

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

Posting Information:

DS Building 3250 E. Kino Ave

Posted: 8-19-26

Time: 12:00 pm

By: Tyra Cheney

**AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 2026
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM**

MEMBERS

District 1

Eugene Kirkham
Michael Bradshaw

District 2

Robert Arp
John Hassett - Chair

District 3

Bruce Hubbard
Melanie Martin

District 4

Cullin Pattillo
Rex Ruge

District 5

Larry Morse
LaJuana Gillette – Vice Chair

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

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

Pledge of Allegiance

Roll Call

Announcements

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

ARIZONA STRIP AREA

01. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity (west of Riverside Drive and south of Red Hawk Road), Mohave County, Arizona. **Devon Young.**

LAKE HAVASU AREA

02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from Medium Density Residential land use designation to a Light Industrial land use designation and a **REZONE** of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity (north of Price Drive, west of State Highway 95), Mohave County, Arizona. **Leslie Carpenter on behalf of Unisource Energy Corporation.**

SOUTH MOHAVE VALLEY AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity (south of Jerome Ave, west of State Highway 95), Mohave County, Arizona. **Caroline Strecker.**

MOHAVE COUNTY GENERAL AREA

04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity (east of Short Road, north of Carpenter Ranch Road Road), Mohave County, Arizona. **Richard and Goldie Dollarhide.**

OTHER

05. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
06. 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.

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 a SPECIAL USE PERMIT for Assessor's Parcel No. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for a Special Use Permit for the above-described property, as requested by Devon Young of Scenic, Arizona.

Assessor's Parcel No.s 402-23-328 and 329 are described as Virgin River Ranches, Valley View Addition Lots 328 & 329, located in Section 15, Township 39 North, Range 16 West.

These sites are approximately 2.02 acres in size and located west of Riverside Drive and south of Red Hawk Road. The sites are accessed from Interstate 15, then southeast on Scenic Blvd, then east on Las Vegas Way, then south on Mokiah Way then east on Elbow Canyon Road, then north on Riverside Drive, approximately .40 miles to the southeast corner of 402-23-328.

Parcel 402-23-328 appears to be used for the storage of operable and inoperable vehicles and heavy equipment. Parcel 402-23-329 appears to have a single-family home and two detached accessory structures. The terrain is relatively flat. The surrounding land uses consist of single-family residences. The Mohave County General Plan designates this site as SDA (Suburban Development Area). The sites are currently in violation for excessive open lot storage and deficient view obscuring fencing. This Special Use Permit will bring the property into compliance.

The applicant requests this Special Use Permit to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone. Vehicle repair will occur within an existing shop building and all vehicles will be stored behind a view obscuring fence. Additional details are provided in the attached business narrative and zoning compliance overview.

Cottage industries must comply with all regulations provided in Mohave County Zoning Ordinance Section 37.M, including, but not limited to, property size, number of employees, hours of operation and amount of noise, lighting, smoke, dust, odor or heat that exceeds what is normally produced by a single-family dwelling.

The sites do not appear to be in a Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Riverside Drive is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0395G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain similar uses to the above proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There are no known environmental features affective the site.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.
- h. The site complies with Mohave County Zoning Ordinance Section 37.M – Cottage Industries including, but not limited to, property size, number of employees, hours of operation and amount of noise, lighting, smoke, dust, odor or heat that exceeds what is normally produced by a single-family dwelling.

STAFF RECOMMENDATION:**Staff finds the application proper for consideration, subject to the following:**

1. This Special Use Permit is for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone.
2. The applicant shall comply with all the applicable provisions of Section 37.M (Cottage Industries) of the Mohave County Zoning Ordinance.
3. The entrepreneur of the Cottage Industry shall reside on the property.
4. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved.
5. Outdoor storage shall be as permitted by the underlying zone and shall be completely enclosed with a solid six (6) foot high fence or wall in accordance with Section 37.O of the Mohave County Zoning Ordinance, prior to establishing the use.
6. The appropriate permits will be obtained prior to construction.

7. If the use has not started within one (1) year of approval or has been discontinued for six (6) months, then approval shall terminate at that date.
8. This Special Use Permit is valid for three (3) years from approval. An application for an Extension of Time must be applied for prior to the expiration date of the Board of Supervisors resolution. If all requirements of Section 37.M (Cottage Industries) and of the use permit have been consistently met, and if no complaints have been filed with the Development Services Department, the use may be renewed for a period determined by the Board.
9. This Special Use Permit is subject to revocation upon 60 days' notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

BUSINESS NARRATIVE AND ZONING COMPLIANCE OVERVIEW

Mohave County Zoning Ordinance Section 37.M allows for Cottage Industries. A Cottage Industry is defined as a business or commercial use conducted within a dwelling or an accessory structure and carried on by the occupants of that dwelling, is clearly incidental and secondary to the residential use of the dwelling and does not change the character of the residential property or adversely affect other residential uses.

A Cottage Industry can only be a permitted use under several conditions, including but not limited to:

- A-R Zoning.
- Business operator must live on property.
- Minimum of 1 gross acre lot size.
- Employees not residing on property limited to 3.
- Property must front on and have access to a public road.
- Not generate any noise, vibration, smoke, dust, odor, heat, glare, or electrical interference with radio or television reception that would exceed that normally produced by a single-family dwelling.
- Comply with Open Lot Storage requirements.

The property owner has an LLC and vehicle wholesale license. Most of the business on these properties involves vehicles that are purchased, trucked to property, repaired, trucked off property, and sold off site. Repairs are completed in an enclosed structure. There is no advertising for this business, no signage, no ads, no website, no social media pages. There are some public vehicle repairs done on property. There is no public advertising for these repair customers. These repair customers are neighbors or from “word of mouth” advertising by friends and neighbors.

According to information provided by the applicant, this business started and has grown since 2022 with no neighbor concerns until 2026. In April 2026 a complaint was received by Mohave County Code Enforcement regarding Open Lot Storage more than amount allowed under Mohave County Zoning Ordinance Section 37.O. The Code Enforcement Officer did a field inspection in April 2026 and a correction letter was sent to the property owner for “disabled vehicle storage”.

In May 2026, the Code Enforcement Officer conducted a follow-up field inspection and noted major progress by the property owner in cleaning the property and reducing the amount of Open Lot Storage. A partial view obscuring fencing was in place on the front and West sides of the

property. Subsequent field inspections conducted in July and August 2026 shows the property remains clean with a reduction in Open Lot Storage to comply with the Zoning Ordinance. It is noted that approximately half of the vehicles on site in July and August were different vehicles. Vehicles rotated on and off site for repair are not considered Open Lot Storage.

In addition to the Site Plan requirements which includes parking and view obscuring fencing requirements, the Planning & Zoning Division recommends an additional condition of loading and unloading of vehicles will take place on property within view obscuring fencing area be placed in the Special Use Permit Approval Resolution.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-23-328, 402-23-329 Current Zoning: A/R Parcel Size 2 Acres

Legal Description:

Lot 328 & 329 Virgin River Ranches, Valley View Addition
according to the Plat thereof.

