

holstery shop, in the Fort Mohave vicinity (east of Calle Del Media, north of Dunlap Road), Mohave County, Arizona. **Henry Daniel Arias**
GOLDEN VALLEY AREA
0-4 Evaluation request for a **SPECIAL USE PERMIT** Assessors Parcel No. 306.07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity (south of State Highway 89 east of Calle Del Media), Mohave County, Arizona, Rex Atkinson for

OTHER
05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 37.R WIRELESS COMMUNICATIONS TOWERS AND FACILITIES**, to clarify the application requirements and process for proposed

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)

Supporting documentation for agenda items may be reviewed by visiting www.mohave.gov or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
Scott Holtry, Director
Pub. 09/23/2026
Order No. 99072

(99088)
PUBLIC NOTICE
Town of Colorado City
Public Hearing
Proposed Zoning Ordinance

Notice to the residents and landowners in the Town of Colorado City, Arizona, the residents and landowners of Hildale Utah and the residents and

landowners of the lands in Mohave County, Arizona in the immediate vicinity of the Town of Colorado City. The Town of Colorado City Planning Commission will be holding a public hearing to consider a Zoning Map Amendment for the Town of Colorado City. **The public hearing will be held at a Planning Commission meeting at 25 South Central Street (the Town Hall) on Monday October 5, 2009 at 6:00 p.m. MST.**

To Consider rezoning of Parcel 404-53-505, 504, from R2-Small-Lot Residential to RM Multiple Family Residential, And Parcel 404-53-503 from RE1-A Residential Estate to RM Multiple Family Residential. Persons with disabilities that require special accommodations, please contact Shirley Zitting, Town Clerk, at the above location at least forty-eight (48) hours before the hearing. Contact can

be made by phone or TDD at
928.875.9160 or email clerk@tocc.us
Pub. 09/23/2026
Order No. 99088

(99089)
PUBLIC HEARING

**Town of Colorado City
Public Hearing
Proposed Zoning Ordinance**

Notice to the residents and landowners in the Town of Colorado City, Arizona, the residents and landowners of Hildale Utah and the residents and landowners of the lands in Mohave County, Arizona in the immediate vicinity of the Town of Colorado City. The Town of Colorado City Planning Commission will be holding a public hearing to consider a Zoning Map Amendment for the Town of Colorado

City. The public hearing will be held at a Planning Commission meeting at 25 South Central Street (the Town Hall) on Monday October 5, 2026, at 5:00 p.m. MDT To Consider rezoning of Parcel 404-53-406 from R1-20 Single Family Residential to R1-12 Single Family Residential.

tact Shirley Zitting, Town Clerk, at the above location at least forty-eight (48) hours before the hearing. Contact can be made by phone or TDD at 928.875.9160 or email clerk@tocc.us
Pub. 09/23/2026
Order No. 99089

(99091)
PUBLIC HEARING

Town of Colorado City

**Town of Colorado City
Public Hearing
Proposed Zoning Ordinance**

Notice to the residents and landowners in the Town of Colorado City, Arizona, the residents and landowners of Hildale Utah and the residents and landowners of the lands in Mohave County, Arizona in the immediate vicinity of the Town of Colorado City. The Town of Colorado City Planning

Commission will be holding a public hearing to consider a Zoning Map Amendment for the Town of Colorado City. **The public hearing will be held at a Planning Commission meeting at 25 South Central Street (the Town Hall) on Monday October 5, 2026, at 5:00 p.m. MDT To Consider rezone of Parcel 404-53-423 from R1-20 Single Family Residential to R1-12 Single Family**

Residential. Persons with disabilities that require special accommodations, please contact Shirley Zitting, Town Clerk, at the above location at least forty-eight (48) hours before the hearing. Contact can be made by phone or TDD at 928.875.9160 or email clerk@tocc.us
Pub. 09/23/2026
Order No. 99091

(99092)

PUBLIC HEARING

**Town of Colorado City
Public Hearing
Proposed Zoning Ordinance**

Notice to the residents and landowners in the Town of Colorado City, Arizona, the residents and landowners of Hildale Utah and the residents and landowners of the lands in Mohave

County, Arizona in the immediate vicinity of the Town of Colorado City. The Town of Colorado City Planning Commission will be holding a public hearing to consider a Zoning Map Amendment for the Town of Colorado City. **The public hearing will be held at a Planning Commission meeting at 25 South Central Street (the Town Hall) on Monday October 5, 2026, at 5:00 p.m. MDT**

To Consider rezoning of Parcel 404-53-536 from RE-1A Residential Estate to R1-12 Single Family Residential.

Persons with disabilities that require special accommodations, please contact Shirley Zitting, Town Clerk, at the above location at least forty-eight (48) hours before the hearing. Contact can be made by phone or TDD at 928.875.9160 or email clerk@tocc.us
928.923.0036

56 / LEGAL NOTICES

September 30, 2026
October 7, 2026
#98767

CONTINUED NEXT COLUMN

CONTINUED NEXT COLUMN

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PUBLIC NOTICES

Foreclosure / Sheriff Sales

NOTICE OF TRUSTEE'S

The following described property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of the sale, at the South Main Entrance, Hall of Justice, 206 West Tabernacle, St. George, Utah, on October 27, 2026, at 9:15 am on said day, for the purpose of foreclosing a trust deed dated May 3, 2019, and executed by Two Sixteen L.L.C., a Utah limited liability company, as Trustee, in favor of JANEAN M. BLAKE, as to an undivided 50% interest and MELINDA LAMOREAUX, as to an undivided 50% interest, as Beneficiary, in the following real property located in Washington County, Utah:
 Lot Twenty-One (21), SPRINGFIELD TOWN- HOMES - PHASE I, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.
 Together with all the improvements now hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.
 Tax Parcel No.: SG-SFTH-1-21
 The address of the property is purported to be 265 North Dixie Drive, #21, North 84770. The undersigned disclaims liability for any error in the address. The current Beneficiary of the Trust Deed is JANEAN M. BLAKE and MELINDA LAMOREAUX, and the record owners of the property as of the recording of the notice of default is reported to be Macy Hafner. Bidders must be prepared to tender to the trustee, VendorTrak Title Insurance Agency, LLC, \$10,000.00 at the sale and the balance of the purchase price at 12:00 noon the day following the sale and deliverable to: VendorTrak Title Insurance Agency, LLC, 20 North Main, Suite 300 - St. George, Utah 84770. Both payments must be in the form of a cashier's check or money order and made payable to VendorTrak Title Insurance Agency, LLC, cash, and Bank Official Checks are not acceptable. A trustee's deed will be made available to the successful bidder within three business days following receipt of the bid amount. The sale is made without any warranty whatsoever, including but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property. The sale is subject to a workout reinstatement, payoff, sale cancellation or postponement, incorrect bidding instructions, bankruptcy, or any other circumstance of which the trustee is unaware. In the event any of the foregoing apply, the sale will be void and the successful bidder's funds will be returned without any liability to the trustee or beneficiary for interest on any other damages. Notice is hereby given that VendorTrak Title Insurance Agency, LLC, is attempting to collect a debt and any information obtained will be used for the purpose, and that the debt may be disputed.
 VendorTrak Title Insurance Agency, LLC
 North Main, Suite 300 - St. George, Utah 84770 (435) 652-5101
 UPAXLP
 September 23, 30, October 7, 2026
 LNV50599525

Govt Public Notices

September Meeting of the Board of Education
 AGENDA
 MEETING OF THE BOARD OF EDUCATION
 Washington County School District
 121 West Tabernacle, St. George, Utah
 September 23, 2026
 4:30 p.m.
 A. WORK SESSION
 1. Meeting with Livestock
 B. CLOSED SESSION
 1. Property and Personnel Items
 C. FOLLOW UP FROM PREVIOUS BOARD MEETING
 1. FV County Association of Governments - Burke Stahl
 D. WORK SESSION
 1. Board PLC Training - Wade Jensen
 2. Policy 7040 Out-of-State Travel for Activities and Field Trips - Rusty Taylor
 3. Policy 3630 Student Activities - Rusty Taylor
 4. Secondary Personal Device Use Policy - Nate Espin
 5. 2028-2029 Calendar
 6. Rusty Taylor and Susan Harrah
 7. Water Update - LaRene Cox
 7. Open Enrollment/Out of Boundary Report - Rusty Taylor
 8. Elementary Enrollment Report - Nate Espin
 9. Department Reports
 10. Review Board Action Items
 E. OPEN DISCUSSION OF THE BOARD
 1. Board Committee Discussions
 F. ITEMS FOR BOARD REVIEW
 1. Enrollment
 2. Safe Schools
 3. GRAMA Requests
 4. Department Reports
 G. OPEN MEETING - 4:30 p.m.
 1. Reverence
 2. Welcome - Board President Stirland
 3. Pledge of Allegiance
 4. Recognition
 H. CONSENT AGENDA
 1. Minutes
 2. August 10, 2026 Meeting of the Board of Education
 3. August 24, 2026 Special Meeting of the Board of Education
 4. Financial Report
 5. Personnel and LEA Specific License Items
 6. Santa Clara High School TSSA Plan Change
 7. Hurricane Intermediate School TSSA Plan Change
 8. Santa Clara Elementary TSSA Plan Change
 9. Majestic Fields Elementary TSSA Plan Change
 10. Legacy Elementary TSSA Plan Change
 11. Sunset Elementary TSSA Plan Change
 12. Hurricane Intermediate School TSSA Plan Change
 I. WHAT'S RIGHT IN WCSD SCHOOLS
 1. Santa Clara Elementary
 2. Principal James Lowe
 3. Dixie High School
 4. Principal Warren Brooks
 J. PUBLIC COMMENT ON BOARD ACTION ITEMS
 K. BOARD ACTION ITEMS
 1. Policy 1331 Paid Parental and Postpartum Leave - Darin Thomas
 2. Policy 3740 Personal Device Use Policy - Nate Espin
 3. Policy 5110 Architectural Guidelines (Recommendation to Delete) - Rusty Taylor
 4. Policy 1930 Salary Supplement for Highly Needed Educators (SHINE) Program - Darin Thomas
 5. Policy 3400 School Fees/Solicitation of Funds - Brent Bills
 6. 2026-2027 Fee Schedule Change - Brent Bills
 DISCUSSION ITEMS
 1. Policy 7040 Out-of-State Travel for Activities and Field Trips - Rusty Taylor
 2. Policy 3630 Student Activities - Rusty Taylor
 3. 2028-2029 Calendar - Rusty Taylor and Susan Harrah
 4. 2026-2027 Utah Online SLT and TSSA Plan - Brent Bills
 M. INFORMATION ITEMS

Govt Public Notices

1. Literacy Report - Superintendent Richard Holmes
 N. REPORTS
 1. Superintendent
 2. Board
 3. Association
 4. PTA/PTO/Community Council
 5. PUBLIC OPPORTUNITY TO ADDRESS THE BOARD - 3 minutes each
 6. ADJOURNMENT
 UPAXLP
 September 23, 2026
 LNV50603127

Public Notices
NOTICE OF HEARING
 Notice is hereby given that on **WEDNESDAY, OCTOBER 14, 2026**, the State Planning and Zoning Commission will hold its regular meeting. At the time, all interested persons may appear and be heard at **10:00 a.m.** at the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:
OTHER
 1. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 37-B WIRELESS COMMUNICATIONS FACILITIES** to clarify the application requirements and process for proposed facilities in Mohave County. According to the **Disabilities Act (ADA)**, Mohave County endeavors to ensure the accessibility of its facilities, and services to all persons with disabilities who need accommodation for this meeting, please contact the Department of Planning at (928) 757-0903, ext. 5816.
 2. Review of documentation for agenda items may be reviewed by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.
MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
 Scott Holtry, Director
 Pub#12642789
 September 23, 2026
 The Spectrum
 UPAXLP

Cove-East Fork Virgin River Watershed Project Draft Watershed Plan Environmental Impact Statement Availability and Public Meeting Announcement
 Date of Publication: September 16, 2026; September 23, 2026
 The United States Department of Agriculture Natural Resources Conservation Service (NRCS), in partnership with the Kane County Water Conservancy District (KCWCD), as project sponsor, and the Washington County Water Conservancy District (WCWCD), as project co-sponsor, announces the public comment period and public meeting for the Cove-East Fork Virgin River Watershed Project in Kane and Washington Counties, Utah. The Draft Watershed Plan Environmental Impact Statement (Plan-EIS) will become available for public comment on September 18, 2026. The preferred alternative consists of developing a 6,000-acre-foot reservoir with appurtenances, a recreation area, pipeline, and a booster pump station. Water from the proposed reservoir would be made available to existing agricultural fields near Mt. Carmel and Hurricane, and for municipal and industrial uses in Washington County. The Plan-EIS evaluates the proposed action, alternatives considered, and the potential environmental impacts associated with each alternative. The NRCS, as the lead federal agency, is requesting public review and comments on the Draft

Public Notices

Plan-EIS.
 An electronic copy of the Draft Plan-EIS and additional project information will be available beginning September 18, 2026, at: <https://tinyurl.com/CoveEVR>
 Printed copies of the Draft Plan-EIS are available for public review at:
 Kane County Water Conservancy District Office
 725 Kaneplex Drive
 Kanab, Utah 84741
 Washington County Water Conservancy District Office
 533 East Waterworks Drive
 St. George, Utah 84770
 Public Meeting
 The NRCS and project sponsors will host a public meeting to provide information about the proposed project and receive public comments on the Draft Plan-EIS. Date: September 30, 2026 Time: 5:30 - 7:00 PM
 Location:
 Old Rock Church Events Center
 1515 S State St
 Mt Carmel, Utah 84755
 Public Comment Period
 NRCS invites you to submit written comments during the public comment period, which begins September 18, 2026, and continues through November 2, 2026. NRCS also invites information about cultural resources within the area of potential effect to assist in identifying and evaluating impacts in the area. Comments should be considered during preparation of the Final Plan-EIS, comments must be received by November 2, 2026.
 How to Submit Comments:
 Please direct all comments to:
 Ammon Boswell
 Utah State NRCS Office
 125 South State Street, Room 6416
 Salt Lake City, UT 84138-1100
 CoveEVR@usda.gov
 Comments may be submitted by mail, email, or in writing at the public meeting.
 UPAXLP
 September 16, 23 2026
 LNV50594942

Summons

FIFTH DISTRICT COURT
 WASHINGTON COUNTY, UTAH
 Case No. 260500764
 TO: all other persons claiming any right, title, estate or interest in, or lien upon the real property described in the pleading adverse to the Plaintiff's ownership, or clouding Plaintiff's title, whose names are unknown
 YOU ARE HEREBY SUMMONED and required to file an Answer in writing to the attached Complaint, with the Clerk of the above-entitled Court located at 206 West Tabernacle, St. George, Utah, 84770, and to serve upon or mail to Plaintiff's attorney, the law firm of Barney McKenna & Olmstead, P.C., 43 South 100 East, Suite 300, St. George, Utah, 84770, a copy of said answer within thirty (30) after service of this Summons upon you.
 If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint. The Complaint is on file with the clerk of the court.
 This is a quiet title action related to certain real property located in Washington County, Utah, commonly known as Tax ID SG-VBC-1.
 A lawsuit has been started against you. You must respond in writing for the court to consider

Summons

your side. You can find the court's website: utcourts.gov/ans. Se ha iniciado una demanda en su contra. Usted debe responder por escrito para que el tribunal considere su versión. Puede encontrar el formulario de Respuesta en el sitio de la red del tribunal: utcourts.gov/ans. You must file your Answer with this court: Fifth Judicial District Court, 206 West Tabernacle, St. George, UT 84770. You must also email, mail or hand deliver a copy of your Answer to the other party or their attorney:
 Joseph T. Prete, Esq.
 Barney McKenna & Olmstead, P.C.
 43 S 100 E, Ste 300
 St. George, UT 84770
 joseph@bmo.law
 Usted debe presentar su Respuesta en este tribunal: Fifth Judicial District Court, 206 West Tabernacle, St. George, UT 84770. También debe enviar por correo electrónico, correo postal o entregar personalmente una copia de su Respuesta a la otra parte o su abogado:
 Joseph T. Prete, Esq.
 Barney McKenna & Olmstead, P.C.
 43 S 100 E, Ste 300
 St. George, UT 84770
 joseph@bmo.law
 Your response must be filed with the court and the court clerk's office within 30 days of the last day of this publication, by November 13, 2026 which is four weeks following the first publication of this Summons.
 Usted debe presentar su Respuesta en el tribunal y entregarla formalmente a la otra parte dentro de los días después del último día de esta publicación, que es el 13 de Noviembre de 2026, que corresponde a cuatro semanas después del primer día de publicación de esta citación. If you do not file and serve an Answer by the deadline, the other party can ask the

Summons

court for a default judgment. A default judgment means the other party wins, and you do not get the chance to tell your side of the story. Si no presenta y entrega formalmente una respuesta antes de la fecha límite, la otra parte puede solicitar al juez que dicte un fallo por incumplimiento. Un fallo por incumplimiento significa que la otra parte gana el caso y usted no tiene la oportunidad de exponer su versión de los hechos. Read the complaint or petition carefully. It explains what the other party is asking for in their lawsuit. You must answer (briefly describe the subject matter and the sum of money or other relief demanded): This is a quiet title action related to certain real property located in Washington County, Utah, commonly known as Tax ID SG-VBC-1. Le cuidadosamente la demanda o la petición. En esta demanda se pide que la otra parte dicte un fallo en su demanda. Se le está demandando por (describa brevemente el asunto y la cantidad de dinero u otra reivindicación exigida): Esta es una acción para la declaración de titularidad (o acción de "quiet title") relativa a ciertos bienes inmuebles ubicados en el condado de Washington, Utah, comúnmente conocidos por el número de identificación fiscal SG-VBC-1. I declare under criminal penalty under the law of Utah that the foregoing is true and correct.
 Dated 09/11/26
 BARNEY MCKENNA & OLMSTEAD, P.C.
 /s/ Joseph T. Prete
 Joseph T. Prete
 Attorneys for Plaintiff
 UPAXLP
 September 23, 30, October 7, 2026
 LNV50600141

Public Notices

Public Notices

NOTICE
 A Notice of Intent for the following project submitted in accordance with R307-401-1, Utah Administrative Code (UAC), has been received for consideration by the Director:
Company Name: Ashdown Brothers Construction
Location: Ashdown Brothers Construction, Cedar City Facility - 1134 N. Lund Hwy, Cedar City, UT
Project Description: Ashdown Brothers Construction has requested the addition of a 546 hp diesel-fired generator engine, a 779 hp diesel-fired generator, a 6' X 16' aggregate screen, and various fuel storage tanks to their approval order. Emissions for the facility have been reevaluated and updated as part of this modification. The facility will produce up to 400,000 tons of aggregate, 100,000 tons of asphalt, and 10,000 cubic yards of concrete annually. The completed engineering evaluation and air quality impact analysis showed the proposed project meets the requirements of federal air quality regulations and the State air quality rules. The Director intends to issue an Approval Order pending a 30-day public comment period. The project proposal, estimate of the effect on local air quality, and draft Approval Order are available for public inspection and comment at the Utah Division of Air Quality, 195 North 1950 West, Salt Lake City, UT 84116. Written comments received by the Division at this same address on or before October 23, 2026, will be considered in making the final decision on the approval/disapproval of the proposed project. Email comments will also be accepted at direct@utah.gov. If anyone so requests to the Director in writing within 15 days of publication of this notice, a hearing will be held in accordance with R307-401-7, UAC.
 Under Section 19-1-301.5, a person who wishes to challenge a Permit Order may only raise an issue or argument during an adjudicatory proceeding that was raised during the public comment period and was supported with sufficient information or documentation to enable the Director to fully consider the substance and significance of the issue. **Date of Notice: September 23, 2026**
 Pub#12644197
 Published
 September 23, 2026
 The Spectrum
 UPAXLP

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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 14, 2026
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM**

MEMBERS

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

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

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

Pledge of Allegiance

Roll Call

Announcements

Approval of Minutes

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

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

REGULAR AGENDA

LAKE HAVASU AREA

01. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an LI (Light Industrial) land use designation to LR (Low Density Residential) and a **REZONE** of Assessor's Parcel No. 120-01-077 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity (north of North View Drive, west of London Bridge Road), Mohave County, Arizona. **John Gall on behalf of Northpoint LHC LLC. MS**

02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an LI (Light Industrial) and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a **REZONE** of Assessor's Parcel No. 120-01-074 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity (South of Fathom Drive, west of London Bridge Road), Mohave County, Arizona. **John Gall on behalf of LHC N, LLC. MS**

FT. MOHAVE / MOHAVE VALLEY AREA

03. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for an upholstery shop, in the Fort Mohave vicinity (east of Calle Del Media, north of Dunlap Road), Mohave County, Arizona. **Henry Daniel Arias**

GOLDEN VALLEY AREA

04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity (south of State Highway 68, east of Hope Road), Mohave County, Arizona. **Rex Atkinson for Zayo Group LLC. POSTPONED TO NOVEMBER BY APPLICANT**

OTHER

05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 37.R WIRELESS COMMUNICATIONS TOWERS AND FACILITIES**, to clarify the application requirements and process for proposed towers in Mohave County.
06. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
07. Call to the Public

Adjournment

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 visiting www.mohave.gov or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

01. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a LI (Light Industrial) land use designation to a LR (Low Density Residential) land use designation and a REZONE of Assessor's Parcel No. 120-01-077 from an R-E/36A (Residential Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu 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 John Gall on behalf of North Point LHC LLC of Fort Mohave, Arizona.

