INSECT-PROOF AND RODENT-PROOF  
9 CONTAINERS.

10 7. PROHIBIT FOWL FROM RUNNING AT LARGE.

11 B. NOTWITHSTANDING SUBSECTION A OF THIS SECTION, A COUNTY SHALL  
12 ENACT AN ORDINANCE THAT REQUIRES AN ENCLOSURE LOCATED IN A RESIDENTIAL  
13 COMMUNITY ON A LOT LESS THAN ONE ACRE IN SIZE TO BE SHORTER THAN THE FENCE  
14 LINE OF THE PROPERTY.

15 C. AN ORDINANCE THAT IS ENACTED AFTER THE EFFECTIVE DATE OF THIS  
16 SECTION DOES NOT APPLY TO AN ENCLOSURE THAT WAS CONSTRUCTED ON OR BEFORE  
17 THE EFFECTIVE DATE OF THIS SECTION.

18 D. THE PROPERTY RIGHTS OF PROPERTY OWNERS IN THIS STATE OUTLINED IN  
19 THIS SECTION ARE OF STATEWIDE CONCERN. THIS SECTION PREEMPTS ALL LOCAL  
20 LAWS AND ORDINANCES TO THE CONTRARY.

21 E. FOR THE PURPOSES OF THIS SECTION, "FOWL" MEANS A COCK OR HEN OF  
22 THE DOMESTIC CHICKEN.

APPROVED BY THE GOVERNOR MAY 21, 2024.

FILED IN THE OFFICE OF THE SECRETARY OF STATE MAY 21, 2024.