Water Provider: Tom Stoddard Electric provider: Ditie power Sewer provider: Septic

Present use of property: Personal use for home & shop

Owner Information

Owner Name(must match current deed): Devon Young

Mailing Address: 3785 S. Riverside Dr. City: Scenic State: AZ Zip: 86432

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

light duty diesel repair, (not Fleet or commercial)
automotive repair. Business is insured.

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.

Special Use Permit Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a Special Use Permit for the below-captioned property to allow for

light duty diesel and automotive repairs

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

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

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

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

Sincerely,

Devon Young

Applicant / agent

Contact information:

[REDACTED]

[REDACTED]

3785 S Riverside Dr.

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

402-73-528 & 402-73-329 Lots 328 & 329 Virgin River Ranches,
Valley View addition

**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Maintained Rds / County Route:
 - AcquireR/W
 - Unsurfaced
 - Surfaced
- Highways
- Main Arterials
- Collectors
- Local
- + Railroad
- Zoning (Vested)
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other

1:2,077



0 173.1 346.2 Feet

(approximate scale)

Map Created: 7/20/2026

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

Notes:

PLOT PLAN

Mo & County P m S System

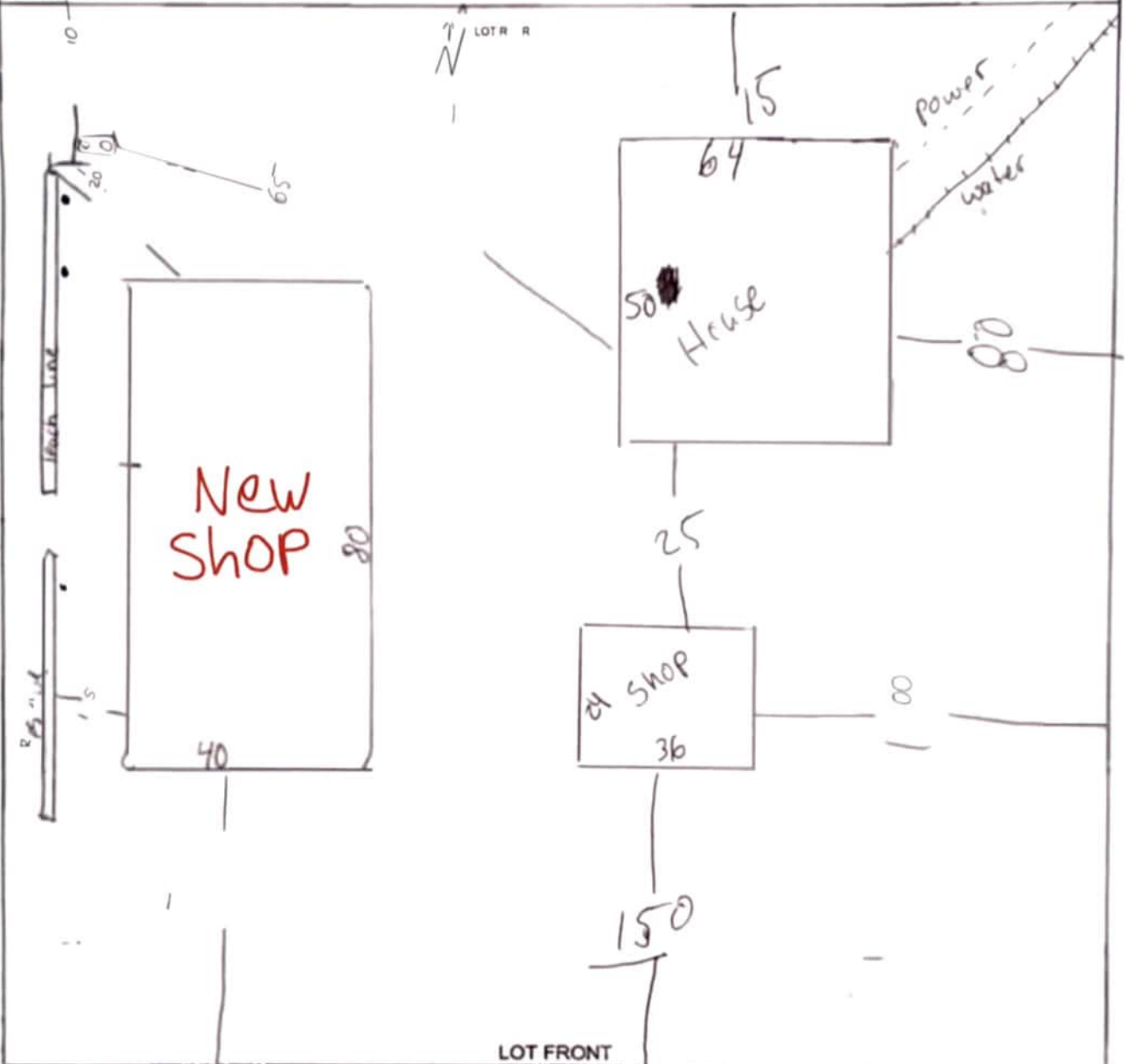
INDICATE NORTH - USE STRAIGHT EDGE

INDICATE ALL LOT DIMENSIONS & SETBACKS INDICATE ALL EASEMENTS



Project # House Young
PFI # _____
FUP # _____
Zoning Permit # _____
Building Permit # _____

INDICATE LOCATION OF SEPTIC & DISTANCE FROM STRUCTURES



LOT FRONT

STREET ADDRESS: 3285 S Rvg; 4L
SUBDIVISION: _____ UNIT: _____ TRACT: _____ BLOCK: _____
ASSESSORS PARCEL # _____

SIGNATURE OF PROPERTY OWNER OR INSTALLER

Case	ZC-2026-00163	CORRESPONDENCE	EOT LETTER	05/28/2026	PYLANP@MOHAVE.GOV
Case	ZC-2026-00163	CORRESPONDENCE	Received Return Mail from the 3785 S. Riverside address-Return to Sender-undeliverable.	05/04/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	CORRESPONDENCE	STANDARD V1 LETTER TO PO BOX AND ANDOWNER ADDRESS ON ADJACENT PROPERTY	04/20/2026	PYLANP@MOHAVE.GOV
Case	ZC-2026-00163	E-MAIL	E-mail with Ashley-Questions on Cottage-SUP process-forwarded to P&Z to answer.	06/10/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	E-MAIL	Received e-mail from Inspector Molinari to call owner-He received the V-1 Letter. Devon Young702-250-014.	05/12/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	PHONE CALL	Owner Devon Young called in he had some questions on the Cottage Industry requirements- He is concerned he may not be able to meet the requirements necessary to not incur future violations or possible revocation. I explained that he may have to manage his business aspects for the short term if he...	06/02/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	PHONE CALL	Teleconference with Mr. Young and P&Z Manager Matt Gunderson. Mr. Young explained his business operation and how he would like to obtain permitting to operate legally. He stated he received his LLC and vehicle wholesale license and wanted a breakdown on his SUP options. He stated vehicles were...	05/27/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	PHONE CALL	Called Mr. Young-He is upset and was combative on the phone over the violation. He states its his neighbor who is trying to drive him out and make him sell his property. I explained that we don't get involved in civil disputes between property owners and our process was simple. Reduce outside...	05/15/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	SITE VISIT	Re-inspected property and took 3 updated photos. Owner is working with P&Z towards an SUP, he put up partial VOF and drastically reduced his OLS violation. Mont. 1 additional inspection to allow time for SUP/Cottage application.	07/01/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	SITE VISIT	Re-inspected the property with Inspector Molinari After placing a phone call to the owner we met him and his friend out front and walked the property. Major progress cleaning and reducing outside storage, inop vehs and operable vehicles, heavy equipment, semi cabs, trailers and misc junk/debris...	05/21/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	SITE VISIT	Conducted initial inspection from ROW. Took 8 photos. Observed numerous inoperable and operable vehicles being stored on this property including in a wash/depression to the rear of the lot. A flatbed trailer with inop vehs being stored was outside the gated area near the roadway. There was also...	04/09/2026	FOSSJ@MOHAVE.GOV
Case	ZC-2026-00163	STAFF REPORT	P&Z notified me that owner had submitted his application for Cottage SUP-Under Review.	07/16/2026	FOSSJ@MOHAVE.GOV