Assessor's Parcel No. 120-01-077 is described as Parcel J on Record of Survey 71-85, Township 14 North, Range 20 West, Section 8.

The site is approximately 99.68 acres and is located west of London Bridge Road and north of North View Drive. The site is accessed from State Highway 95, then south on London Bridge Road, then west on North View Drive approximately .38 miles to the southeastern corner of the site.

The site appears to be vacant, with rolling hills at a downward slope from the northeast to the southwest. The surrounding land uses consist of commercial and residential developments, and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from an LI (Light Industrial) land use designation to an LR (Low Density Residential) land use designation, and
2. Rezone from an R-E/36A (Residential Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone to allow for a residential subdivision.

The site is in the Desert Hills Fire District. Electric, water, and sewer services appear to be available. North View Road is paved and is on the County's road maintenance system up to the culvert west of Brody Lane.

A review of FEMA FIRM Panels #04015C-5910H and #04015C-5920H indicate Zone AO and Zone AE, Special Flood Hazard Areas, affecting approximately 23.91 acres from the northeast corner sloping southwesterly to the middle of the southern property line, with the remaining area being Zone X and Zone X (shaded), not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.

- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted flood zones are significant environmental features affecting the site.
- g. Electric, water, and sewer services appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan shall be amended to an LR (Low Density Residential) land use designation.
2. The site will be rezoned to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone.
3. The Rezone will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
4. Legal access shall be obtained and provided for all created parcels.
5. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
6. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
7. The appropriate permits shall be obtained prior to construction.
8. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
9. 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: 120-01-077 Current Zoning: RE/36 A Parcel Size 100 Acres

Legal Description:
please see attached

Water Provider: Epcor Electric provider: UniSource Sewer provider: Lake Havasu City

Present use of property: vacant land

Owner Information

Owner Name(must match current deed): North Point LHC LLC

Mailing Address: PO Box 8858 City: Fort Mohave State: AZ Zip: 86427

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: John R Gall

Mailing Address: 2778 McCulloch Blvd N Unit D City: Lake Havasu City State: AZ Zip: 86403

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: RO

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

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

For the purpose of:

residential subdivision

Authorization

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



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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from RE 36 A
to R0 for the purpose of Residential Subdivision.

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

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

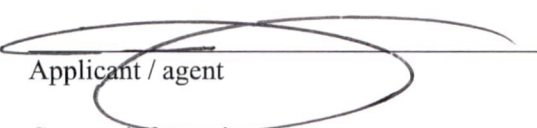
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

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

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

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

Sincerely,


Applicant / agent

Contact information:

John Gall


Assessor Parcel Number and Legal Description of proposed subject property: 120-01-077

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: Light Industrial

Proposed to be: Residential

low Density

Describe how the change will benefit the county.

By transitioning the vacant land into a residential home subdivision the property will address the need for additional housing in the Lake Havasu area and provide Mohave County with much needed property tax revenue.

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

NA

Describe any change in the character of the surrounding neighborhood.

Currently the property is surrounded by residential subdivision or compeptelated residential subdivisions and will be compatible with the current surrounding uses.

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

The general plan designated the property for light industrial which is not conforming to the surrounding uses in this scenario.

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

The Lake Havasu Community is land locked by state or federal land and needs space for residential subdivision to meet the growing needs for additional housing.

Minor Plan Amendment Addendum

This addendum is to notify you of a request for a change to the Mohave County General Plan from
Light Industrial to low density Residential

to accompany the requested rezone.

020 FILE: V:\020469 - Newport Estates\020469-01-001 (DWG) - Project 4\Engineering\Work\020469-L01 Layout 10.dwg 5/7/2023 1:37 PM



SHEET 4 SITE DATA	
NO. OF LOTS	267
NET ACRES	86.34
NET SQ/AC	2.71

Preliminary Not For Construction

PLAN STUDY

DATE	05/29/2023
DESIGN	REVIEW
SCALE	1" = 100'
JOB NO.	020469-01-001
DATE	5/7/2023

LL09

SHEET 01 OF 01

CONCEPTUAL LAYOUT
ESTATES AT CASTLE ROCK

LAKE HAVASU CITY

MOHAVE COUNTY

Bowman Consulting Group Ltd
2425 S. Power Road, Ste 105
Mesa, Arizona 85209

Phone: (480) 629-8930

www.bowman.com

© 2023 Bowman Consulting Group Ltd



The survey map depicts a 100.00-acre parcel, Viewpoint Estates Tract 3711, with the following details:

- Parcel Dimensions and Area:** The main parcel is 100.00 acres. A smaller area of 1.54 acres is designated as "NORTH".
- Boundaries and Measurements:**
 - North Boundary:** S-N-S1/256 line, S89°40'44"E 2632.46', 2632.47', 20.10', C-S-N-S1/256.
 - East Boundary:** S0°21'10"W 1603.85', 1284.16', 309.69', C-S1/16.
 - South Boundary:** N89°42'43"W 2631.23', 25.00', 25'.
 - West Boundary:** N0°18'34"E 1630.37', 1320.38', 309.99', 20.10', S-N-S1/256.
- Internal Features:**
 - S1/25W1/4:** A section of the parcel.
 - S1/16 line:** A line running horizontally across the parcel.
 - S1/251/2N1/25W1/4 & N1/2N1/25W1/4:** A section of the parcel.
- Corners and Markers:**
 - 1/4 Corner Alum cap:** Located at the northwest corner.
 - 1/4 Corner Brass cap - GLO 1915:** Located at the northeast corner.
 - 1/4 Corner Brass cap - GLO 1915:** Located at the southeast corner.
 - POINT OF BEGINNING 25' STRIP:** Located at the southeast corner.
- Other Labels:**
 - Viewpoint Estates Tract 3711:** The name of the tract.
 - 100.00 Ac.:** The total area of the parcel.
 - 1.54 Ac.:** The area of the northern section.

DISTANCES ARE GROUND.
CSF=0.99994563

A parcel in Section 8, T14N, R20W, G&SRM, Mohave County, Arizona, consisting of the S1/2SW1/4 and the S1/2S1/2N1/2SW1/4, excepting therefrom the north 1.54 acres of the S1/2S1/2N1/2SW1/4, together with a 25-foot wide portion of the SE1/4 Section 8, the south line of which is further described as follows:

Beginning at the 1/4 corner to Sections 8 and 17; thence on the section line between Sections 8 and 17 S89°46'46"E, 1966.52 feet more or less, to the west line of the London Bridge Road right-of-way; thence on said west line N13°09'37"W, 35.98 feet more or less, to the point 35.00 feet north of said section line; thence parallel with and 35.00 feet north of said section line S89°46'46"E, 685.17 feet more or less, to the section line between Sections 8 and 9, said point being N00°17'02"E, 35.00 feet, from the corner to Sections 8, 9, 16, and 17.

The north line of said 25-foot portion is parallel with and 25.00 feet north of said south line, the west line is the north-south 1/4 line, and the east line is the east line of Section 8.

Said parcel contains 100.00 acres.

77462
RILEY
PEARSON
11/3/25
ARIZONA, USA
REGISTERED LAND SURVEYOR

ABUNDANCE LAND SERVICES, LLC
PO Box 1867, Lake Havasu City, AZ 86405

PO Box 1867, Lake Havasu City, AZ 86405
viley@abundances.net
406-546-9264

C:\Users\Dakota Land\Desktop\Lake Land Consulting\Lake Land
Consulting - General\ALS 001060\321 NP 13C 11C_02 Sec
8.14-20.0\CAD\ParPlot-800Ac.dwg
Plotted 11/3/92 Page 1 of 2

Re: 120-01-069 Rezone - Clarification Question

From John Gall [REDACTED]
Date Tue 8/25/2026 7:48 AM
To Melanie Stradling <StradM@mohave.gov>
Cc Matthew Gunderson <GundeM@mohave.gov>; Robert Dmohowski <DmohoR@mohave.gov>

 1 attachment (420 KB)
2026039221-1 (1).pdf;

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

Good morning Melanie,

The applications are correct, but we have a new record of survey attached that changes the boundary area. I will be up this Thursday to meet with the assessor's office to ensure they update that record.

Best,

John R. Gall
Principal of Arizona Land Water Resources LLC



azlandwaterresources.com

My profiles:   

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this

message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it, and notify the sender by reply e-mail or by calling [REDACTED] so that our address record can be corrected. Thank you.

On Fri, Aug 21, 2026 at 12:41 PM John Gall <[REDACTED]> wrote:

Melanie,

Thank you and I will revisit these.

Best,

John R. Gall

Principal of Arizona Land Water Resources LLC



azlandwaterresources.com

My profiles:   

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On Fri, Aug 21, 2026 at 11:36 AM Melanie Stradling <StradM@mohave.gov> wrote:

Hi John--

I've attached the two rezone applications from July.

Please look them over and provide updated/corrected ones as needed.

Thank you,



Melanie Stradling

Planner I

Planning & Zoning Division

Mohave County Development Services

Phone: 928-757-0903

3250 E Kino Ave, Kingman, AZ 86409

stradm@mohave.gov

Development Services is open Monday - Friday from 7 a.m. - 6 p.m.

My schedule is Monday - Thursday from 7 a.m. - 5 p.m., Friday 10 a.m. - 2 p.m.

From: John Gall [REDACTED]

Sent: Thursday, August 20, 2026 1:18 PM

To: Melanie Stradling <StradM@mohave.gov>; Matthew Gunderson <GundeM@mohave.gov>; Robert Dmohowski <DmohoR@mohave.gov>

Subject: Re: 120-01-069 Rezone - Clarification Question

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

Hi Melanie, Matthew, and Robert,

I hope you're all having a great week!

We are planning to move forward with the rezone for the attached parcel G and APN 120-01-068. We truly appreciate your patience while we paused the application to work through those survey issues. Happily, we now have the new record of survey in hand and are ready to proceed!

Thank you so much for your help with this, and please let me know if you need anything else from our end to get things started again.

Best,

John R. Gall

Principal of Arizona Land Water Resources LLC

[REDACTED]



azlandwaterresources.com

My profiles:   

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On Wed, Jun 3, 2026 at 11:21 AM Melanie Stradling <StradM@mohave.gov> wrote:

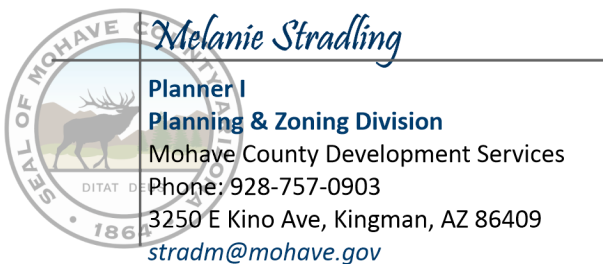
Hi John--

I'm working on the write up for the P & Z Commission for the rezone of a portion of 120-01-069.

I need to know if the two corners that have a General Commercial land use designation will be changed to Low Density Residential along with the Light Industrial portion.

Please see attached for reference and let me know if it will be BOTH or only one (as I can see from the application that the subdivision lots would not be extending out to that intersection).

Thank you,



Development Services is open Monday - Friday from 7 a.m. - 6 p.m.

My schedule is Monday - Thursday from 7 a.m. - 5 p.m., Friday 10 a.m. - 2 p.m.



FEE# 2026039221

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA HENRY,
COUNTY RECORDER



07/27/2026 03:34 PM Fee: \$24.00

PAGE: 1 of 2

RECORD OF SURVEY

LEGAL DESCRIPTION: PARCELS A, BC, DE, F, G, H, I, & J SECTION 8, T14N,
R20W, G&SRM, MOHAVE COUNTY, ARIZONA

SURVEYOR: RILEY PEARSON

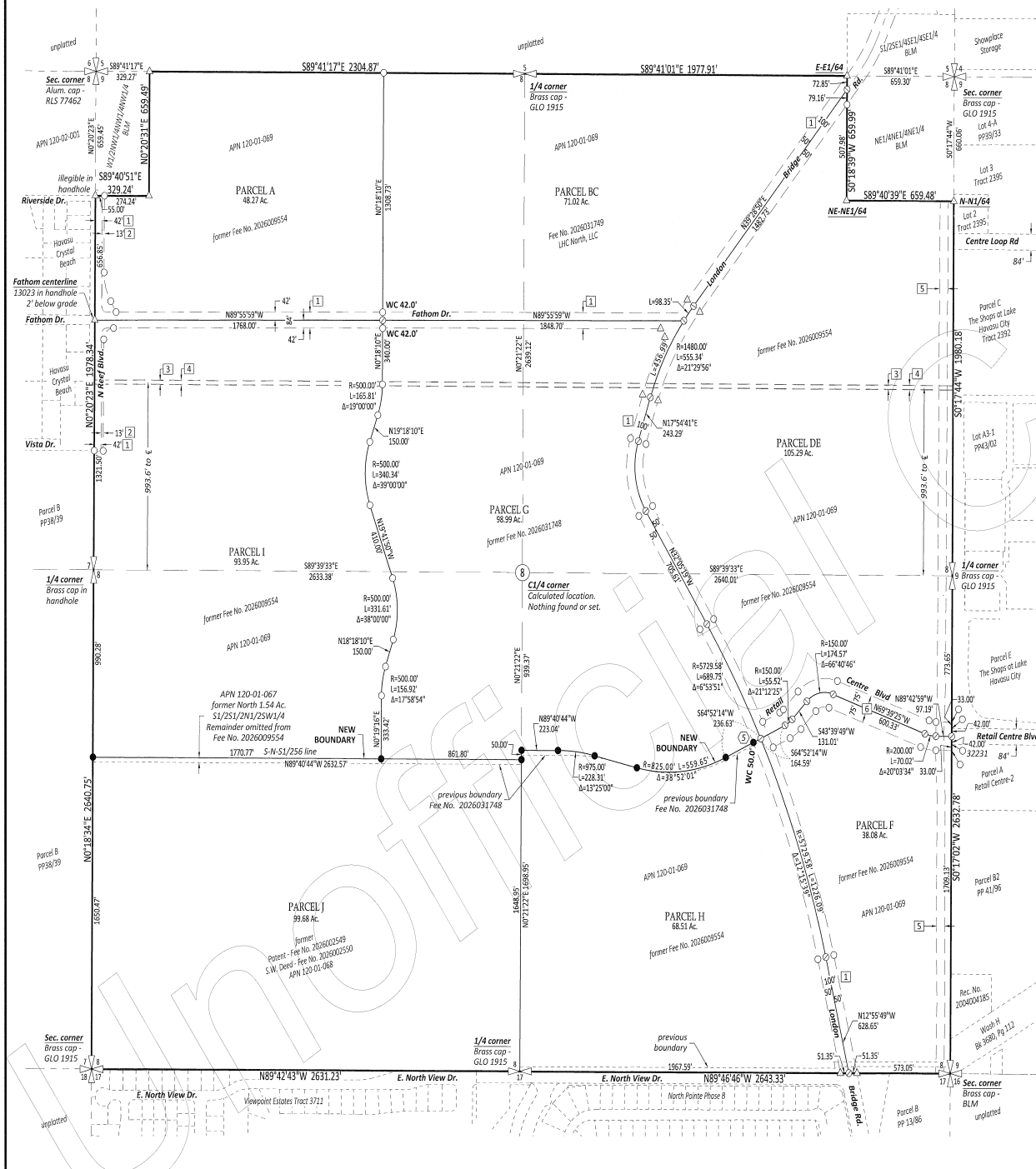
BOOK: 71

PAGE: 85

FEE#: 2026039221

DATE: JULY 27, 2026

FEE: \$24.00



DISTANCES ARE GROUND
CSF=0.99994563

LEG

- LEGEND**

 - △ FOUND ALUM. CAP MARKED WITH RLS 77462 OR AS OTHERWISE NOTED
 - FOUND REBAR & RED CAP OR NAIL & WASHER MARKED "77462"
 - SET REBAR & RED CAP OR NAIL & WASHER MARKED "77462"
 - CALCULATED LOCATION. NOTHING FOUND ON SET.

WC WITNESS CORNER

(#) SURVEYOR'S NOTE

(S) RIGHT-OF-WAY NOTE

_____	SURVEYED BOUNDARY
_____	SURVEYED LOT LINE
_____	EXISTING LOT LINE
_____	EXISTING EASEMENT
_____	SECTION LINE
_____	1/4 LINE
_____	1/4 OR 1/256 LINE
_____	1/8 LINE
_____	1/16 LINE
_____	1/32 LINE
_____	1/64 LINE
_____	1/128 LINE
_____	1/256 LINE
_____	1/512 LINE
_____	1/1024 LINE
_____	1/2048 LINE
_____	1/4096 LINE
_____	1/8192 LINE
_____	1/16384 LINE
_____	1/32768 LINE
_____	1/65536 LINE
_____	1/131072 LINE
_____	1/262144 LINE
_____	1/524288 LINE
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_____	1/2097152 LINE
_____	1/4194304 LINE
_____	1/8388608 LINE
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_____	1/81129638414606681695789005144064 LINE

RIGHTS-OF-WAY

BLM A-17951. Surveyed by Derle Walker for Mohave County in 1982. Survey map is not recorded with Mohave County. Obtained from BLM.

- Mohave County. Located from BLM.
- 2 AZ 16-114383. Public road and/or drainage channel. Not recorded with Mohave County.
- 3 AZ 18-107823. 20' electric line easement. Not recorded with Mohave County.
- 4 BLM AR 033292. Former 25' right-of-way. BLM states the right-of-way is inactive.
- 5 BLM AR 035651. 50' gas line easement for Southern Union Gas Co. centered on line as constructed. Not recorded with Mohave County.
- 6 AZ 16-110157. 150' R/W for Retail Center Boulevard. Mohave County Bk 5443/893. Fee #2006089448
- 7 AZ 16-108143. 20' sewer easement (Lake Havasu City). Not recorded with Mohave County.
- 8 AZ 18-108263. 25' electric line easement (UNIS). 525 ft. of E 660 ft. of Sec. 8. Not recorded with Mohave County.

