

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: \_\_\_\_\_

**ACTION AGENDA**  
**MOHAVE COUNTY PLANNING AND ZONING COMMISSION**  
**APRIL 8, 2026**  
**700 WEST BEALE STREET**  
**KINGMAN, ARIZONA**  
**10:00 AM**

**MEMBERS**

<b><u>District 1</u></b> Eugene Kirkham Michael Bradshaw	<b><u>District 2</u></b> Robert Arp John Hassett - Chair	<b><u>District 3</u></b> Vacant Melanie Martin	<b><u>District 4</u></b> Cullin Pattillo Rex Ruge	<b><u>District 5</u></b> Larry Morse LaJuana Gillette – Vice Chair
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Pursuant to A.R.S. §38-431.02(H), the public will have physical access to the meeting place fifteen (15) minutes prior to the meeting.

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

**Pledge of Allegiance**

**Roll Call**

**Announcements**

**Approval of Minutes – [APPROVED](#)**

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

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

**REGULAR AGENDA**

**ARIZONA STRIP AREA**

01. Evaluation of a request for a **REZONE** of Assessor’s Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to an S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40’, in the Centennial Park vicinity (north of Taylor Avenue, east of Richard Street), Mohave County, Arizona. **Thomas Timpson on behalf of Taylor Ave Holdings, LLC.** **[COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-071](#)**

## SOUTH MOHAVE VALLEY AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity (north of Torrance Road, east of Huntington Road), Mohave County, Arizona. **Shannon Kling on behalf of Benchmark Properties LLC.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-072](#)

## GOLDEN VALLEY AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones, to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity (north of Agua Fria Drive, east of Estrella Road), Mohave County, Arizona. **Travin Pennington on behalf of High Desert Land Holdings LLC and Resurrected Prop.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-079](#)
04. Evaluation of a request for a **RESCISSION OF B.O.S. RESOLUTION 2025-005** to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity (south of Shipp Drive, east of Estrella Road), Mohave County, Arizona. **Lisa Gervasi on behalf of 24 Karat Properties, LLC** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-073](#)
05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a General Commercial land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity (south of Bolsa Drive, west of Aztec Road), Mohave County, Arizona. **Misael Lopez and Itzel Limon Valdez.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-080](#)
06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-40-016P from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (north of Red-wall Drive, west of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of Mohave Development, INC.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-074](#)
07. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a General Commercial land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a C-MO (Commercial Manufactur-

ing/Open Lot Storage) zone, to allow for an office, shop and truck parking for a personal business, in the Golden Valley vicinity (north of Shinarump Road, east of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of James and France Momjian.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-081](#)

## **MOHAVE COUNTY GENERAL AREA**

08. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 329-06-252, -253, -025, -026, and -555 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity (south of Rolling Ridge Drive, west of Silver Eagle Drive), Mohave County, Arizona. **Leonardo and Marija Markovic.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-082](#)
09. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a **REZONE** of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity (north of Lucky Lane, west of Tamarisk Street), Mohave County, Arizona. **Brian and Elspeth Summers.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-083](#)
10. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity (south of Cinch Drive, west of Ironwood Drive), Mohave County, Arizona. **Michele Waldman and Jefferson Goodwin.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-075](#)
11. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity (north of 9th street, west of Hermosa Drive), Mohave County, Arizona. **Sanson Gonzales Zambrano.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-076](#)
12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity (east of Oatman Highway, southeast of Glynn CV), Mohave County, Arizona. **Tim McCarthy.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-077](#)

## **KINGMAN AREA**

13. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Kingman vicinity (south of US Highway 93, west of Crazy Horse Road), Mohave County, Arizona. **KTH Consulting on behalf of Desert Investment Network Group, LLC.** [COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2026-078](#)

**OTHER**

14. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY LAND DIVISION REGULATIONS** to require a dust control and mitigation plan for new subdivisions, Mohave County, Arizona. **Mohave County** [COMMISSION RECOMMENDED APPROVAL | MOHAVE COUNTY ORDINANCE 2026-03](#)
15. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff. [COMMISSIONER COMMENTS HEARD](#)
16. Call to the Public [PUBLIC COMMENTS HEARD](#)

**Adjournment** – [ADJOURNED AT 11:54AM](#)