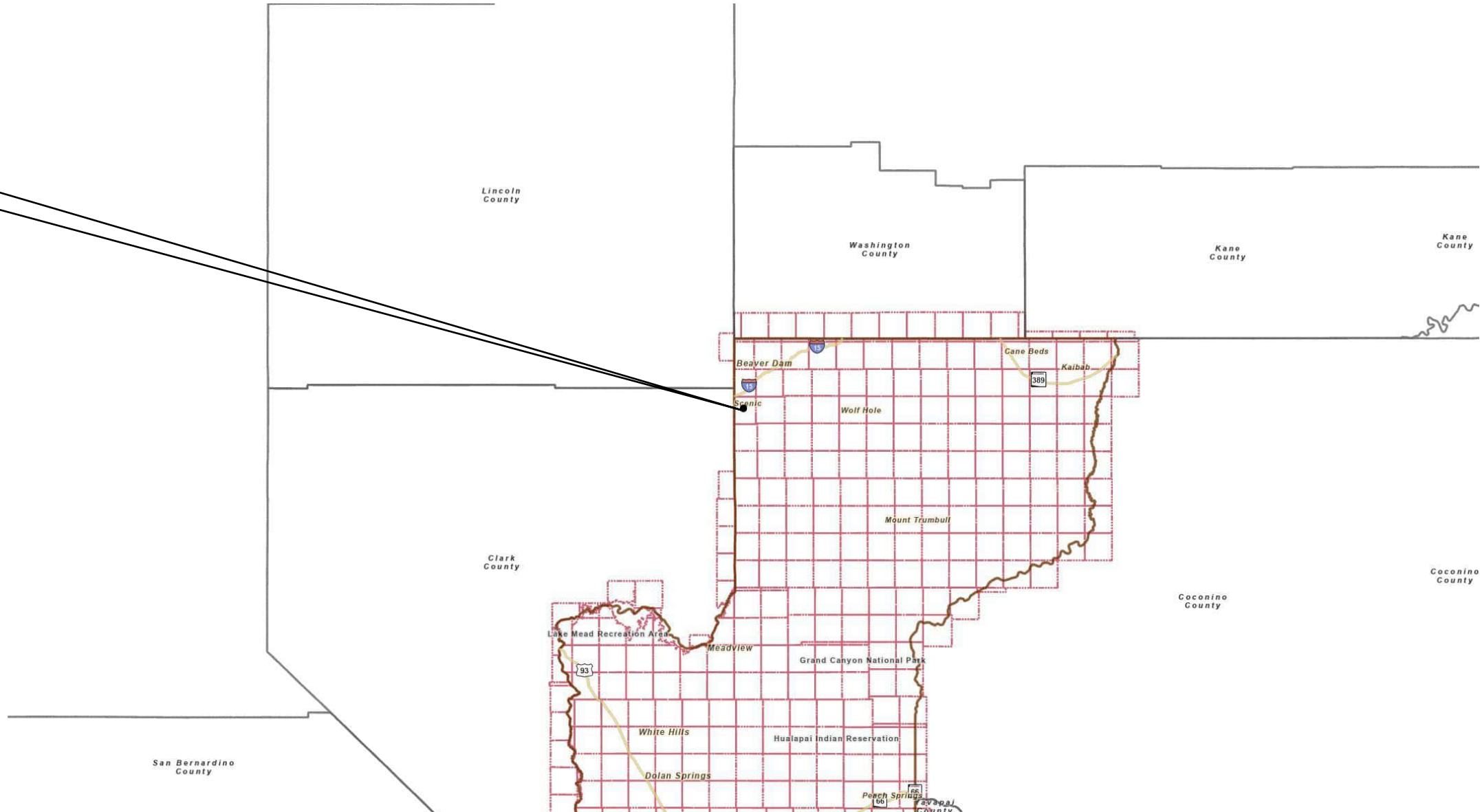
SPECIAL USE PERMIT 402-23-328 & -329

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity.