OWNERS
LHC NORTH LLC
APX WEST INVESTMENTS LLC
2306 MCCULLOCH BLVD N
LAKE HAVASU CITY, AZ 86403

NORTHPOINT LHC, LLC
PO BOX 8858
FORT MOHAVE, AZ 86427

REFERENCED DOCUMENTS

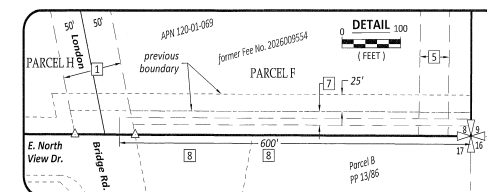
Doc. Type	Recording Information
Subdivision Plat	Havasu Crystal Beach
Parcel Plat	Bk 2, Pg 65
Parcel Plat	Bk 2, Pg 75
Parcel Plat	Bk 4, Pg 86
Parcel Plat	Bk 38, Pg 39
Parcel Plat	Bk 39, Pg 33
Parcel Plat	Bk 40, Pg 47
Record of Survey	Rec. No. 88-20847
Unrecorded Survey	Derik Walker, RLS 1302 Mohave County, 1982
GLO Plat, 1915	
Patent	Fee No. 2076002549
Deed	Fee No. 2076002550
Patent	Fee No. 2076009553
Deed	Fee No. 2076009554
Deed	Fee No. 2076031748
Deed	Fee No. 2076031749
Record of Survey	Bk 71, Pg 44

SURVEYOR'S NOTES

1. Purposes of this survey are to 1) realign boundaries between existing parcels and 2) create parcels over 36 acres to facilitate further development.
2. All dimensions are measured or calculated and are within $0.25' \pm 100$ gpm of record dimensions unless otherwise noted. Bearings may differ from prior surveys due to the use of the Arizona State Plane Coordinate System.
3. This survey was conducted without reference to a title commitment. Easements and other encumbrances may exist which are not shown.
4. See RGS 731/44 for additional information regarding boundaries and existing easements.
5. The south line of Fee No. 2025631748 is not aligned with the Retail Center Blvd. centerline due to an erroneous layout provided by others. It is being realigned by this survey.

CERTIFICATE OF SURVEYOR

I, Riley Pearson, a Registered Land Surveyor in the State of Arizona, hereby certify the survey shown hereon was conducted by me or under my direct supervision; the boundaries are delineated on the ground by monuments as shown hereon; and, to the best of my knowledge and belief, this plat is a true and correct representation of said survey. Date of Survey: April-May, 2026



CERTIFICATE OF COUNTY RECORDER

Filed for record at the request of Abundance Land Services, LLC on July 27
2026, in Book 71 of Records of Survey at Page 85, Records of Mohave County,
Arizona.

Ryan Gross
Deputy Recorder
Reception No. 202603922

Lydia Henn
Recorder



ABUNDANCE LAND SERVICES, LLC
PO Box 1867, Lake Havasu City, AZ 86405
riley@abundanceland.com
400-545-2264



C:\Users\Delketa Land\Delketa Land Consulting\Delketa Land
Consulting - General\ALS00000302 APN\15 See
8-14-20W\CAD\302629\302629 See.docx
Plotted 7/21/20

Page 1 of 1

FEE# 2026045431

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA HENRY, COUNTY RECORDER
09/01/2026 11:15 AM Fee \$30.00
PAGE: 1 of 1

When recorded, mail to:

North Point LHC LLC
1612 Laurel Drive
Lake Havasu City, AZ 86404

WARRANTY DEED

AFFIDAVIT EXEMPT UNDER ARS11-1134 (B13)

KNOW ALL MEN BY THESE PRESENTS: That APX West Investments LLC, an Arizona limited liability company, for valuable considerations, the GRANTOR herein, does hereby convey to North Point LHC LLC, a Nevada limited liability company, the GRANTEE, the following described real property situated in Mohave County, Arizona.

Parcel J of the Record of Survey in Book 71 of Records of Survey at Page 85, at Fee No. 2026039221, Records of Mohave County, in Section 8, T14N, R20W, G&SRM, Mohave County, Arizona.

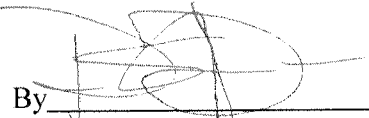
SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this 31st day of August 2026

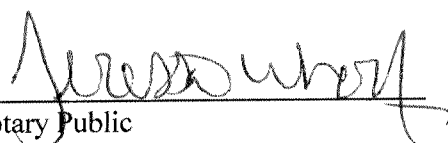
**COURTESY
NO TITLE LIABILITY**

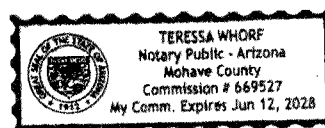
APX West Investments LLC,
an Arizona limited liability company;
By Dustin Runyon PLLC, Manager;

By 
Dustin Runyon, Manager

STATE OF ARIZONA)
) ss.
County of Mohave)

On this, the 31st day of August, 2026, before me, the undersigned, a Notary Public, personally appeared Dustin Runyon


Notary Public



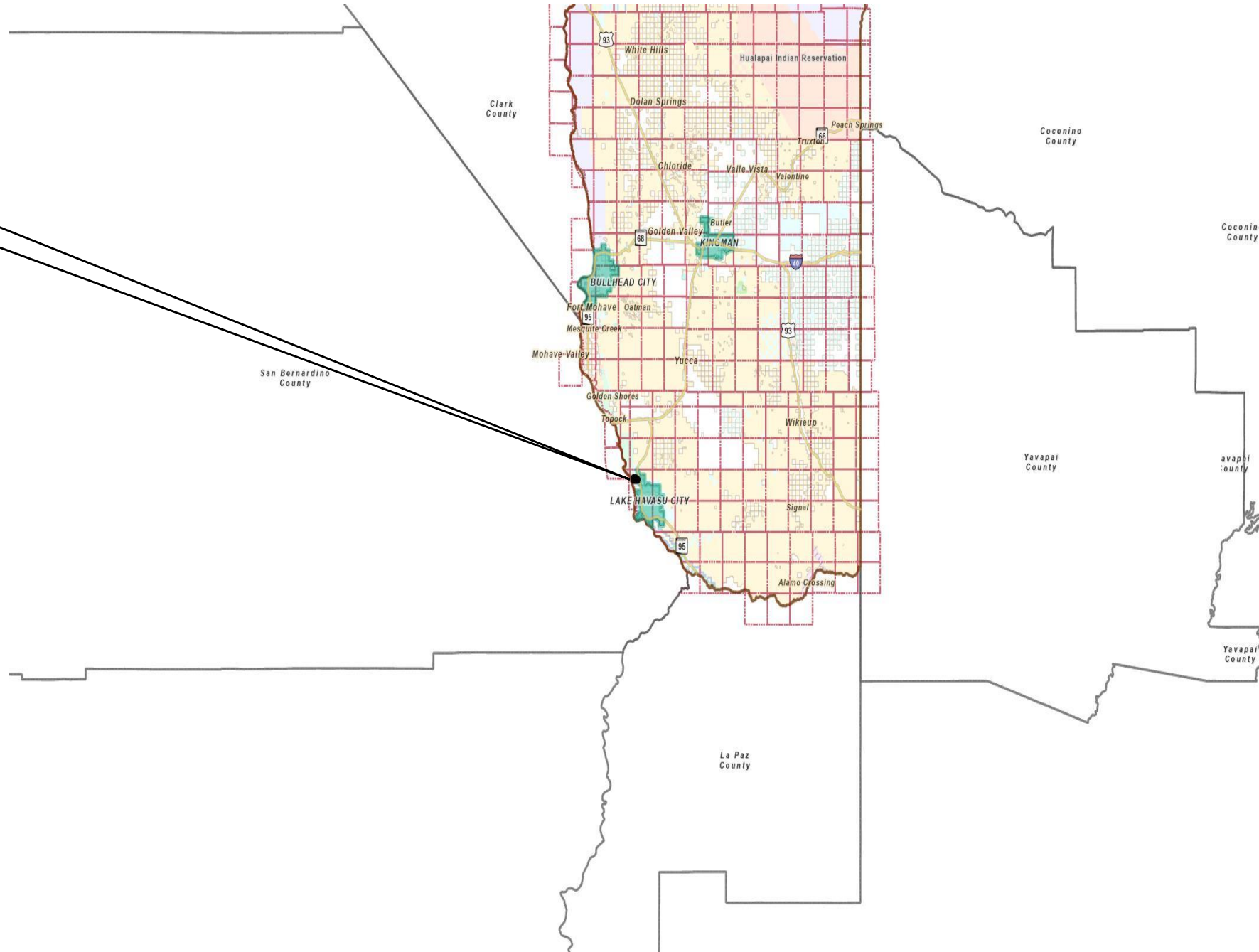
GENERAL PLAN AMENDMENT & REZONE 120-01-077

GENERAL MAP

Section 8
T 14 N, R 20 W

Subject
Property

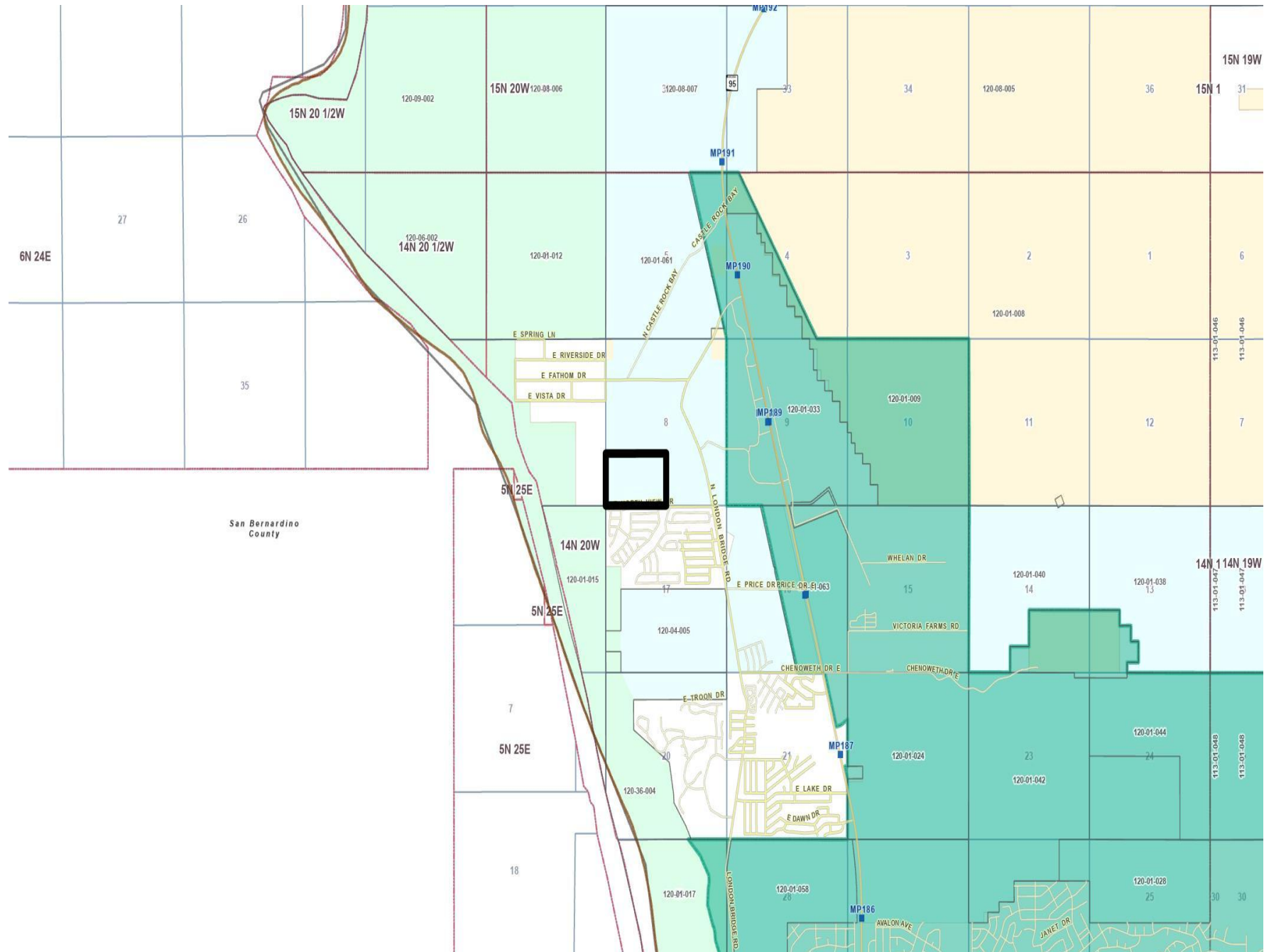
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) land use designation to LR (Low Density Residential) and a REZONE of Assessor's Parcel No. 120-01-077 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.



VICINITY MAP

Section 8
T 14 N, R 20 W

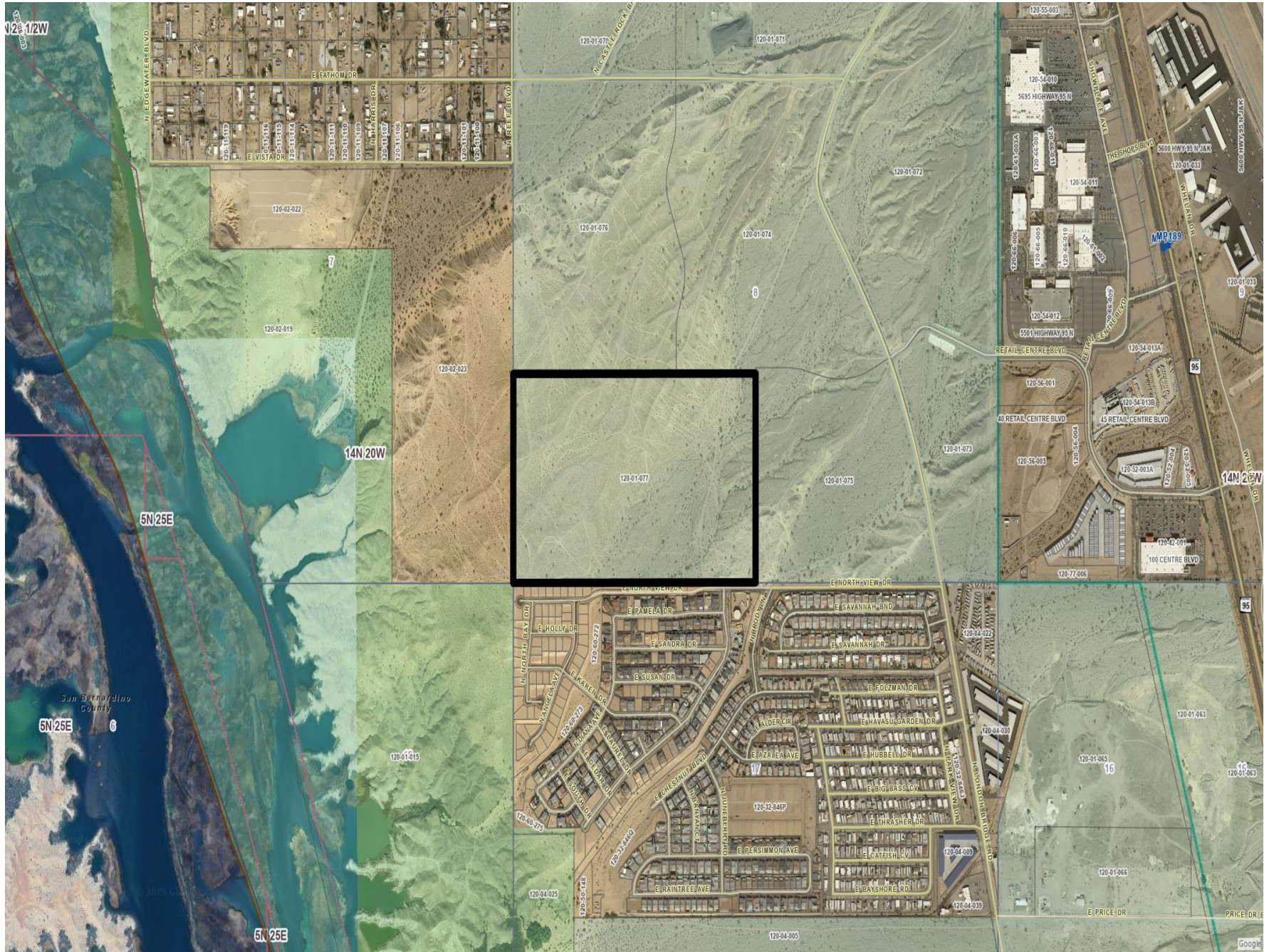
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) land use designation to LR (Low Density Residential) and a REZONE of Assessor's Parcel No. 120-01-077 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.



SITE MAP

Section 8
T 14 N, R 20 W

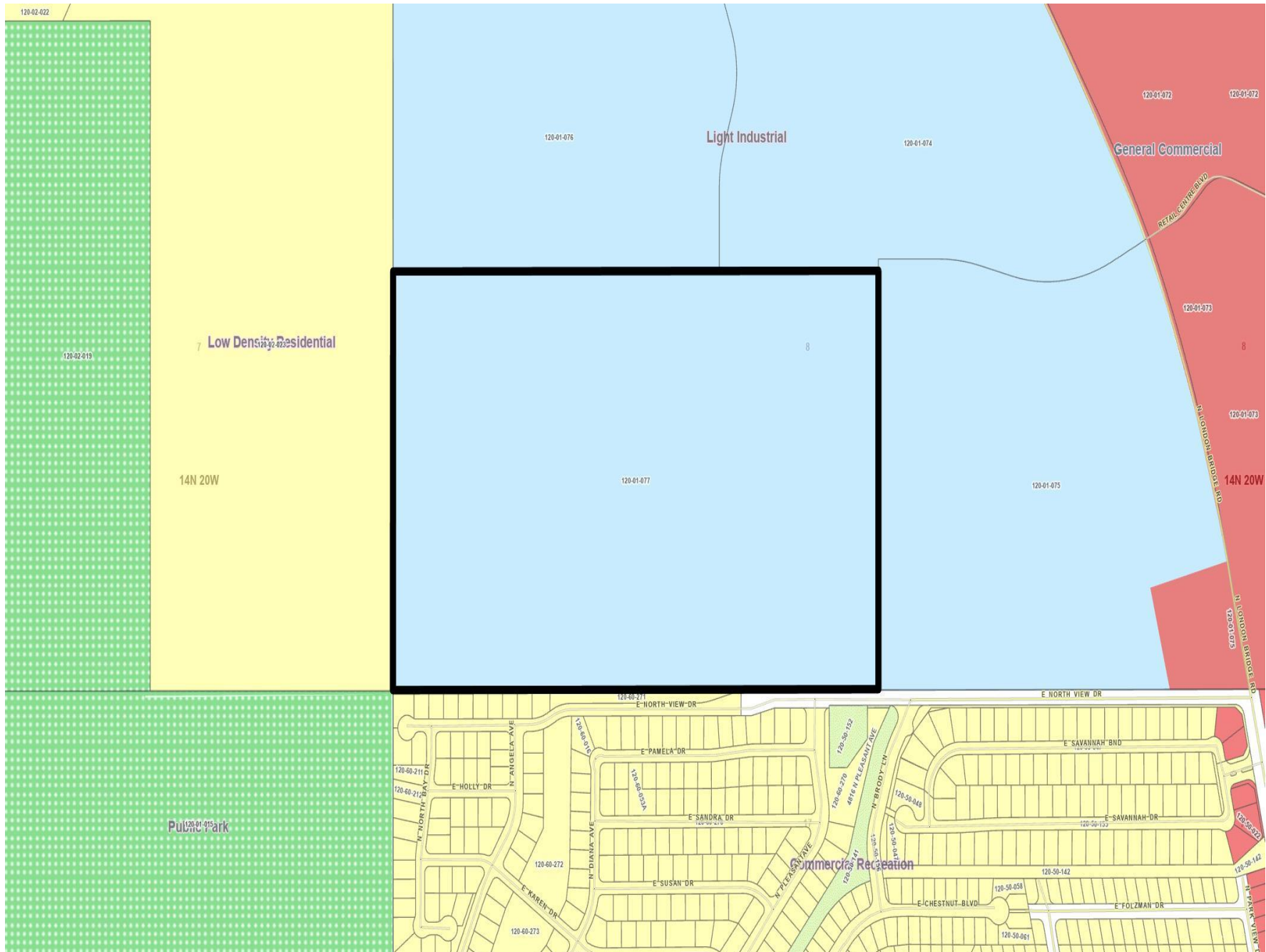
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) land use designation to LR (Low Density Residential) and a REZONE of Assessor's Parcel No. 120-01-077 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.



GENERAL PLAN MAP

Section 8
T 14 N, R 20 W

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



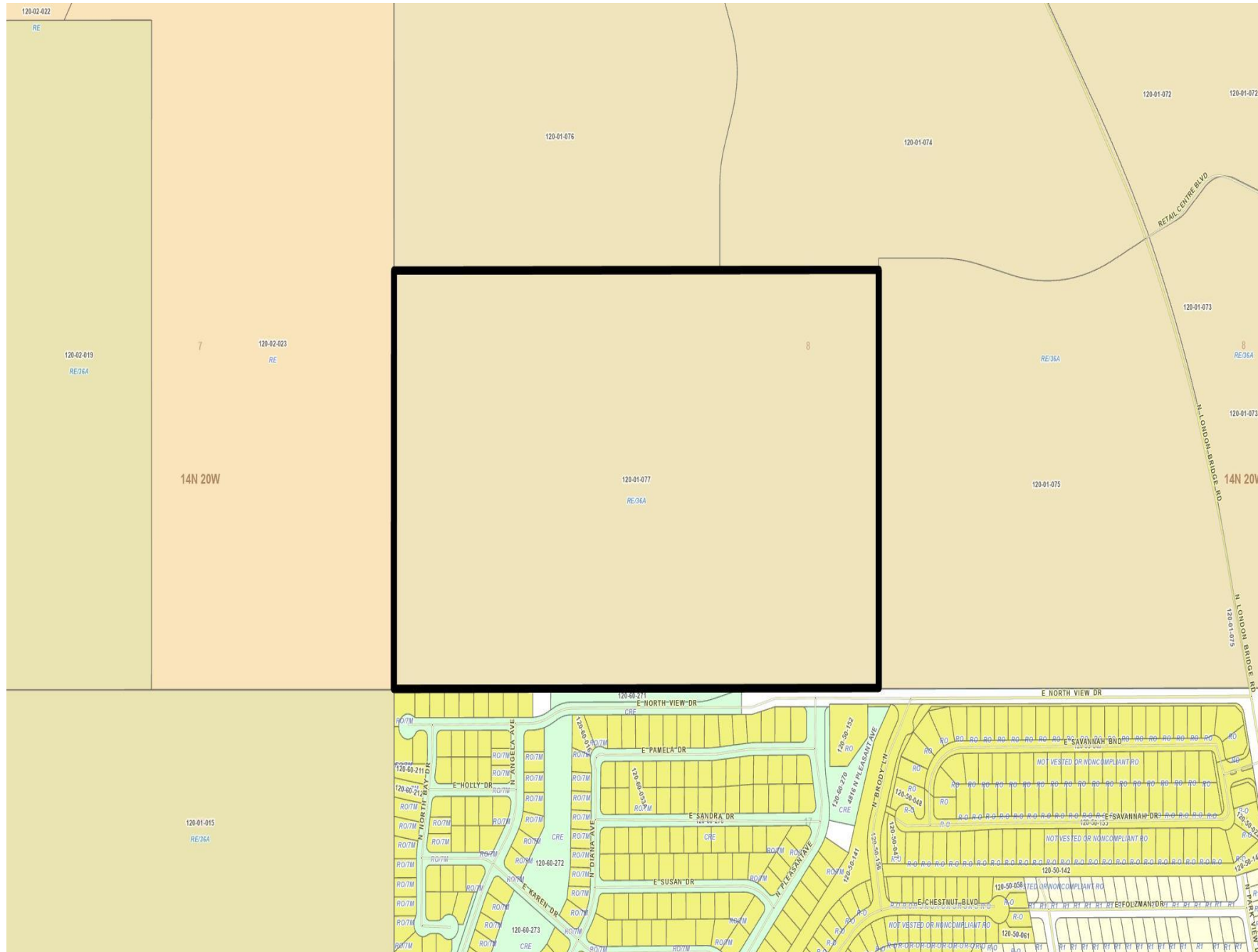
GENERAL PLAN AMENDMENT & REZONE 120-01-077

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) land use designation to LR (Low Density Residential) and a REZONE of Assessor's Parcel No. 120-01-077 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.

Section 8 T 14 N, R 20 W

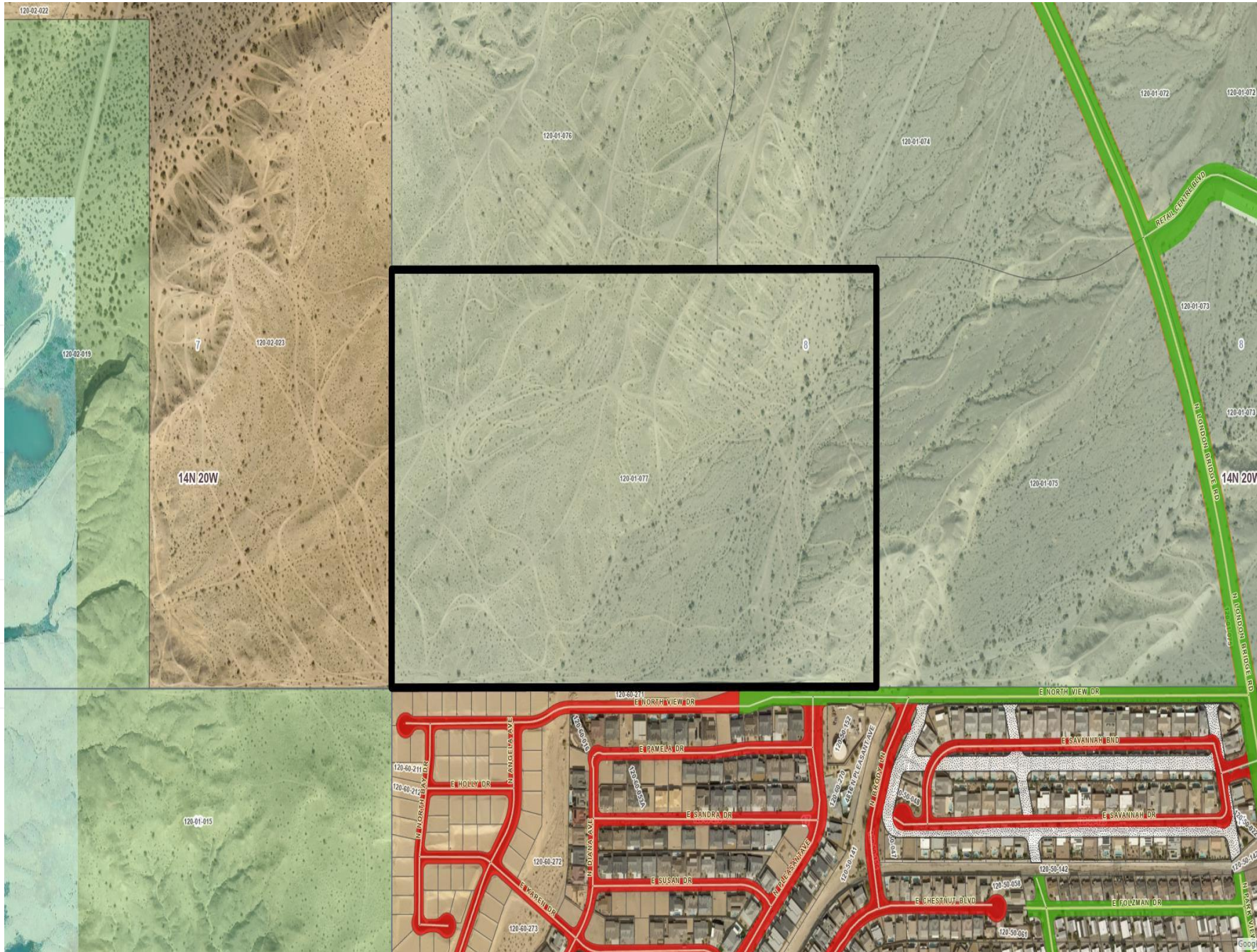
	A		R-M
	A-D		R-MH
	A-R		R-O
	C-1		R-O/A
	C-2		R-P
	C-2H		R-TT
	CITY		S-D/A
	C-M		S-D/C
	C-MO		S-D/C-1
	C-RE		S-D/C-2
	E		S-D/C-M
	M		S-D/C-RE
	M-2		S-D/M
	MIXED		S-D/R
	M-X		S-D/R-1
	N-P		S-D/R-E
	R-1		S-D/R-M
	R-2		S-D/R-O
	R-E		



RIGHT OF WAY MAP

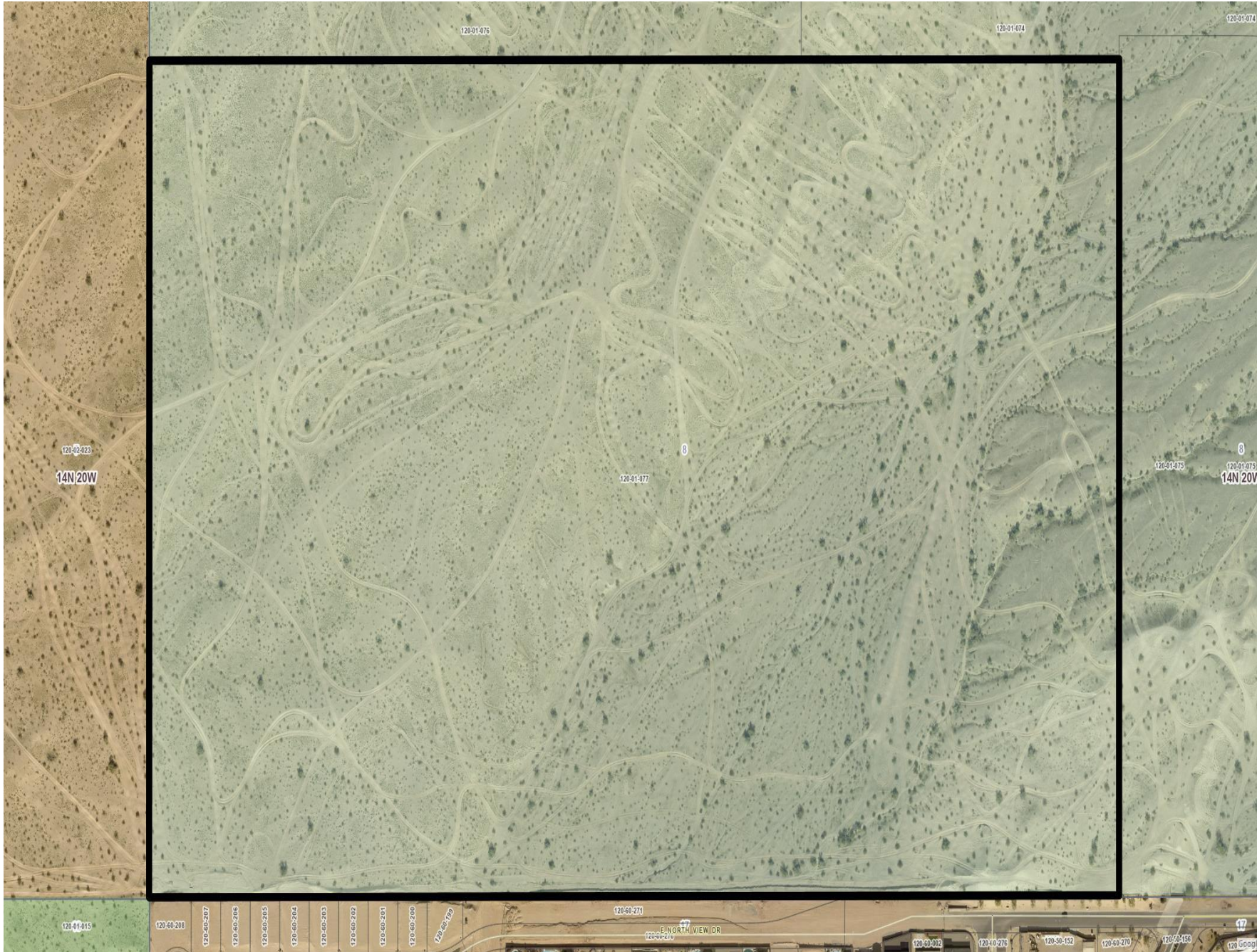
Section 8
T 14 N, R 20 W

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



REQUEST

Section 8
T 14 N, R 20 W





PAVEMENT
ENDS

Construction Zone

NO ENTRY

ZONING
NOTICE

VD
VIEWPOINT
ESTATES

A TEAM
COLUMBIA SOUTHERN
REALTY

Sales / Information:
928.485.4181

ZONING
NOTICE



02. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) land use designation and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a REZONE of a portion of Assessor's Parcel No. 120-01-074 from an R-E/36A (Residential Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu 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 John Gall on behalf of LHC North LLC of Lake Havasu City, Arizona.

Assessor's Parcel No. 120-01-074 is described as a portion of Section 8, Township 14 North, Range 20 West. The portion to be rezoned is Parcel G on Record of Survey 71-85.

The site is approximately 98.99 acres and is located west of London Bridge Road and south of Fathom Drive. The site is accessed from State Highway 95, then south on London Bridge Road approximately .69 miles to Fathom Drive and the northeastern corner of the site.

The site appears to be vacant, with rolling hills and a gradual downward slope from the northeast to the southwest, with a natural wash running southwesterly through the southeast corner of the property. The surrounding land uses consist of commercial and residential developments, and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from an LI (Light Industrial) land use designation and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation, and
2. Rezone from an R-E/36A (Residential Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone to allow for a residential subdivision.

The site is in the Desert Hills Fire District. Electric, water, and sewer services appear to be available. Fathom Drive is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panels #04015C-5910H and #04015C-5950H indicate an area of approximately 5 acres in the southeast corner of the property described to be located in Zone AE, a Special Flood Hazard Area. The remainder of the property is located in Zone X and Zone X (shaded), not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted flood zone is a significant environmental feature affecting the site.
- g. Electric, water, and sewer services appear to be available.

STAFF RECOMMENDATION:

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

- 1. The Mohave County General Plan shall be amended to an LR (Low Density Residential) land use designation.
- 2. The site will be rezoned to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone.
- 3. The Rezone will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
- 4. Legal access shall be obtained and provided for all created parcels.
- 5. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
- 6. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
- 7. The appropriate permits shall be obtained prior to construction.
- 8. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
- 9. 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: 120-01-074 Current Zoning: AR 36 Parcel Size 100 Acres

Legal Description:
please see attached

Water Provider: Epcor Electric provider: UniSource Sewer provider: Lake Havasu City

Present use of property: vacant land

Owner Information

Owner Name(must match current deed): LHC N, LLC

Mailing Address: 2036 McCulloch Blvd N City: Lake Havasu State: AZ Zip: 86403

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: John R Gall

Mailing Address: 2778 McCulloch Blvd N Unit D City: Lake Havasu City State: AZ Zip: 86403

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: RO

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

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

For the purpose of:

residential subdivision

Authorization

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

[Signature]

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

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: Light Industrial & General Commercial Proposed to be: low Density Residential

Describe how the change will benefit the county.

By transitioning the vacant land into a residential home subdivision the property will address the need for additional housing in the Lake Havasu area and provide Mohave County with much needed property tax revenue.

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

NA

Describe any change in the character of the surrounding neighborhood.

Currently the property is surrounded by residential subdivision or compeptelated residential subdivisions and will be compatible with the current surrounding uses.

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

The general plan designated the property for light industrial which is not conforming to the surrounding uses in this scenario.

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

The Lake Havasu Community is land locked by state or federal land and needs space for residential subdivision to meet the growing needs for additional housing.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from RE136A
to R0 for the purpose of Residential Subdivision.

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

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

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

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

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

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

Sincerely,



Applicant / agent

Contact information:

John Gall
[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: 120 - 01 - 074

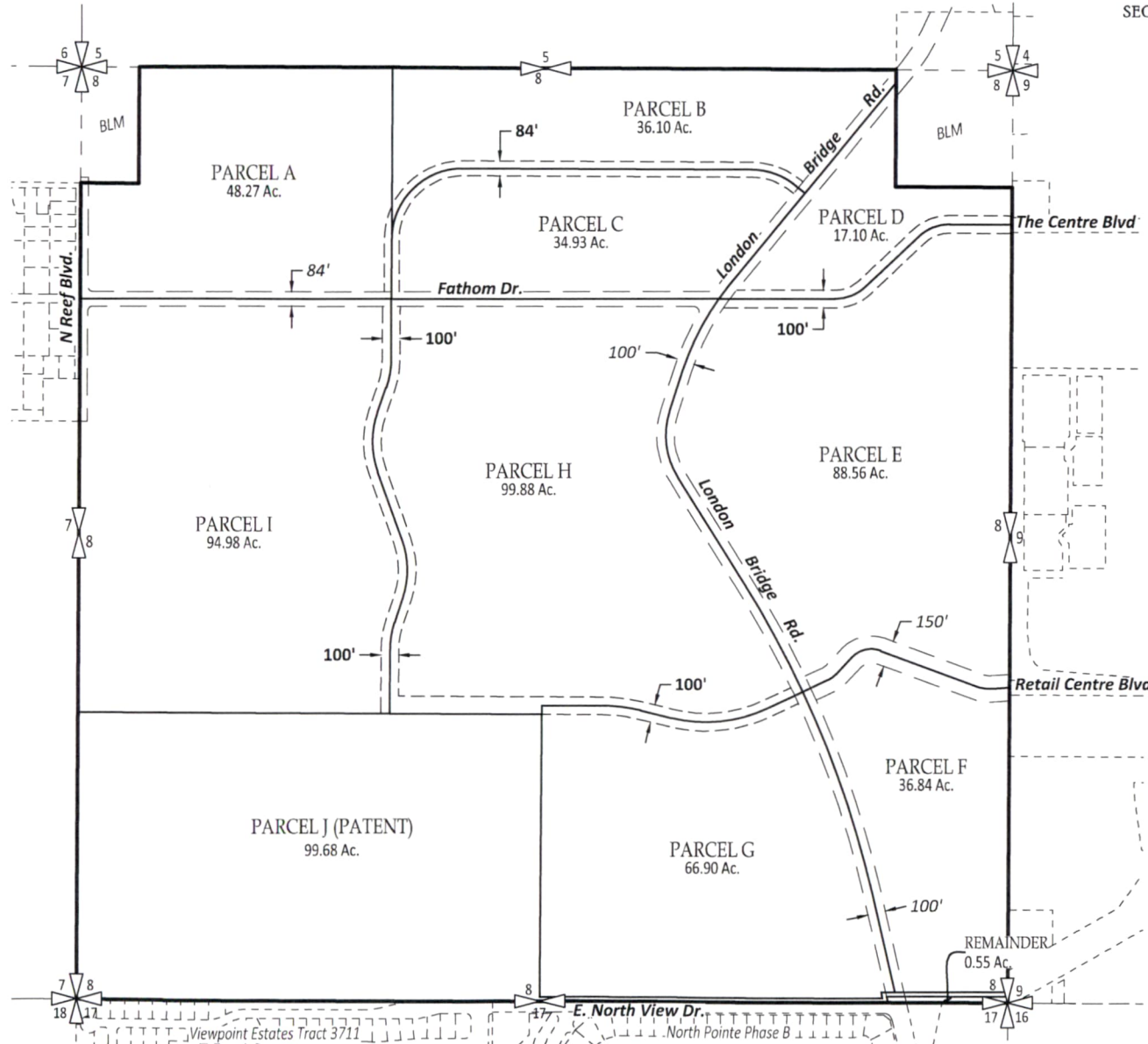
Minor Plan Amendment Addendum

This addendum is to notify you of a request for a change to the Mohave County General Plan from
Light Industrial to General Commercial ^{low density} Residential

to accompany the requested rezone.