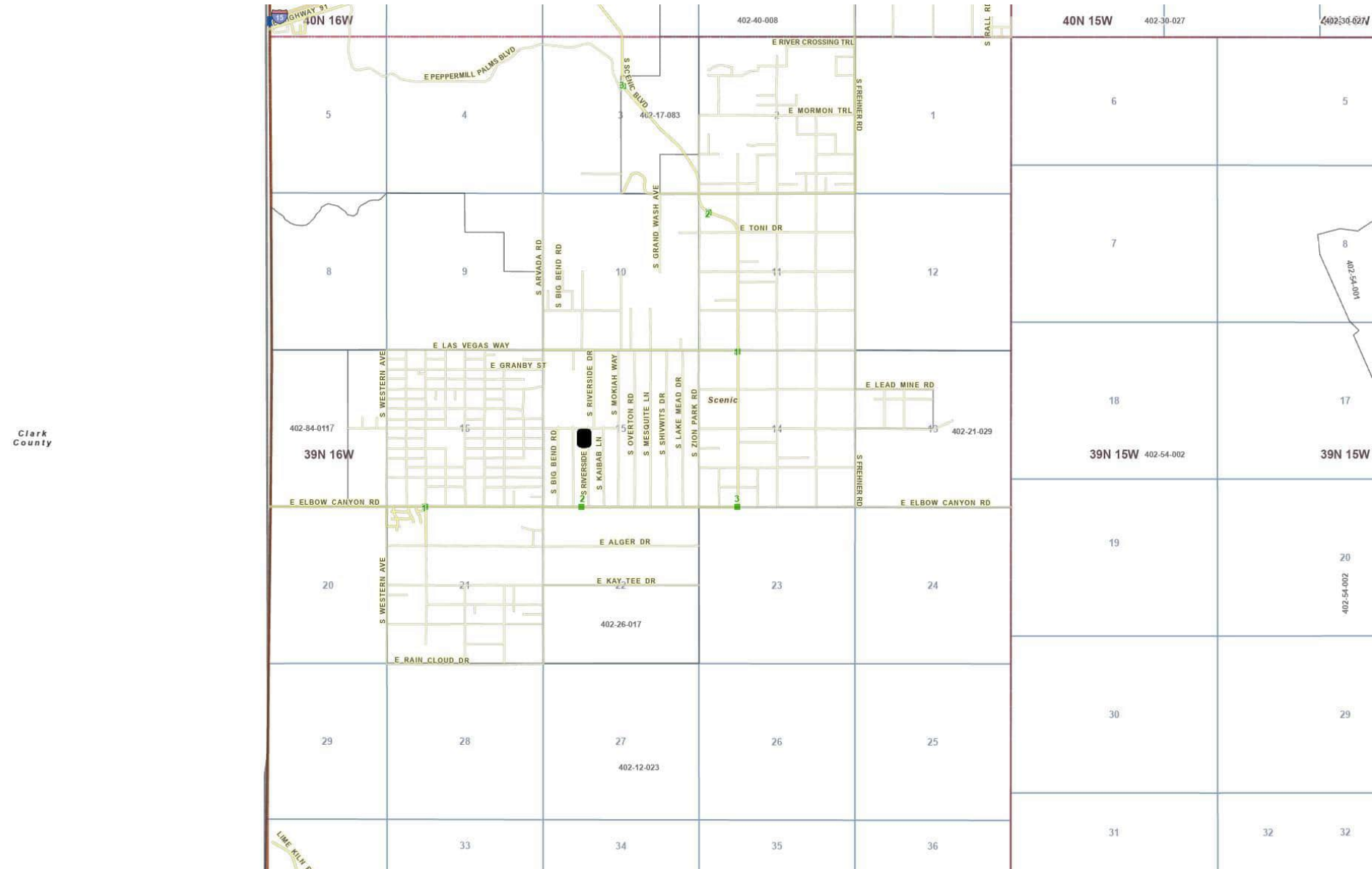
Section 15
T 39 N, R 16 W

Subject
Property



Section 15
T 39 N, R 16 W

SPECIAL USE PERMIT for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity.

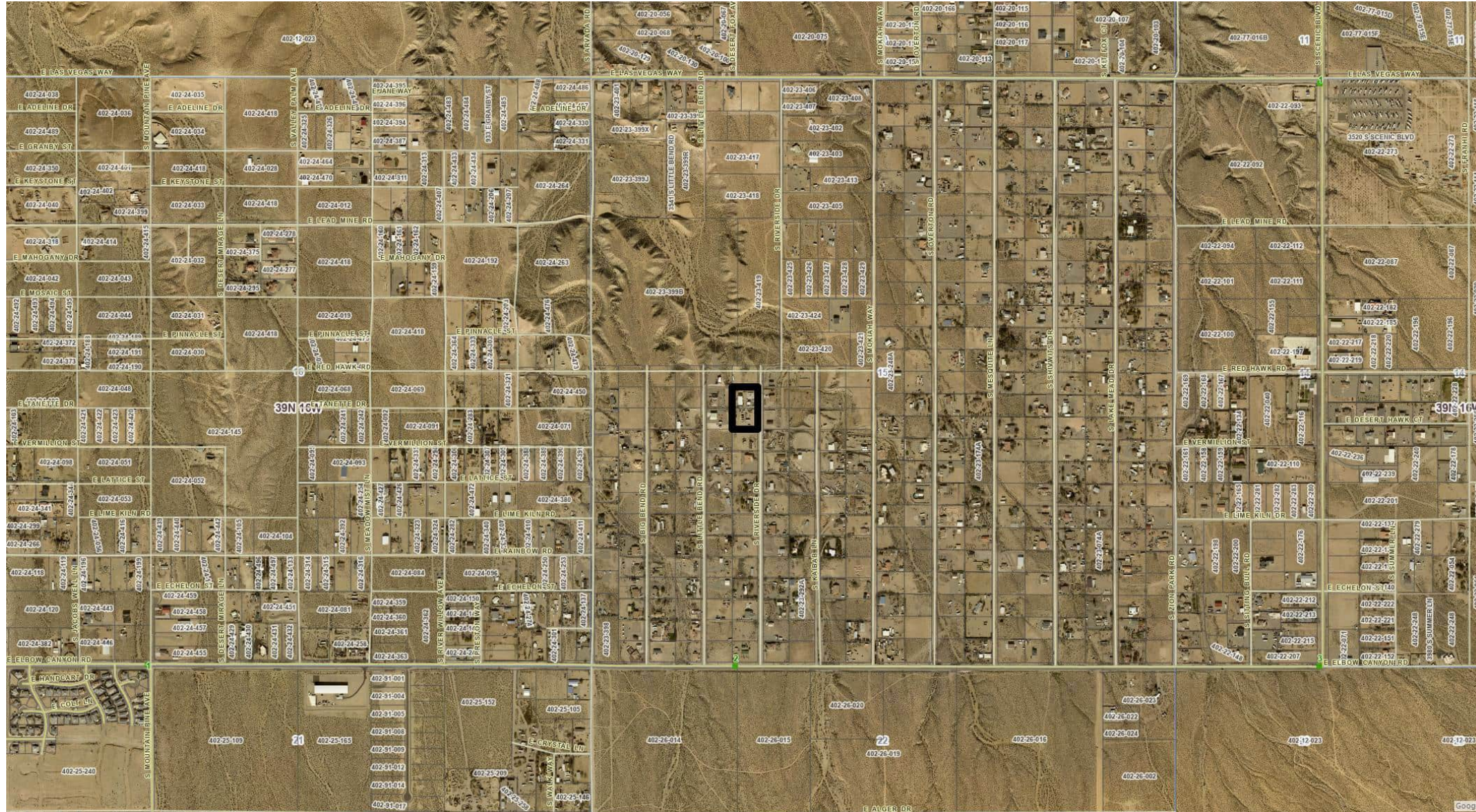


SPECIAL USE PERMIT 402-23-328 & -329

SITE MAP

Section 15
T 39 N, R 16 W

SPECIAL USE PERMIT for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity.



SPECIAL USE PERMIT 402-23-328 & -329

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity.

Section 15
T 39 N, R 16 W

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



SPECIAL USE PERMIT 402-23-328 & -329

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity.

Section 15
T 39 N, R 16 W

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



SPECIAL USE PERMIT 402-23-328 & -329 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity.

Section 15
T 39 N, R 16 W







02. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Medium Density Residential land use designation to a Light Industrial land use designation, and a REZONE from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone to allow for a utility operations center and storage yard, for Assessor's Parcel Nos. 120-01-064 and 120-01-066, in the Lake Havasu City 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 Leslie Carpenter on behalf of Unisource Energy Corporation of Tucson, Arizona.

Assessor's Parcel Nos. 120-01-064 and -066 are parcels of land as shown on RS 67/41, in Section 16 of Township 14 North, Range 20 West.

The site is approximately 27.97 acres in total and is located west of Highway 95 and north of Price Drive. The site is accessed from Highway 95, then west on Price Drive approximately .25 miles to the southeastern corner of the lot.

The site has existing structures and has relatively flat terrain that gradually slopes to the west. The surrounding land uses consist of commercial and manufacturing developments and vacant state land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Medium Density Residential land use designation to a Light Industrial land use designation, and this
2. Rezone from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a Unisource operations center with an office, storage yard, and warehouse.

The site is located within the Desert Hills Fire District. Electric, water, and sewer services appear to be available. Price Drive is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5936H indicates approximately 1.73 acres in the northwest corner of the parcel described to be in Zone AE, in the Special Flood Hazard Area, with the remaining area to be in Zone X (shaded) and Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

- d. The neighboring area does contain zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via an unpaved road.
- 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 for Assessor's Parcel Nos. 120-01-064 and -066 will be amended to Light Industrial.
2. Assessor's Parcel Nos. 120-01-064 and -066 will be from a C-M/5A (Commercial Manufacturing/Five-Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits shall be obtained prior to construction.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 120-01-066/120-01-064 Current Zoning: CM/5A, AR Parcel Size 27.88 Acres

Legal Description:

T14N R20W SEC 16 POR OF A PARCEL OF LAND LYING WITHIN TAC 2520 SHOWN ON RS 067/041 REC 5/12/2026 FEE# 2025024094 DESCRIBED AS COMM AT THE W4 COR S89 DEG 36'34" E 5279.33' TH S89 DEG 36'34" E 30.63' TO THE POB TH S89 DEG 36'34" E 1700.00' TH N00 DEG 18'09'

Water Provider: City Electric provider: UniSource Sewer provider: City

Present use of property: vacant

Owner Information

Owner Name(must match current deed): Unisource Energy Corp

Owner Street Address: PO Box 711 City: Tucson State: AZ Zip: 85702

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Leslie Carpenter

Agent Street Address: 6405 Wilkinson Dr City: Prescott State: AZ Zip: 86301

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: C-MO

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

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

For the purpose of:

Building an operations center for UniSource Energy Services with office, storage yard, warehouse.

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.

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: med density resid/ light industrial

Proposed to be: light Industrial

Describe how the change will benefit the county.

This will allow the local electric provider, UniSource Energy Services, to build an operations center with office, storage yard, and warehouse all in one location. This will make operations more efficient than the current separated locations.

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

none

Describe any change in the character of the surrounding neighborhood.

none, surrounding neighborhood is vacant state land. The Veterans thrift shop, currently operating immediately adjacent on the west side (zoned light industrial) will not be affected by the change in zoning .

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.

Most of the parcel falls within the light industrial zoning which matches the character of the proposed use, this action just extends the same use to new parcel edge adjacent to vacant state land this area has no residential, it is vacant state land

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

The parcel was recently purchased from state land and historical use was light industrial. This action will allow the main parcel (28 acres) to be in the plan as general commercial to reflect the intended future use.

Minor Plan Amendment Addendum

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

med density resid/ light industrial

to light Industrial

to accompany the requested rezone.

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 CM/5A, AR
to C-MO for the purpose of Building an operations center for UniSource Energy Services with office, storage yard, warehouse.

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:

[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: 120-01-066/120-01-064

~~T14N R20W SEC 16 POR OF A PARCEL OF LAND LYING WITHIN TAC 2520 SHOWN ON RS 067/041 REC 5/12/2026 FEE# 2025024094 DESCRIBED AS COMM AT THE W4 COR S89 DEG 36'34" E 5279.33' TH S89 DEG 36'34" E 30.63' TO THE POB TH S89 DEG 36'34" E 1700.00' TH N00 DEG 18'09'~~

(Issuance of following Patent recommended by Arizona State Land Commissioner to the Governor of Arizona on the 13th day of February, 2026 James W. Perry, Commissioner)

State of Arizona

PATENT NO. 53-124456-01
(Land Sold at Public Auction)



For 030 Lands
(School, Institutional or University)

In Accordance with the provisions of law, payment in full has been received by the State of Arizona through its State Land Department for the real property described below; and

The State of Arizona in consideration of the premises, and in conformity with law hereby does sell, grant and convey unto

UNISOURCE ENERGY SERVICES, INC.

of the County of Pima, State of Arizona, the following described real property situated in the County of Mohave, State of Arizona, to-wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERE TO AND MADE A PART OF PATENT NO. 53-124456-01**

Total containing 27.972 acres, more or less, subject to existing reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect, and subject to the following Additional Conditions:

**SEE EXHIBIT "B" ADDITIONAL CONDITIONS ATTACHED
HERE TO AND MADE A PART OF PATENT NO. 53-124456-01**

Recording Requested By:

Tucson Electric Power Company
Land Resources Department
3950 E. Irvington Road, MS OH131
P.O. Box 711
Tucson, AZ 85702

Mohave County
N ½ SEC.16, T14N, R20E
Havasu Ops / HH11675

Instrument Title:

PATENT No. 53-124456-01
Land Sold at Public Auction

Grantor:

State of Arizona

Grantee:

Unisource Energy Services, Inc.

Property Location:

Price Drive, Lake Havasu City,
Mohave County, Arizona
TRS 14N - 20W - 16

Assessor Parcel Number(s):

120-01-045 – includes other property

AFFIDAVIT OF PROPERTY VALUE – EXEMPTION STATEMENT

Pursuant to Arizona Revised Statutes §11-1134(A)(3), the attached instrument is exempt from the Affidavit of Property Value and associated fee.

In The Matter Of Patent No. 53-124456-01 (Unisource Energy Services in Pima County), pursuant to the provisions of Arizona Revised Statutes § 37-231, of the following substances not heretofore retained and reserved by a predecessor in title to the State of Arizona, all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, shall be and remain and are hereby reserved in and retained by the State of Arizona, together with the right of the State of Arizona, its lessees or permittees to enter upon those lands for the purpose of exploration, development and removal of the above described substances as provided by the rules of the State Land Department and the laws of Arizona.

To Have And To Hold said property together with all the rights, privileges, immunities and appurtenances of whatsoever nature thereunto belonging unto said Patentee, its successors and assigns forever.

In Testimony Whereof, I, Katie Hobbs, Governor of the State of Arizona,

have caused these letters to be made patent, and the Great Seal of the State of Arizona to be hereunto attached.

Given under my hand at the City of Phoenix, Arizona,

this 23 day of February A.D., 2026



Governor of the State of Arizona

Attest:



Secretary of State of the State of Arizona



EXHIBIT "A"
LEGAL DESCRIPTION
53-124456-01

A Parcel of land located in the North One-Half of Section 16, Township 14 North, Range 20 West of the Gila and Salt River meridian, Mohave County, Arizona, more particularly described as follows:

COMMENCING at the West One-Quarter Corner of said Section 16, monumented by a dilapidated 2.5" aluminum cap LS13023, from which the East One-Quarter Corner of Said Section 16, monumented by a 2.5" GLO brass cap 1915, bears South 89°36'34" East 5279.33 feet and is the BASIS OF BEARINGS for this description;

THENCE South 89°36'34" East 30.63 feet to the Easterly Right-Of-Way of London Bridge Road;

THENCE continuing South 89°36'34" East 369.37 feet to the **POINT OF BEGINNING**;

THENCE continuing South 89°36'34" East 1700.00 feet;

THENCE North 00°18'09" East 716.74 feet parallel to the West Line of said Section 16;

THENCE North 89°36'34 West 1700.00 feet parallel to the East-West Mid-Section Line of said Section 16;

THENCE South 00°18'09 West 716.74 feet parallel to the West Line of said Section 16 to the **POINT OF BEGINNING**.