PREAPPLICATION

SECTION 8, T14N, R20W, G&SRM, MOHAVE COUNTY, ARIZONA



RIGHTS-OF-WAY

London Bridge Road, Fathom Drive, and Retail Centre Boulevard are existing right-of-way easements.

Other rights-of-way are proposed.

ABUNDANCE LAND SERVICES, LLC
PO Box 1867, Lake Havasu City, AZ 86405



C:\Users\Dakota Land\Documents\Abundance Land Consulting - General\ALS 00100\102 APX\13 Sec 8-14N-20W\CAD\Exh1-Preapp.dwg
Plotted 5/18/26 Page 1 of 1

Re: 120-01-069 Rezone - Clarification Question

From John Gall <[REDACTED]>
Date Tue 8/25/2026 7:48 AM
To Melanie Stradling <StradM@mohave.gov>
Cc Matthew Gunderson <GundeM@mohave.gov>; Robert Dmohowski <DmohoR@mohave.gov>

 1 attachment (420 KB)
2026039221-1 (1).pdf;

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

Good morning Melanie,

The applications are correct, but we have a new record of survey attached that changes the boundary area. I will be up this Thursday to meet with the assessor's office to ensure they update that record.

Best,

John R. Gall
Principal of Arizona Land Water Resources LLC



azlandwaterresources.com

My profiles:   

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this

message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it, and notify the sender by reply e-mail or by calling [REDACTED] so that our address record can be corrected. Thank you.

On Fri, Aug 21, 2026 at 12:41 PM John Gall <[REDACTED]> wrote:

Melanie,

Thank you and I will revisit these.

Best,

John R. Gall

Principal of Arizona Land Water Resources LLC



azlandwaterresources.com

My profiles:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it, and notify the sender by reply e-mail or by calling [REDACTED] so that our address record can be corrected. Thank you.

On Fri, Aug 21, 2026 at 11:36 AM Melanie Stradling <StradM@mohave.gov> wrote:

Hi John--

I've attached the two rezone applications from July.

Please look them over and provide updated/corrected ones as needed.

Thank you,



Melanie Stradling

Planner I

Planning & Zoning Division

Mohave County Development Services

Phone: 928-757-0903

3250 E Kino Ave, Kingman, AZ 86409

stradm@mohave.gov

Development Services is open Monday - Friday from 7 a.m. - 6 p.m.

My schedule is Monday - Thursday from 7 a.m. - 5 p.m., Friday 10 a.m. - 2 p.m.

From: John Gall [REDACTED]

Sent: Thursday, August 20, 2026 1:18 PM

To: Melanie Stradling <StradM@mohave.gov>; Matthew Gunderson <GundeM@mohave.gov>; Robert Dmohowski <DmohoR@mohave.gov>

Subject: Re: 120-01-069 Rezone - Clarification Question

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

Hi Melanie, Matthew, and Robert,

I hope you're all having a great week!

We are planning to move forward with the rezone for the attached parcel G and APN 120-01-068. We truly appreciate your patience while we paused the application to work through those survey issues. Happily, we now have the new record of survey in hand and are ready to proceed!

Thank you so much for your help with this, and please let me know if you need anything else from our end to get things started again.

Best,

John R. Gall

Principal of Arizona Land Water Resources LLC

[REDACTED]



azlandwaterresources.com

My profiles:   

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it, and notify the sender by reply e-mail or by calling [REDACTED] so that our address record can be corrected. Thank you.

On Wed, Jun 3, 2026 at 11:21 AM Melanie Stradling <StradM@mohave.gov> wrote:

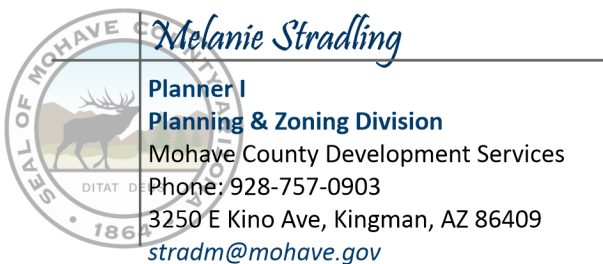
Hi John--

I'm working on the write up for the P & Z Commission for the rezone of a portion of 120-01-069.

I need to know if the two corners that have a General Commercial land use designation will be changed to Low Density Residential along with the Light Industrial portion.

Please see attached for reference and let me know if it will be BOTH or only one (as I can see from the application that the subdivision lots would not be extending out to that intersection).

Thank you,



Development Services is open Monday - Friday from 7 a.m. - 6 p.m.

My schedule is Monday - Thursday from 7 a.m. - 5 p.m., Friday 10 a.m. - 2 p.m.



FEE# 2026039221

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA HENRY,
COUNTY RECORDER



07/27/2026 03:34 PM Fee: \$24.00

PAGE: 1 of 2

RECORD OF SURVEY

LEGAL DESCRIPTION: PARCELS A, BC, DE, F, G, H, I, & J SECTION 8, T14N,
R20W, G&SRM, MOHAVE COUNTY, ARIZONA

SURVEYOR: RILEY PEARSON

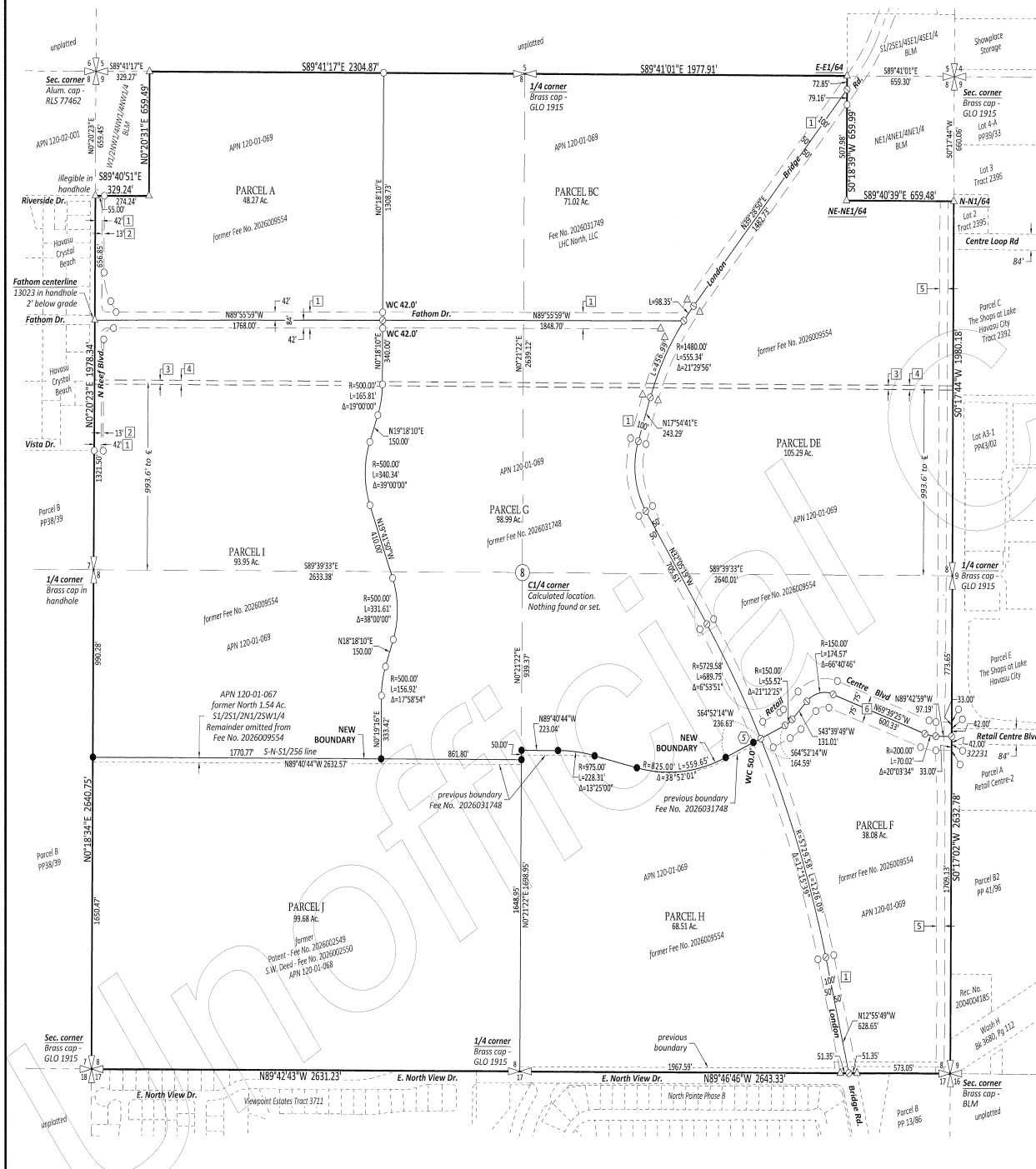
BOOK: 71

PAGE: 85

FEE#: 2026039221

DATE: JULY 27, 2026

FEE: \$24.00



DISTANCES ARE GROUND
CSF=0.99994563

LEGEND

- | LEGEND | |
|--------|---|
| △ | FOUND ALUM. CAP MARKED WITH RLS 77462 OR AS OTHERWISE NOTED |
| ○ | FOUND REBAR & RED CAP or NAIL & WASHER MARKED 77462 |
| ● | SET REBAR & RED CAP or NAIL & WASH MARKED 77462 |
| ⊙ | CALCULATED LOCATION. NOTHING FOUND OR SET. |
| WC | WITNESS CORNER |
| HC | SURVEYOR'S NOTE |
| 5 | RIGHT-OF-WAY NOTE |
| | SURVEYED BOUNDARY |
| | SURVEYED LOT LINE |
| | EXISTING LOT LINE |
| | EXISTING EASEMENT |
| | SECTION LINE |
| | 1/4 LINE |
| | 1/16 LINE |
| | 1/64 OR 1/256 LINE |
| | TIE LINE |

RIGHTS-OF-WAY

BLM A-17951. Surveyed by Derle Walker for Mohave County in 1982. Survey map is not recorded with Mohave County. Obtained from BLM.

- Mohave County. Located from BLM.
- 2 AZ 16-114383. Public road and/or drainage channel. Not recorded with Mohave County.
- 3 AZ 18-107823. 20' electric line easement. Not recorded with Mohave County.
- 4 BLM AR 033292. Former 25' right-of-way. BLM states the right-of-way is inactive.
- 5 BLM AR 035651. 50' gas line easement for Southern Union Gas Co. centered on line as constructed. Not recorded with Mohave County.
- 6 AZ 16-110157. 150' R/W for Retail Center Boulevard. Mohave County Bk 5443/893. Fee #2006089448
- 7 AZ 16-108143. 20' sewer easement (Lake Havasu City). Not recorded with Mohave County.
- 8 AZ 18-108263. 25' electric line easement (UNIS). 525 ft. of E 660 ft. of Sec. 8. Not recorded with Mohave County.

OWNERS
LHC NORTH LLC
APX WEST INVESTMENTS LLC
2306 MCCULLOCH BLVD N
LAKE HAVASU CITY, AZ 86403

NORTHPOINT LHC, LLC
PO BOX 8858
FORT MOHAVE, AZ 86427

REFERENCED DOCUMENTS

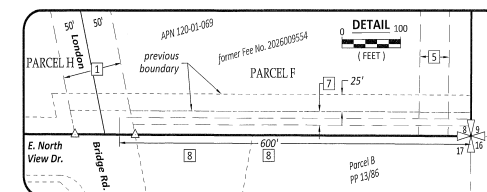
Doc. Type	Recording Information
Subdivision Plat	Havasu Crystal Beach
Parcel Plat	Bk 2, Pg 65
Parcel Plat	Bk 2, Pg 75
Parcel Plat	Bk 4, Pg 86
Parcel Plat	Bk 38, Pg 39
Parcel Plat	Bk 39, Pg 33
Parcel Plat	Bk 40, Pg 47
Record of Survey	Rec. No. 88-20847
Unrecorded Survey	Derlie Walker, RLS 13023
	Mohave County, 1982
GLO Plat, 1915	
Patent	Fee No. 2026002549
Patent	Fee No. 2026002550
Deed	Fee No. 2026009553
Deed	Fee No. 2026009554
Deed	Fee No. 2026031748
Deed	Fee No. 2026031749
Record of Survey	Bk 71, Pg 44

SURVEYOR'S NOTES

1. Purposes of this survey are to 1) realign boundaries between existing parcels and 2) create parcels over 36 acres to facilitate further development.
2. All dimensions are measured or calculated and are within $0.25' \pm 100$ ppm of record dimensions unless otherwise noted. Bearings may differ from prior surveys due to the use of the Arizona State Plane Coordinate System.
3. This survey was conducted without reference to a title commitment. Easements and other encumbrances may exist which are not shown.
4. See RGS 731/44 for additional information regarding boundaries and existing easements.
5. The south line of Fee No. 2025631748 is not aligned with the Retail Center Blvd. centerline due to an erroneous layout provided by others. It is being realigned by this survey.

CERTIFICATE OF SURVEYOR

I, Riley Pearson, a Registered Land Surveyor in the State of Arizona, hereby certify the survey shown hereon was conducted by me or under my direct supervision; the boundaries are delineated on the ground by monuments as shown hereon; and, to the best of my knowledge and belief, this plat is a true and correct representation of said survey. Date of Survey: April-May, 2026



CERTIFICATE OF COUNTY RECORDER

Filed for record at the request of Abundance Land Services, LLC on July 27
2026, in Book 71 of Records of Survey at Page 85, Records of Mohave County,
Arizona.

Ryan Gross
Deputy Recorder
Reception No. 202603922

Lydia Henn
Recorder



ABUNDANCE LAND SERVICES, LLC
PO Box 1867, Lake Havasu City, AZ 86405
riley@abundanceland.com
400-545-2264



C:\Users\Delketa Land\Delketa Land Consulting\Delketa Land
Consulting - General\ALS00000302 APN\15 See
8-14-20W\CAD\30262\30262 See\8-14-20W
Plotter\7/21/20

Page 1 of 1

FEE# 2026045432

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA HENRY, COUNTY RECORDER
09/01/2026 11:15 AM Fee \$30.00
PAGE: 1 of 1

When recorded, mail to:

LHC North LLC
2036 McCulloch Blvd
Lake Havasu City, Arizona 86403

WARRANTY DEED

AFFIDAVIT EXEMPT UNDER ARS11-1134 (B13)

KNOW ALL MEN BY THESE PRESENTS: That LHC North LLC, an Arizona limited liability company, for valuable considerations, the GRANTOR herein, does hereby convey to LHC North LLC, an Arizona limited liability company, the GRANTEE, the following described real property situated in Mohave County, Arizona.

Parcels A, BC, DE, F, G, H, and I of the Record of Survey in Book 71 of Records of Survey at Page 85, at Fee No. 2026039221, Records of Mohave County, in Section 8, T14N, R20W, G&SRM, Mohave County, Arizona

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this 31st day of August 2026

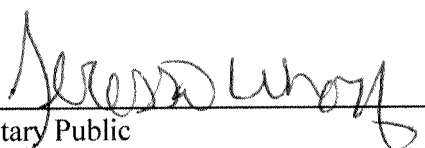
COURTESY
NO TITLE LIABILITY

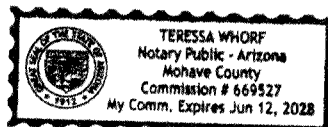
LHC North LLC,
an Arizona limited liability company,
By APX West Investments LLC,
an Arizona limited liability company;
By Dustin Runyon PLLC, Manager

By 
Dustin Runyon, Manager

STATE OF ARIZONA)
) ss.
County of Mohave)

On this, the 31st day of August, 2026, before me, the undersigned, a Notary Public, personally appeared Dustin Runyon


Notary Public



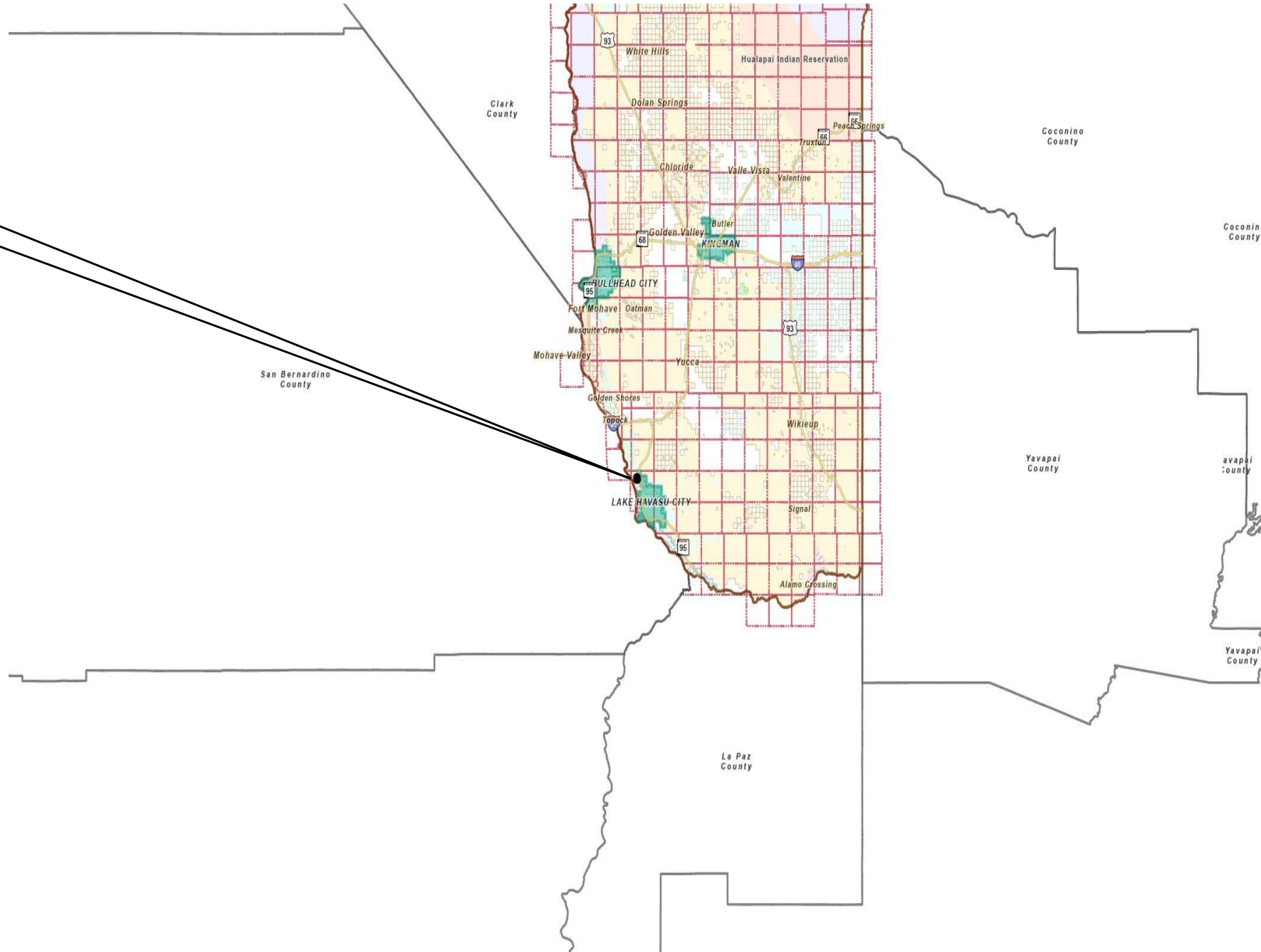
GENERAL PLAN AMENDMENT & REZONE 120-01-074