Containing 27.972 acres more or less.

UNS ELECTRIC, INC.
88 E. Broadway Blvd.
Tucson, AZ 85701

INCUMBENCY CERTIFICATE

I, Amy Welander, Vice President, General Counsel, Corporate Secretary and Chief Compliance Officer of UNS Electric, Inc. (Company), an Arizona corporation, do hereby certify that the following are duly elected, qualified and acting officers of the Company; that they hold the offices designated opposite their respective names; that they are authorized and empowered to execute documents on behalf of the Company; and that the signatures appearing opposite their respective names are their true and correct signatures.

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Susan Gray	Chief Executive Officer	
Erik Bakken	President	
Caleb Adcock	Chief Financial Officer and Sr. Vice President	
Eric Bronner	Vice President, Energy Management, Planning and Development	
Ana Bustamante	Vice President, Energy Delivery	
Dallas Dukes	Sr. Vice President of Customer and Strategic Affairs	
Cynthia Garcia	Chief Operating Officer and Sr. Vice President	
Erik Keller	Chief Information Officer and Vice President	
Terry Nay	Vice President of Energy Resources	
Christopher Norman	Vice President, Public Policy	
Jason Rademacher	Vice President, Finance and Rates	
Michael Sheehan	Vice President, Fuels and Resource Planning	
Amy Welander	Vice President, General Counsel, Corporate Secretary and Chief Compliance Officer	
Martha Pritz	Treasurer	
Chad Callahan	Assistant Treasurer	
Katherine Schultz	Controller	

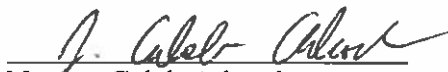
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company
this 15th day of January 2026.



Name: Amy Welander

Title: Vice President, General Counsel, Corporate
Secretary and Chief Compliance Officer

I, Caleb Adcock, Chief Financial Officer and Sr. Vice President, hereby certify that Amy Welander is the Vice President, General Counsel, Corporate Secretary and Chief Compliance Officer of the Company and that the signature appearing above is that of Amy Welander.



Name: Caleb Adcock

Title: Chief Financial Officer and Sr. Vice President

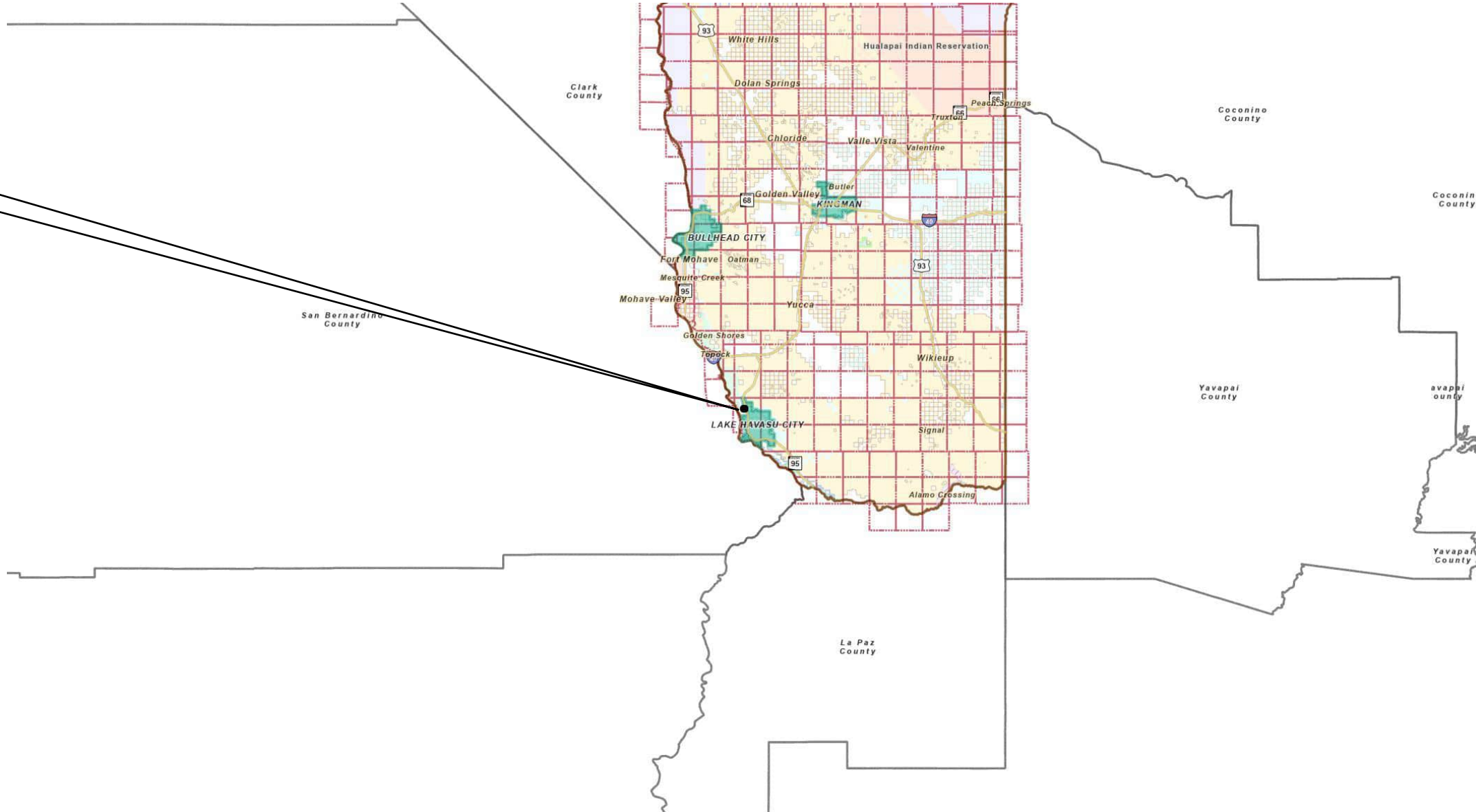
GENERAL PLAN AMENDMENT & REZONE 120-01-064 & -066

GENERAL MAP

Section 16
T 14 N, R 20 W

Subject
Property

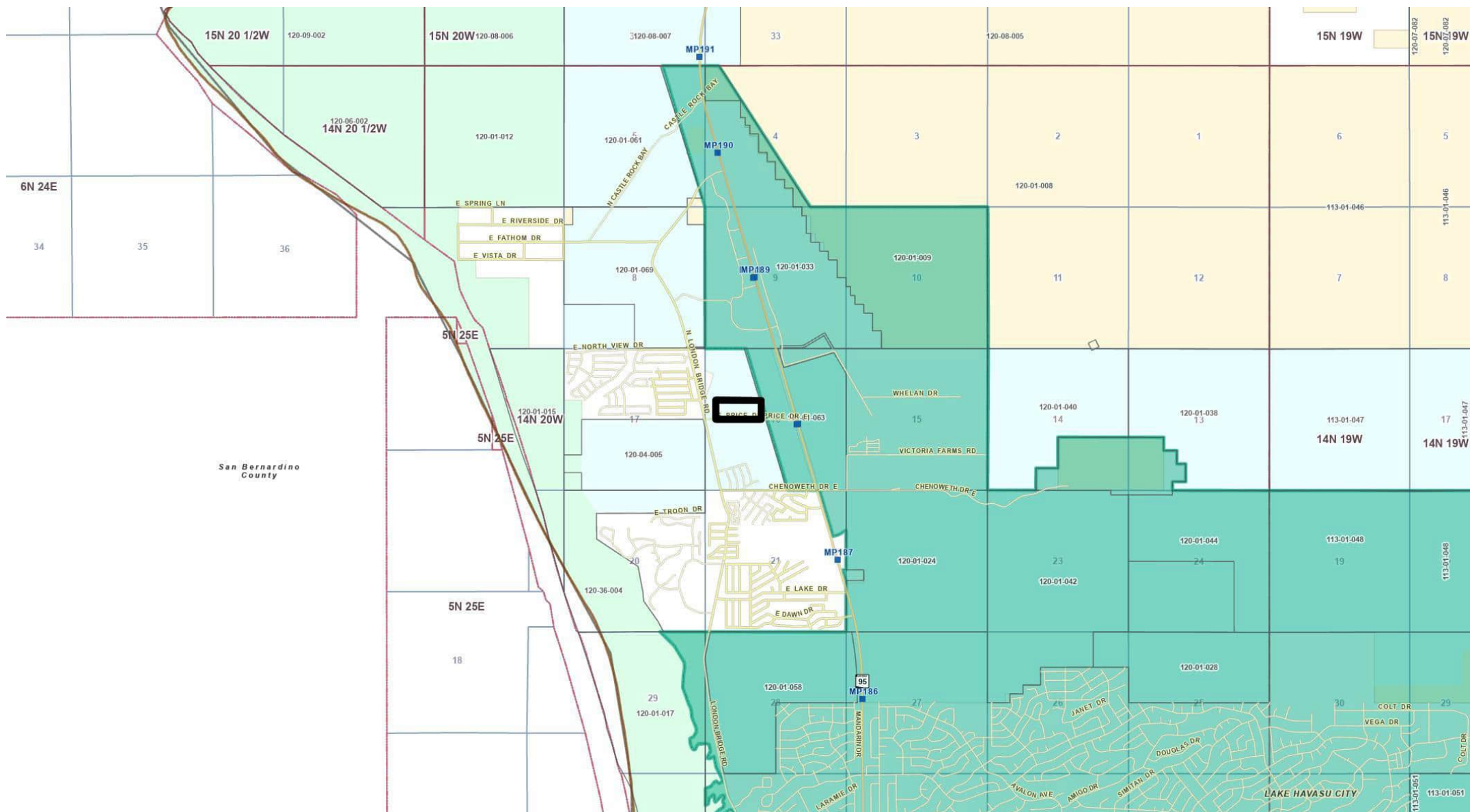
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Medium Density Residential land use designation to a Light Industrial land use designation and a REZONE of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity.



VICINITY MAP

Section 16
T 14 N, R 20 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Medium Density Residential land use designation to a Light Industrial land use designation and a REZONE of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity.



SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Medium Density Residential land use designation to a Light Industrial land use designation and a REZONE of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity.

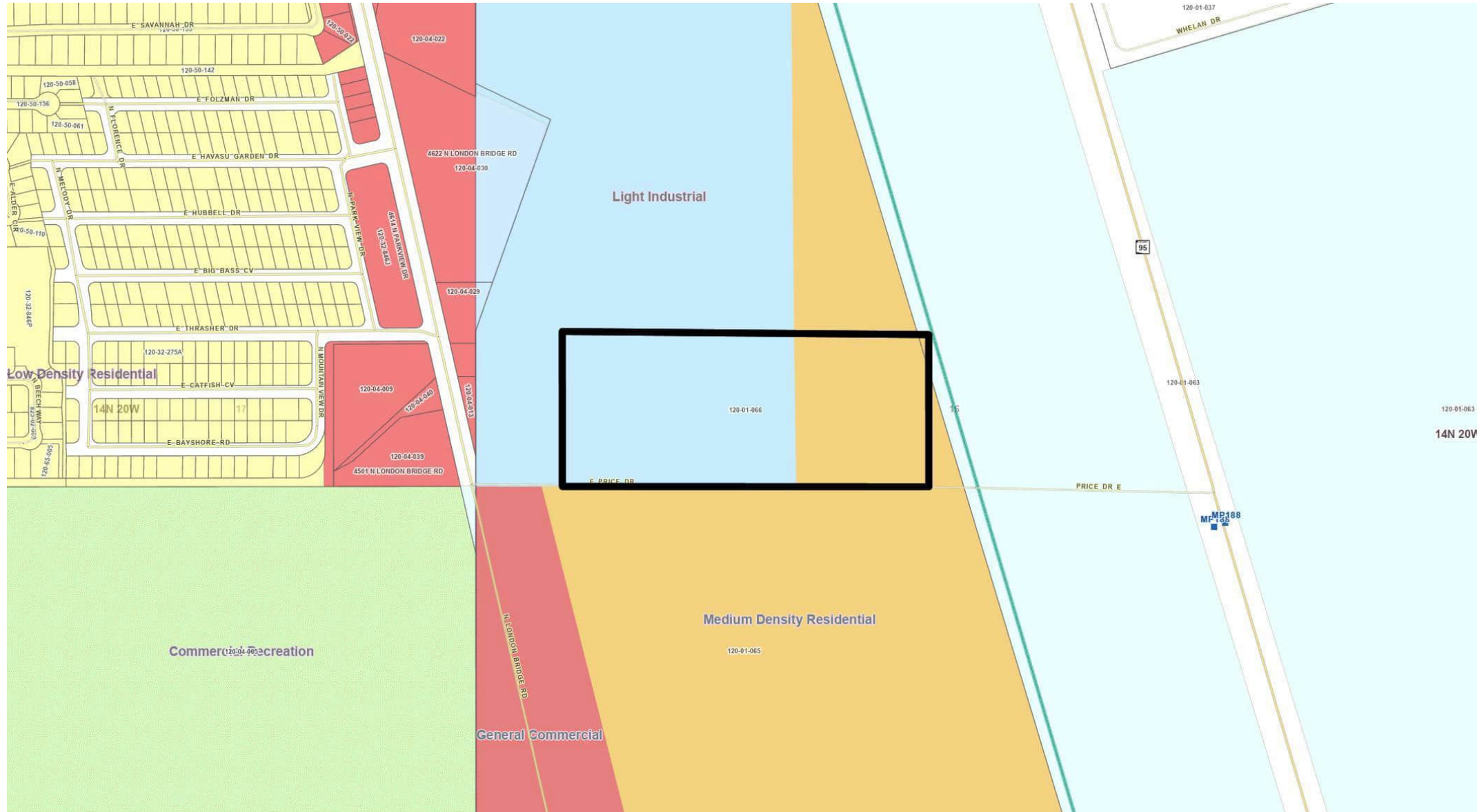
GENERAL PLAN AMENDMENT & REZONE 120-01-064 & -066

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Medium Density Residential land use designation to a Light Industrial land use designation and a REZONE of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity.