GENERAL MAP

Section 8
T 14 N, R 20 W

Subject
Property

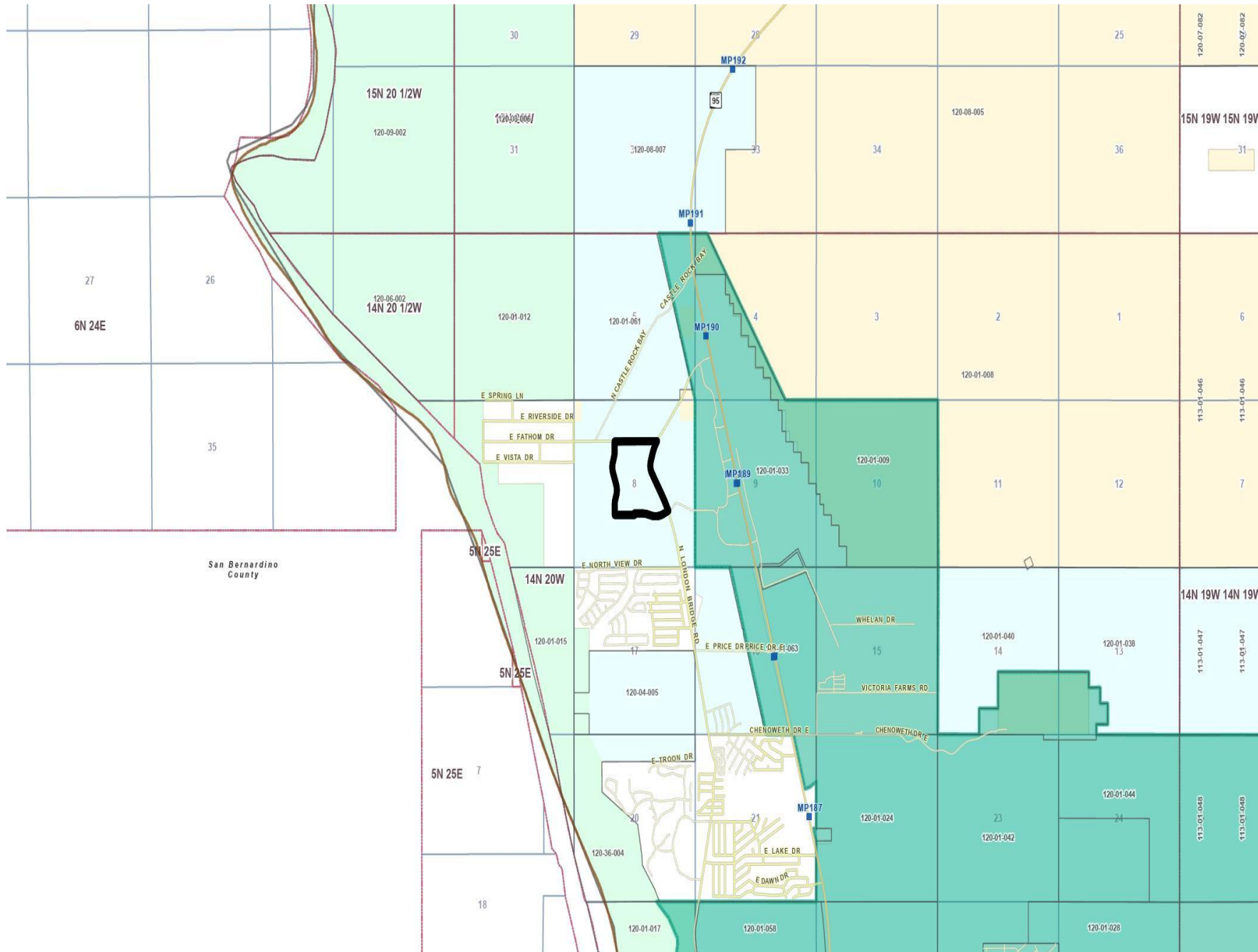
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a REZONE of Assessor's Parcel No. 120-01-074 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.



VICINITY MAP

Section 8
T 14 N, R 20 W

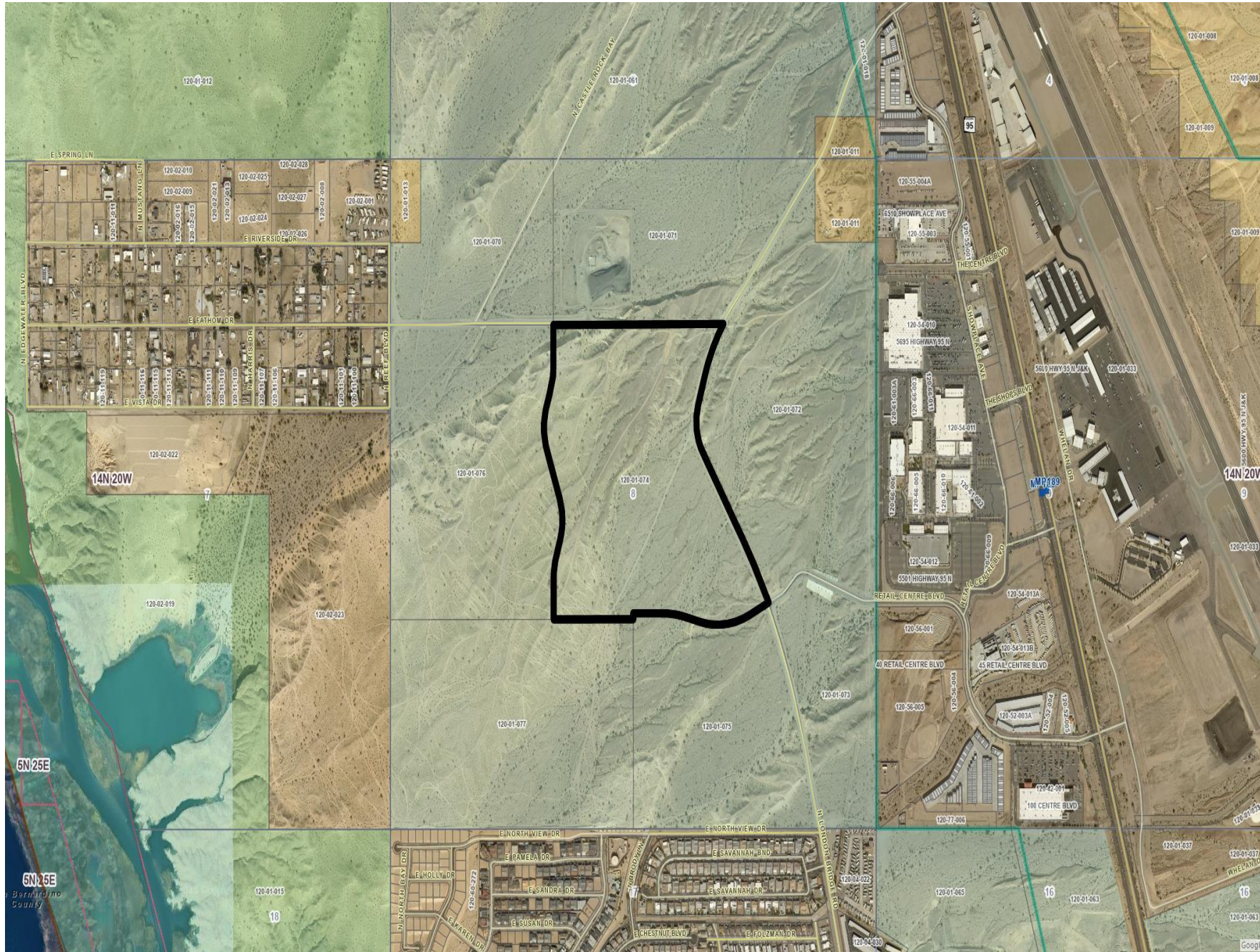
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SITE MAP

Section 8
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AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a REZONE of Assessor's Parcel No. 120-01-074 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.

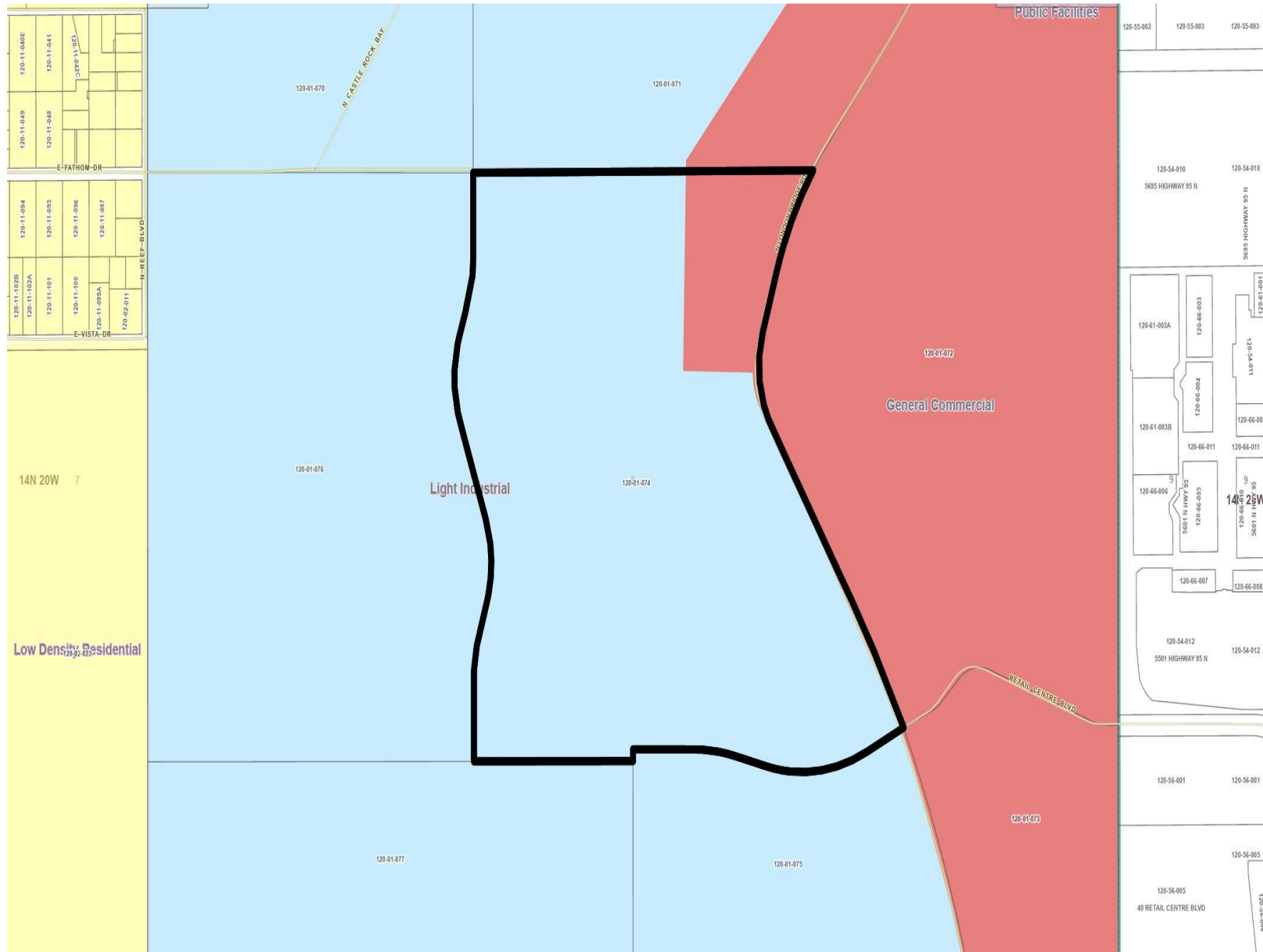


GENERAL PLAN AMENDMENT & REZONE 120-01-074

GENERAL PLAN MAP

Section 8 T 14 N, R 20 W

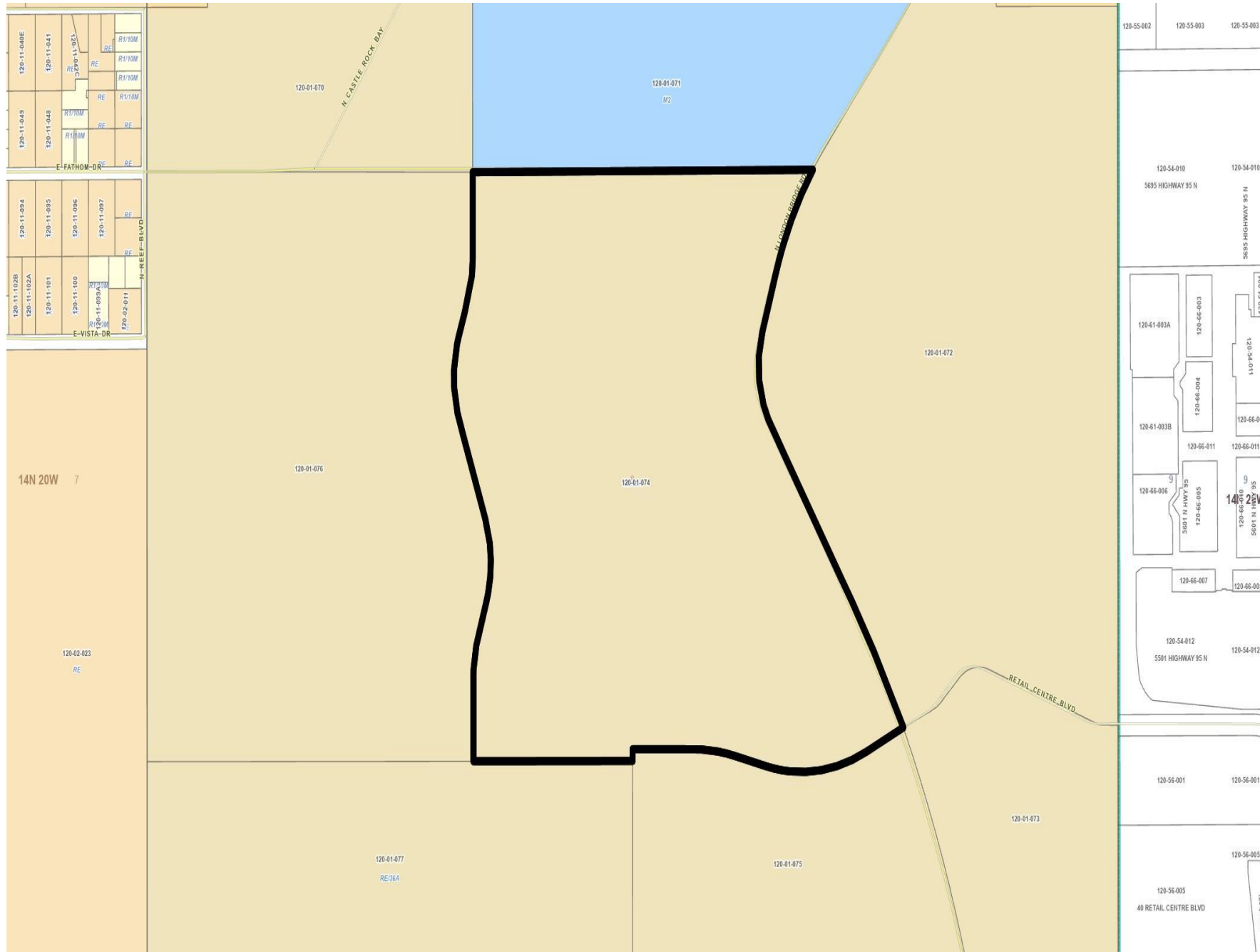
- Alternative Energy
- Commercial Recreation
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Light Industrial/PUD
- Low Density Residential
- Medium Density Resid/PUD
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- Public Facilities
- Public Lands
- Public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



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a REZONE of Assessor's Parcel No. 120-01-074 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.

ZONING MAP

Section 8
T 14 N, R 20 W



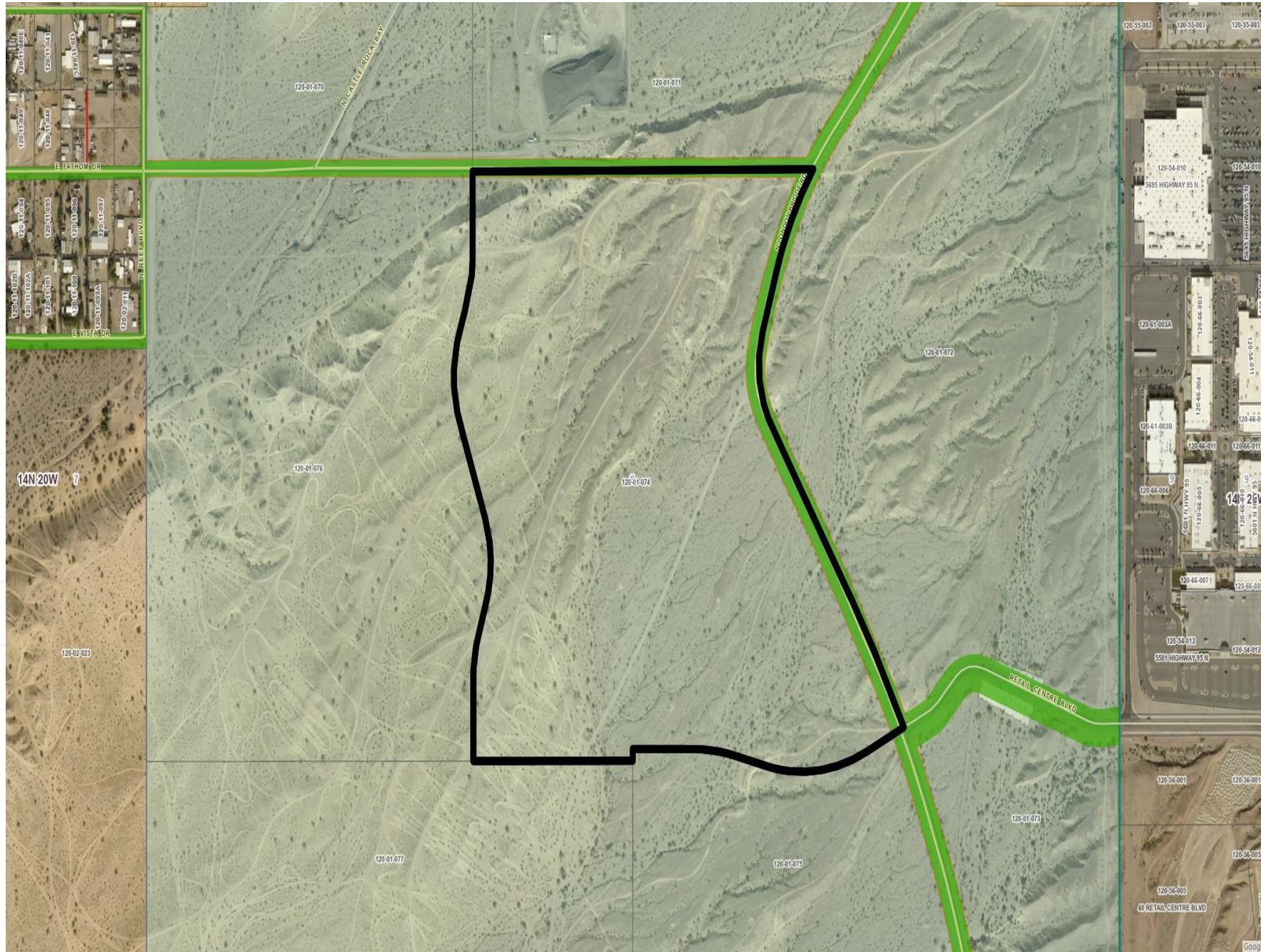
GENERAL PLAN AMENDMENT & REZONE 120-01-074

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a REZONE of Assessor's Parcel No. 120-01-074 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.

Section 8
T 14 N, R 20 W

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



GENERAL PLAN AMENDMENT & REZONE 120-01-074

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an LI (Light Industrial) and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a REZONE of Assessor's Parcel No. 120-01-074 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity.

Section 8
T 14 N, R 20 W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a "Zoning Ordinance" has been adopted by the Board of Supervisors of the County of Santa Clara, California, and that the same shall become effective on the 1st day of January, 2018. The Ordinance is available for public inspection at the County Administration Center, 100 West Street, Santa Clara, California, beginning on October 14, 2016, at 10:00 A.M.

THE BOARD OF SUPERVISORS OF SANTA CLARA COUNTY, CALIFORNIA, HAS ADOPTED THE FOLLOWING ZONING ORDINANCE:

Section 1. The Board of Supervisors hereby adopts the following Zoning Ordinance:

Section 2. The Board of Supervisors hereby adopts the following Zoning Ordinance:

Section 3. The Board of Supervisors hereby adopts the following Zoning Ordinance:

Section 4. The Board of Supervisors hereby adopts the following Zoning Ordinance:

Section 5. The Board of Supervisors hereby adopts the following Zoning Ordinance:

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Section 99. The Board of Supervisors hereby adopts the following Zoning Ordinance:

Section 100. The Board of Supervisors hereby adopts the following Zoning Ordinance:



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 Wednesday, October 14, 2026, at 10:00

700 W. University Ave.
Wednesday, October 10, 1990
A.M.

As a follow-up to the meeting held on 10/10/90, the following information is being provided to the community:

CITY GENERAL PLAN Item 10.11 (Habitat) and Item 10.12 (Habitat) are being discussed in the following manner:

Item 10.11 (Habitat) - The City of Los Angeles is currently reviewing the City's General Plan, which was adopted in 1979. The City's General Plan is a long-range policy document that guides the City's actions and decisions. The City's General Plan is divided into several sections, including the following:

- 1. **General Plan** - The City's General Plan is a long-range policy document that guides the City's actions and decisions. It is divided into several sections, including the following:
- 2. **Land Use** - The City's Land Use section is responsible for the City's land use policy. It is divided into several sections, including the following:
- 3. **Transportation** - The City's Transportation section is responsible for the City's transportation policy. It is divided into several sections, including the following:
- 4. **Public Works** - The City's Public Works section is responsible for the City's public works policy. It is divided into several sections, including the following:
- 5. **Community Development** - The City's Community Development section is responsible for the City's community development policy. It is divided into several sections, including the following:
- 6. **Environment** - The City's Environment section is responsible for the City's environment policy. It is divided into several sections, including the following:
- 7. **Health and Safety** - The City's Health and Safety section is responsible for the City's health and safety policy. It is divided into several sections, including the following:
- 8. **Other** - The City's Other section is responsible for the City's other policy. It is divided into several sections, including the following:

101

03. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) land use designation to an GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for an upholstery shop, in the Fort Mohave vicinity (east of Calle Del Media, north of Dunlap Road), 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 Henry Daniel Arias of Fort Mohave, Arizona.

Assessor's Parcel No. 229-13-095 is described as Rio Palmas Unit 2A Lot 11, Township 19 North, Range 22 West, Section 14.

The site is one (1) acre and is located east of Calle Del Media and north of Dunlap Road. The site is accessed from State Highway 95, then east on Dunlap Road approximately .31 miles to the southwest corner of site.

The site currently has an accessory structure and a septic system and appears to be relatively flat. The surrounding land use consists of commercial highway development, single-family residences, and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation, and this
2. Rezone from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for an upholstery shop.

The site is in the Fort Mojave Mesa Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Dunlap Road is unpaved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4762H indicates the lot described to be in Zone X, not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect would not comply with the Mohave County General Plan.
- c. The site does not appear to be 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 site does not contain any environmental features of note.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff recommends DENIAL for the proposed Amendment to the Mohave County General Plan and Rezone for the following reasons:

1. The proposed commercial land use designation is inconsistent with Policy 12.5 of the Mohave County General Plan, which states “Mohave County should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which have a negative impact on the residential living environment.”
2. The proposed Rezone is incompatible with the neighboring area, which is predominately zoned A-R and developed with single-family residences.

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: 229-13-095 Current Zoning: AR Parcel Size 1 Acres

Legal Description:

District 5, Parcel Town 19N, Parcel Range 22W, Parcel Section 14, Rio Palmas Unit 2A Lot 11

Water Provider: Burmuda Electric provider: MEC Sewer provider: Septic

Present use of property: 3000 Ft Garage

Owner Information

Owner Name(must match current deed): Henry Daniel Arias

Owner Street Address: 1785 DUnlap Rd City: Fort Mohave State: AZ Zip: 86426

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: n/a

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: C-2

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:

Providing upholstery service to the community and Mohave County.

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.

HENRY DANIEL ARIAS
[Signature]

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR
to C-2 for the purpose of Providing upholstery service to the community and Mohave County.

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

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

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

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

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

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

Sincerely,


Applicant / agent

Contact information:

HENRY DANNY ARIAS
1785 DUNLAP RD
FORT MOHAVE, AZ 86426


Assessor Parcel Number and Legal Description of proposed subject property: 229-13-095

District 5, Parcel Town 19N, Parcel Range 22W, Parcel Section 14, Rio Palmas Unit 2A Lot 11

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: Suburban Residential

Proposed to be: General Commercial

Describe how the change will benefit the county.

By changing the zoning, it will allow me to continue to provide the service to the county and the local community which I have been doing since 2003. I have generated sales tax revenue for the county for 23 years. The rezoning would allow me to continue on a smaller scale. Also to continue providing a hard-to-find service in our county. I am one of four people that offer full upholstery work in our county.

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

Bermuda Water, Mohave Electric Coop. Tri-State Waste Disposal.

Describe any change in the character of the surrounding neighborhood.

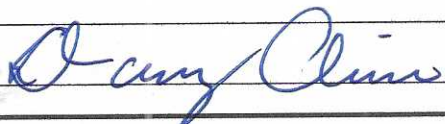
No change whatsoever. Several of the properties in our neighborhood are similar in look and usage as my property is and will be. We have not need to and never will have any signage displayed anywhere on the property. All work will be conducted within my 3000 sq ft garage. I have an area approximately 1000 sq ft that all work will take place within my garage.

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

The intended use of my property is of little difference from those of my close neighbors. Also, the look of my property is similar to theirs as well. Many properties in my neighborhood consist of only a large building or garage.

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

Needing to get out from under a \$5700.00 monthly lease, I purchased this property with the intent of using it for my retirement while continuing with my trade on a much smaller scale. Also, the change would allow me to continue to provide a hard-to-find services to the county and local community which I have done since 2003.



Minor Plan Amendment Addendum

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

Suburban Residential

to

General Commercial

to accompany the requested rezone.

Tammy Oliver

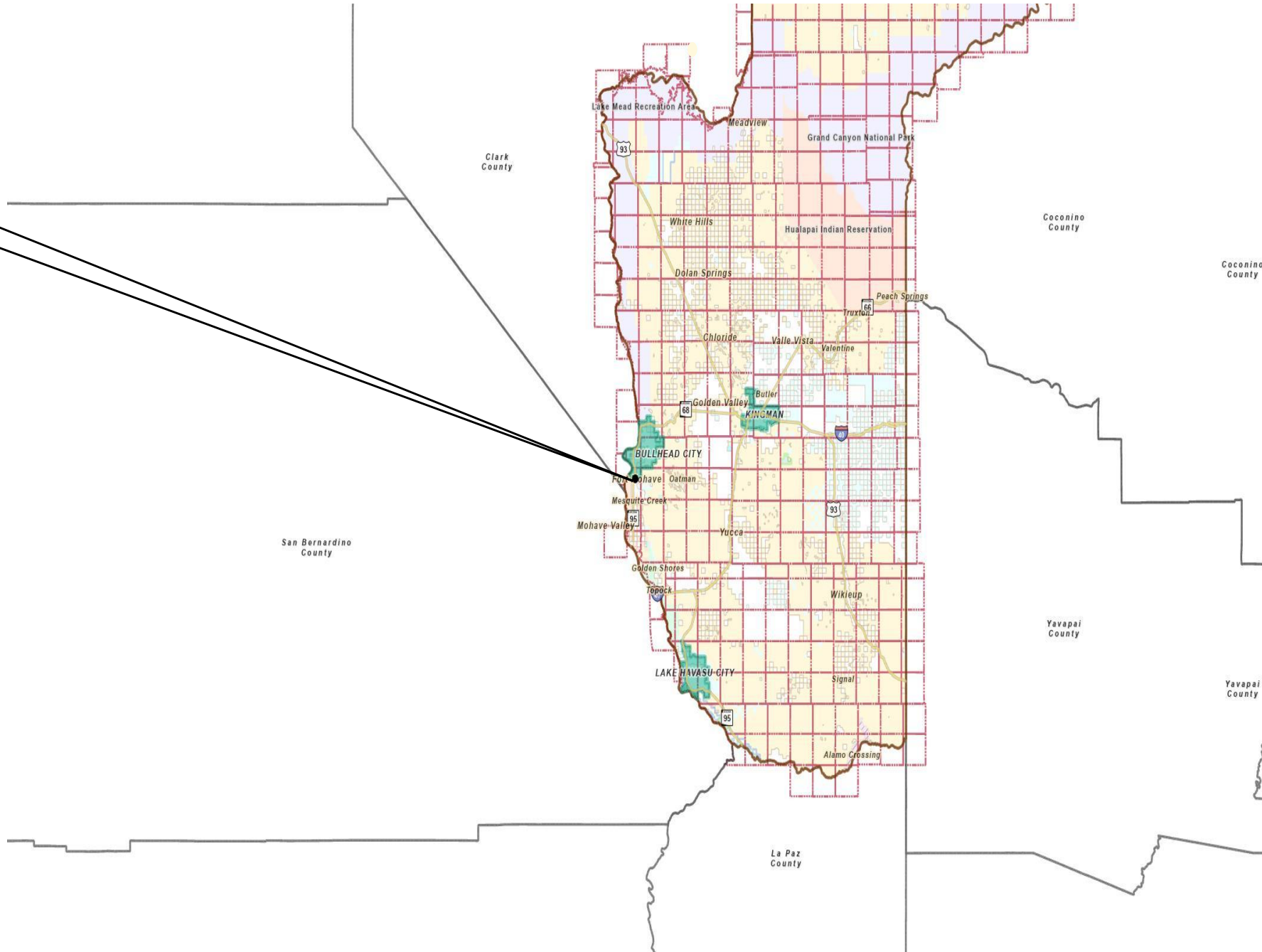
GENERAL PLAN AMENDMENT & REZONE 229-13-095

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) land use designation to an GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for an upholstery shop, in the Fort Mohave vicinity.

Section 14
T 19 N, R 22 W

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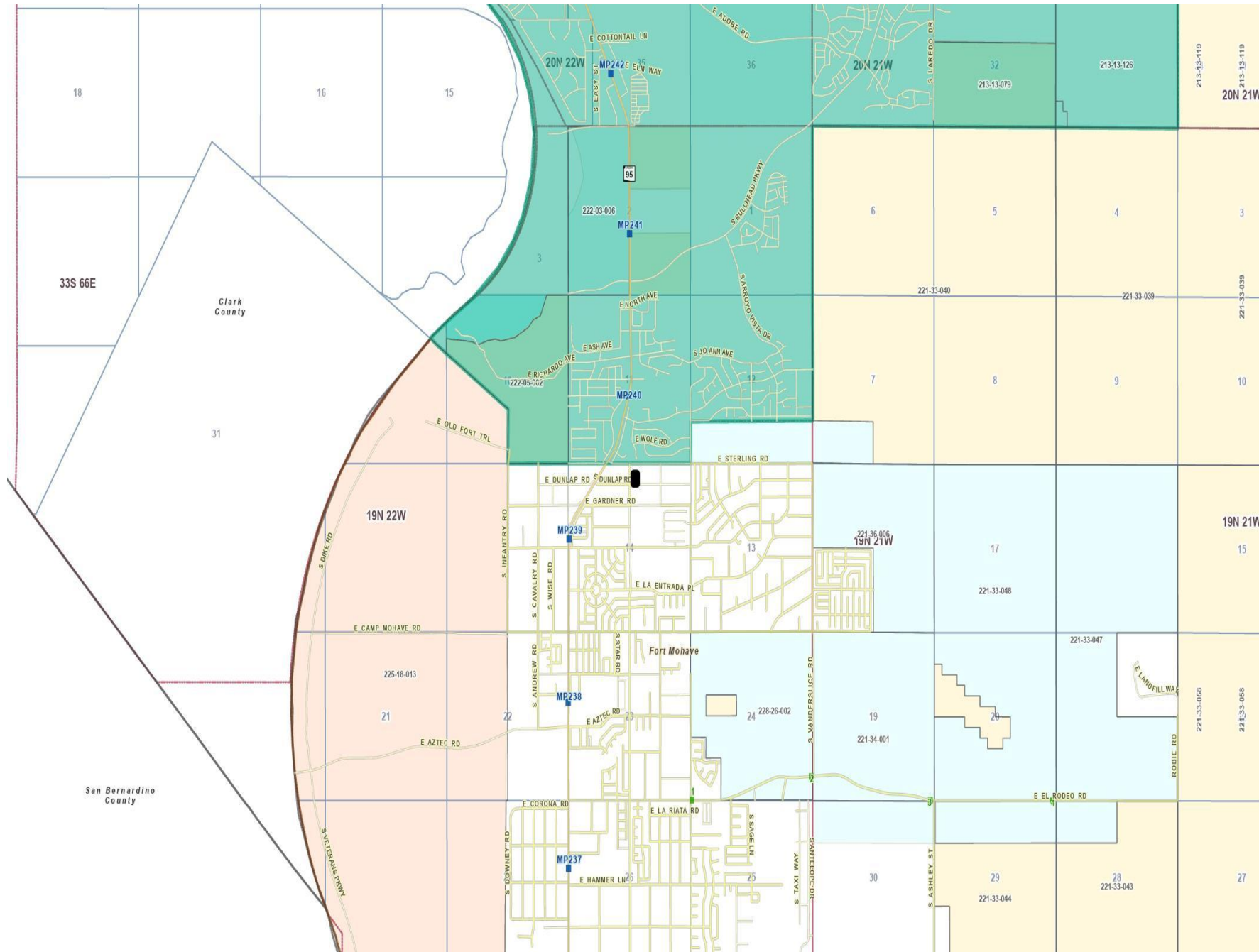


GENERAL PLAN AMENDMENT & REZONE 229-13-095

VICINITY MAP

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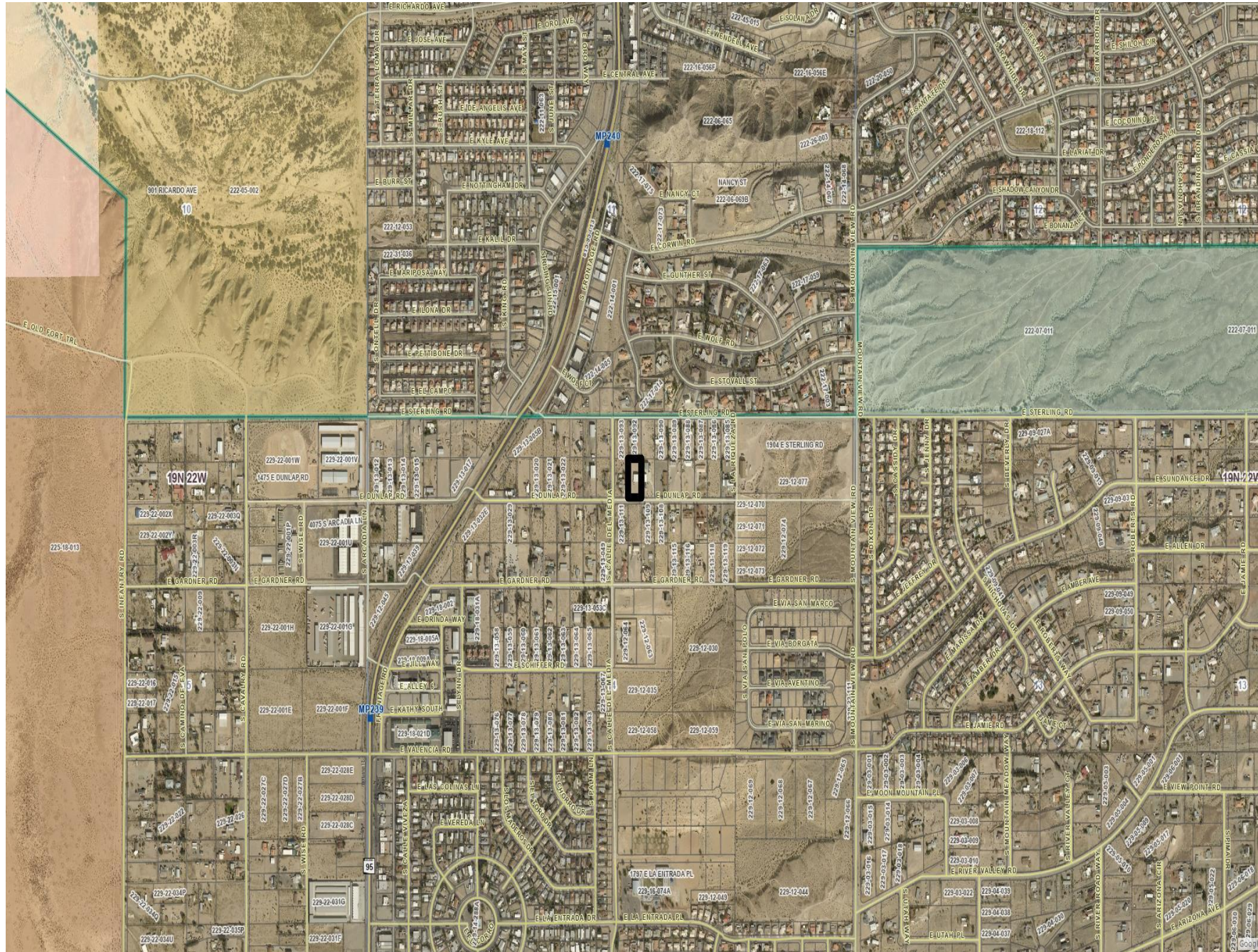


GENERAL PLAN AMENDMENT & REZONE 229-13-095

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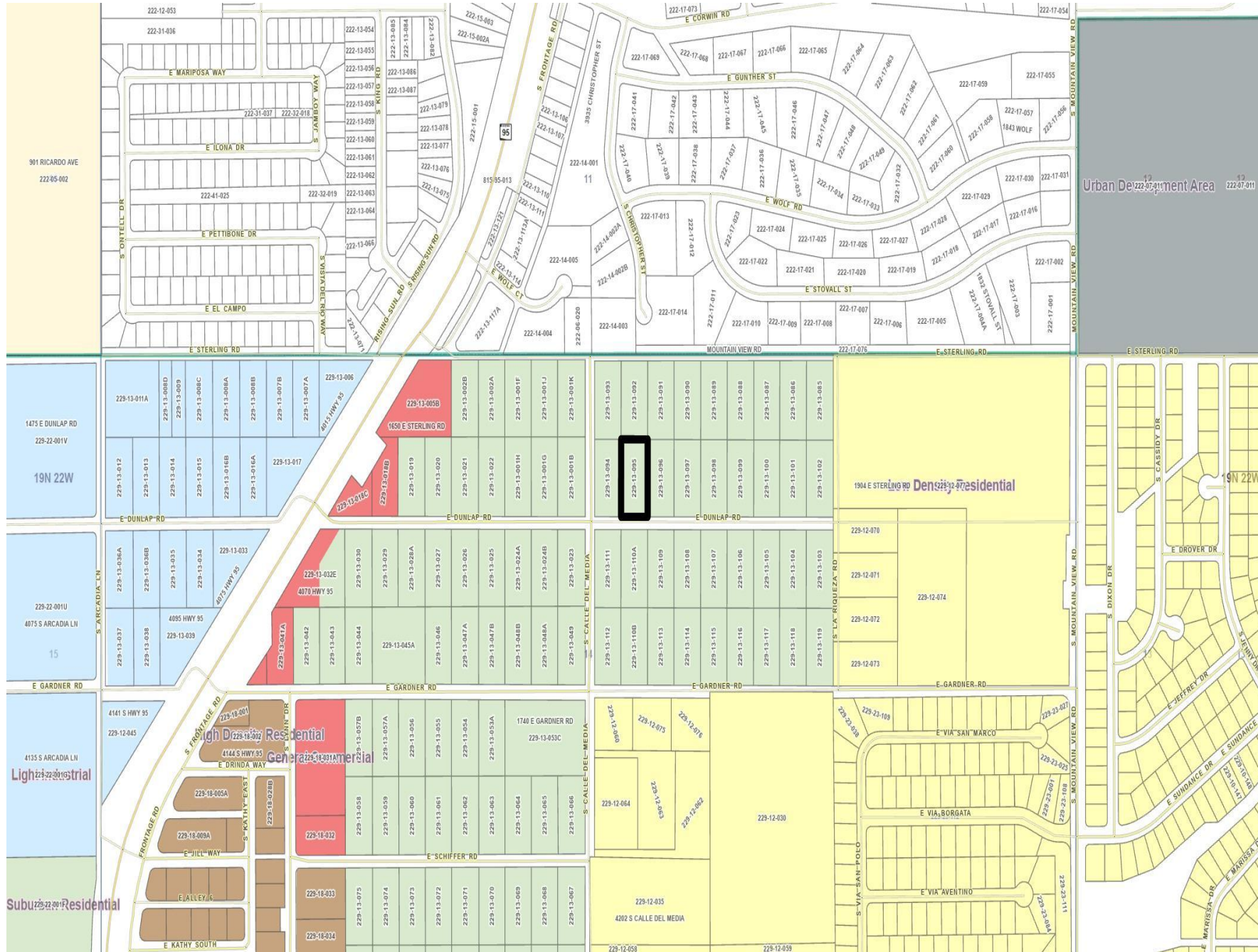
GENERAL PLAN AMENDMENT & REZONE 229-13-095

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) land use designation to an GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for an upholstery shop, in the Fort Mohave vicinity.

Section 14 T 19 N, R 22 W

- 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
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- Suburban Development Area
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- Suburban Residential
- Urban Development Area



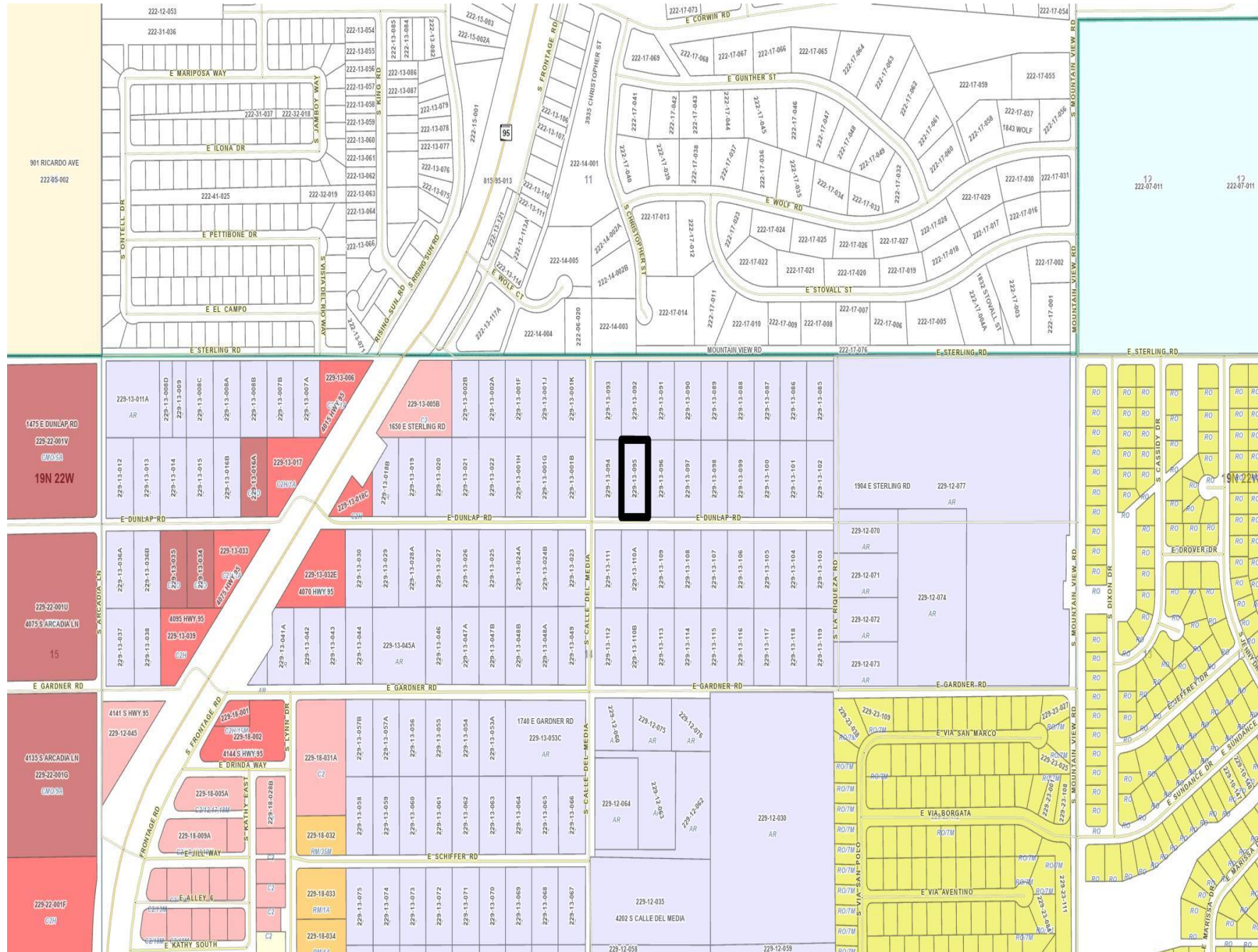
GENERAL PLAN AMENDMENT & REZONE 229-13-095

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) land use designation to an GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for an upholstery shop, in the Fort Mohave vicinity.

Section 14
T 19 N, R 22 W

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

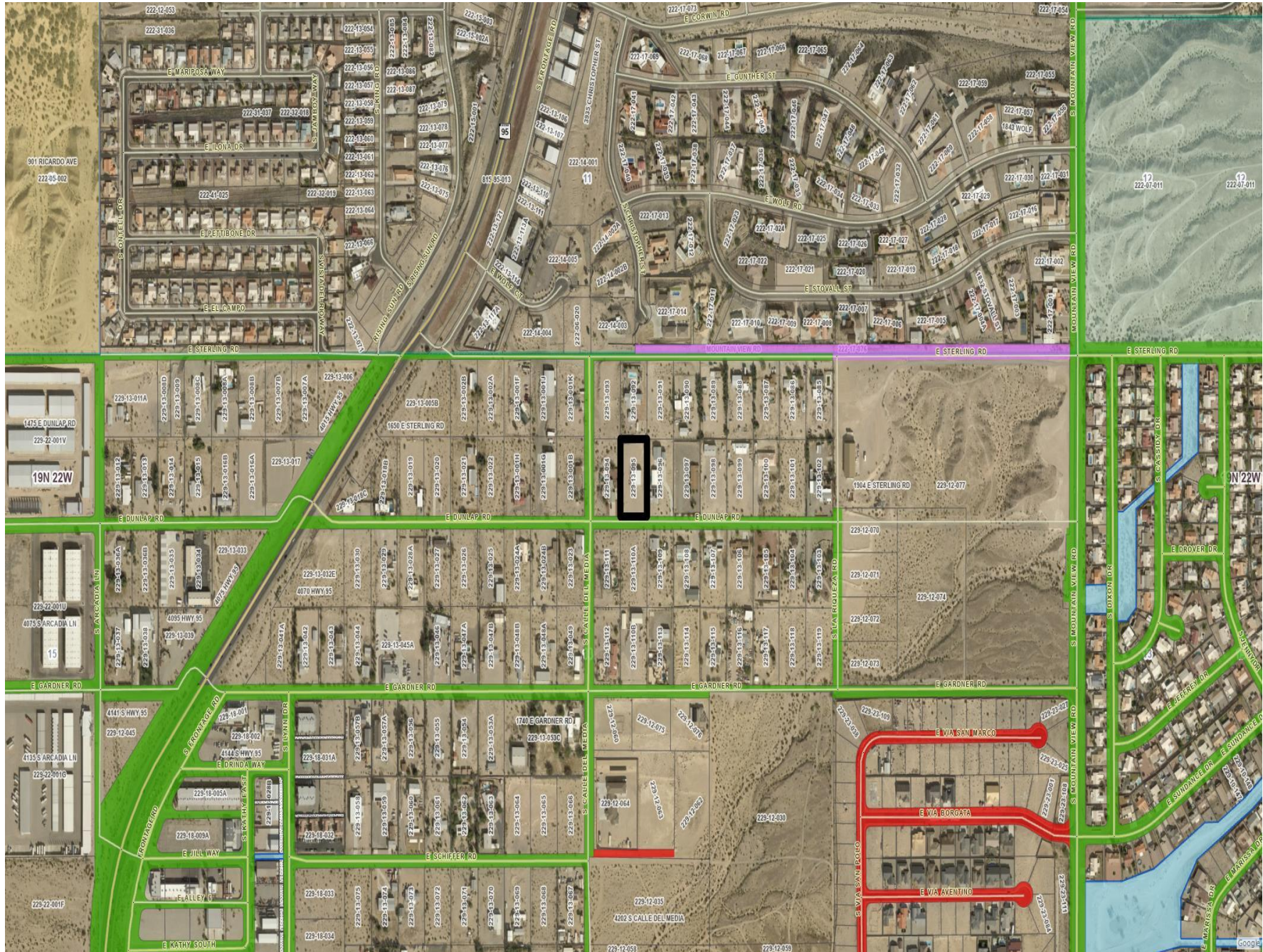


GENERAL PLAN AMENDMENT & REZONE 229-13-095

RIGHT OF WAY MAP

Section 14
T 19 N, R 22 W

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



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) land use designation to an GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for an upholstery shop, in the Fort Mohave vicinity.

REQUEST

Section 14
T 19 N, R 22 W



[illegible]

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting place of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, October 14, 2026, at 10:00 A.M.

[illegible]



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at 700 W. Beale Street, Kingman, Arizona on **Wednesday, October 14, 2020 at 10:00 A.M.**

AS APPLICANT:
UNION LAWN & FLORAL, LLC
1000 W. Beale Street, Kingman, Arizona 86401
Phone: 928-798-5951
Email: info@unionlawn.com

FOR MORE INFORMATION: Contact the Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona 86401
Phone: 928-798-5951
Email: info@unionlawn.com

***** ITEM 4 HAS BEEN POSTPONED TO NOVEMBER PER APPLICANT'S REQUEST *****

05. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 37.R WIRELESS COMMUNICATION TOWERS AND FACILITIES** to clarify the application requirements and process for proposed towers in Mohave County.

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

Mohave County has seen a recent influx in cell phone tower applications, and federal laws limit the reasons for which a wireless communication tower and/or facility can or cannot be denied.

This Amendment is meant to clarify the application process and procedure to ensure the Planning and Zoning Commission and the Board of Supervisors have the necessary information to make informed decisions on applications for a Special Use Permit for wireless communication towers and facilities within Mohave County

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 **AMENDING** Section 37.R of the Mohave County Zoning Ordinance as follows (wording to be deleted is ~~struck~~; wording to be added is **bolded and double underlined**):

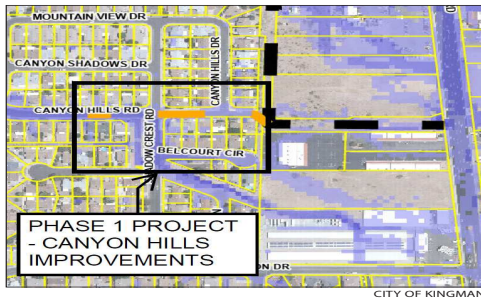
Section 46.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS

R. Wireless Communication Towers and Facilities

5. Special Use Permits

- c. Application. Each application shall be on the Special Use Permit ~~form~~ **application** provided
 - 6) **A narrative explaining the need for the tower, the proposed height and design, of the tower and shall include a list of alternative sites that were considered by the applicant, and an explanation why each site is not suitable or viable for the applicant's proposed tower.**
- d. Standards. ~~In addition to any standards for consideration of Special Use Permit Applications, the following shall be considered in determining whether to issue a Special Use Permit: height proposed, proximity to other uses, historic sites, landmarks, vehicle traffic routes, medical facilities, air routes, topographical features, utilities, access and suitability of alternative sites~~

- 1) In addition to any standards for consideration of Special Use Permit Applications, the following shall be considered in determining whether to issue a Special Use Permit: height proposed, proximity to other uses; historic sites; landmarks; vehicle traffic routes; medical facilities; air routes; topographical features; utilities; access; suitability and feasibility of alternative sites; aesthetic features of the tower relative to residential zones areas; public input that is not based on the environmental effects of radio frequency emission; and professional opinions and reports from any County staff, contractors, and experts.
- 2) Mohave County will not deny a permit based on the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.
- 3) Mohave County will not unreasonably discriminate among wireless providers of functionally equivalent services.



Phase 1 consists of street improvements at the intersection of Canyon Hills Road and Shadow Crest Road that will redirect water flow into the Bull Mountain Wash. The project is expected to provide immediate flood relief to homes and businesses west of Stockton Hill Road.

Kingman gets \$493,000 in FEMA funding for Bull Mountain flood project

BY RIVER CITY NEWSPAPERS
STAFF REPORT

KINGMAN — Kingman will receive \$493,000 in federal disaster mitigation funding for improvements to the Bull Mountain Channel, part of a broader effort to reduce flood risks in the city.

The Federal Emergency Management Agency announced the funding as part of more than \$22.6 million in grants for disaster preparedness and mitigation projects in Arizona, California, Hawaii and Nevada.

Kingman's \$493,000 allocation is designated for the Bull Mountain Channel Improvements project through FEMA's Pre-Disaster Mitigation Grant Program. Congressional records identify the funding as congressionally directed spending requested by Arizona Sens. Mark Kelly and Ruben Gallego.

The Bull Mountain project is intended to improve drainage and reduce flooding in an area west of Stockton Hill Road.

Kingman has been working on plans for the channel since at least 2024. The City Council previously approved a \$99,710 contract with JE Fuller Hydrology & Geomorphology Inc. for a concept design and design report. Earlier this year, the city moved toward final design of the first phase with an additional \$130,468 con-

tract amendment.

Plans for the project have included improvements near Canyon Hills Road and Shadow Crest Road to direct stormwater toward Bull Mountain Wash. The work is expected to provide flood relief for homes and businesses west of Stockton Hill Road.

The Kingman allocation is one of two FEMA pre-disaster mitigation projects funded in Arizona. Flagstaff is slated to receive \$1.5 million for the Fanning Wash Flood Mitigations project. Congressional records list both Arizona projects among the fiscal 2026 FEMA appropriations.

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928-757-4011 KingmanAnimalHospital.com

NOTICE OF PUBLIC HEARING

WHEN:
Wednesday, October 14, 2026, 10:00 AM

WHERE:
Mohave County Planning and Zoning Commission Meeting
Board of Supervisors Auditorium
700 West Beale Street
Kingman, Arizona

SUBJECT:

Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 37.R WIRELESS COMMUNICATIONS TOWERS AND FACILITIES**, to clarify the application requirements and process for proposed towers in Mohave County.

Copies of the proposed amendment are on file with Mohave County Development Services, 3250 E. Kino, Kingman, Arizona or by calling 928-757-0903.

Written comments can be sent by mail to P.O. Box 7000, Kingman, Arizona, 86402 or email: planners@mohave.gov.

Individuals requiring assistance may contact the Development Services office at 757-0903 at least 48 hours prior to the meeting so that arrangements may be made.

MOHAVE COUNTY
DEVELOPMENT SERVICES DEPARTMENT
Scott Holtry, Director

(99071)

Flame Broiler opens bringing Korean cuisine to Andy Devine Avenue

BY DAVE HAWKINS
For the Miner

Kingman's newest eatery opened for business on Monday. The Flame Broiler offers Korean-influenced rice bowls right next to Basha's at 3358 E. Andy Devine Avenue.

"We're super excited. We've been prepping all week for this grand opening," said Krista Farney, who co-owns the restaurant along with Gabriel Montiel. "Being born and raised here in Kingman, I understand everybody wants to try something new, so we have gone to great lengths to make sure that we have all the food we need and we are ready to go."

Farney said there are 126 Flame Broilers operating in southern California, Texas, Oklahoma and Arizona. She said rice bowls with Korean flavors represent new food fare for Kingman.

"You have your base of white rice, brown rice and vegetables. Add in your protein – steak, chicken, tofu – and then of course we have some extra limited time offers. We've got KBBQ right now. We've got Kimchi,



Flame Broiler opened on Monday in Kingman at 3358 E. Andy Devine Ave. near Basha's.



DAVE HAWKINS/FOR THE MINER

The Flame Broiler held its grand opening on Monday, Sept. 21.

along with a couple other items."

"We have the special sauces that go on top. We have our own magic sauce. We've got our own hot sauces, our Seoul scorcher and you can also get a really great spicy chicken as well," Farney said.

The Flame Broiler has opened with 25 employees and six positions are reserved for local teenagers working their first jobs. She said she's proud to be part of a chain with a community

commitment.

"We have a huge foundation with Flame Broiler to help the youth, feed the youth. We have such a hunger problem in this country," Farney said. "So I am very excited to be a part of a franchise

that recognizes that. We are all more than willing to help and do what we can, both locally and nationally."

The Flame Broiler will be open from 10 a.m. to 8 p.m. Monday through Saturday.

ADOPT A PET
Call the Mohave County Animal Shelter at 928-753-2727

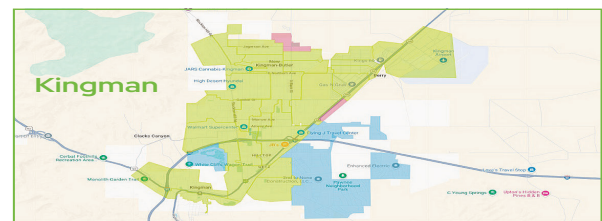
LADY **YOGI**

Animals available for adoption Mon.-Sat. 10 a.m. to 5 p.m. at the Mohave County Animal Shelter, 3423 N Burbank St., Kingman. And at the Petsmart in Kingman Saturday from 10 a.m. to 1 p.m.

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