Section 16 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

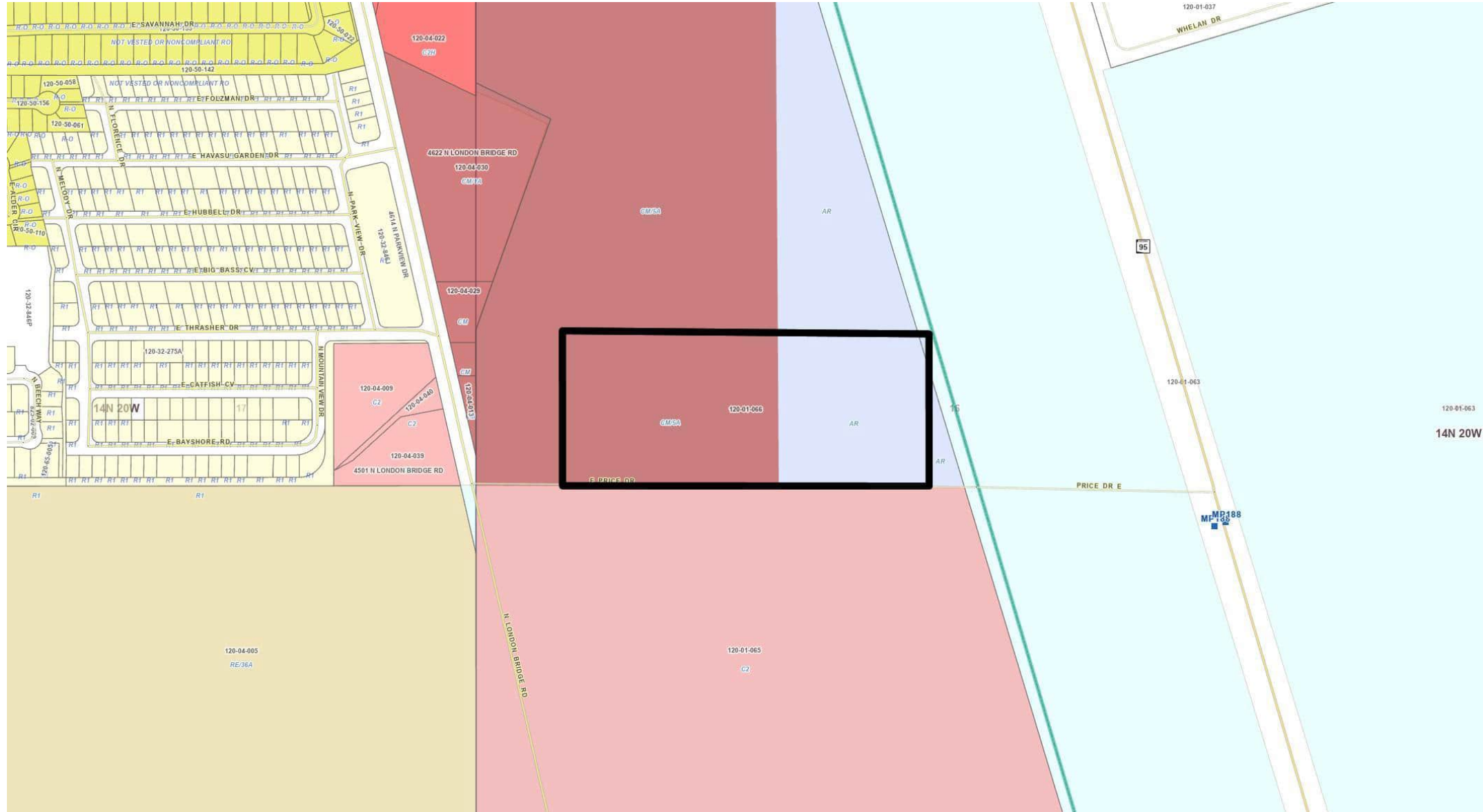


GENERAL PLAN AMENDMENT & REZONE 120-01-064 & -066

ZONING MAP

Section 16
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		



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Medium Density Residential land use designation to a Light Industrial land use designation and a REZONE of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity.

GENERAL PLAN AMENDMENT & REZONE 120-01-064 & -066

RIGHT OF WAY MAP

Section 16
T 14 N, R 20 W

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



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Medium Density Residential land use designation to a Light Industrial land use designation and a REZONE of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity.

GENERAL PLAN AMENDMENT & REZONE 120-01-064 & -066

REQUEST

Section 16
T 14 N, R 20 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Medium Density Residential land use designation to a Light Industrial land use designation and a REZONE of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity.







03. **Evaluation of a request for a REZONE of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone to allow for open lot storage in the Mohave Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Caroline Strecker of Fort Mohave, Arizona.

Assessor's Parcel No. 225-22-028 is described as a portion of the N1/2, NE1/4, NE1/4, W1/2 S1/2, NE1/4, NE1/4 of Section 15, Township 18 North, Range 22 West.

The site is approximately 28.85 acres and is located south of Jerome Ave and west of State Highway 95. The site is accessed from State Highway 95.

The site is vacant and relatively flat. The surrounding area consists of vacant private and tribal land, with scattered residential and commercial developments.

The applicant requests this Rezone from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/ Open Lot Storage) zone, to allow for commercial open lot storage with both indoor and outdoor storage. The Mohave County General Plan designates the site as General Commercial.

The site is located within Mohave Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. State Highway 95 is paved and is on ADOT's road maintenance system.

A review of FEMA FIRM Panel #04015C-5075K indicates the site is located in 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.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There are no known significant environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to a C-MO (Commercial Manufacturing/Open Lot Storage) zone.

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 225-22-028 Current Zoning: AR Parcel Size 28.08 Acres

Legal Description:

SECTION = 15 TOWNSHIP = 18N RANGE = 22W N2 NE 4
NE 4, W2S2 NE 4 NE 4 EXCEPT THE EAST 50' OF
7057 S HWY 95, MOHAVE VALLEY, AZ

Water Provider: BERMUDA - MY UTILITY Electric provider: MOHAVE ELECTRIC Sewer provider: NONE

Present use of property: VACANT LAND

Owner Information

Owner Name(must match current deed): CAROLINE STRECKER

Mailing Address: 5556 S INTEGRITY LN 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: CAROLINE STRECKER

Mailing Address: 5556 S INTEGRITY LN City: FORT MOHAVE State: AZ Zip: 86426

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: COMMERCIAL - MANUFACTURING

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

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

For the purpose of:

INDOOR / OUTDOOR STORAGE

Authorization

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

[Signature] 07/07/2026
CAROLINE STRECKER

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-MD for the purpose of INDOOR / OUTDOOR STORAGE.

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,

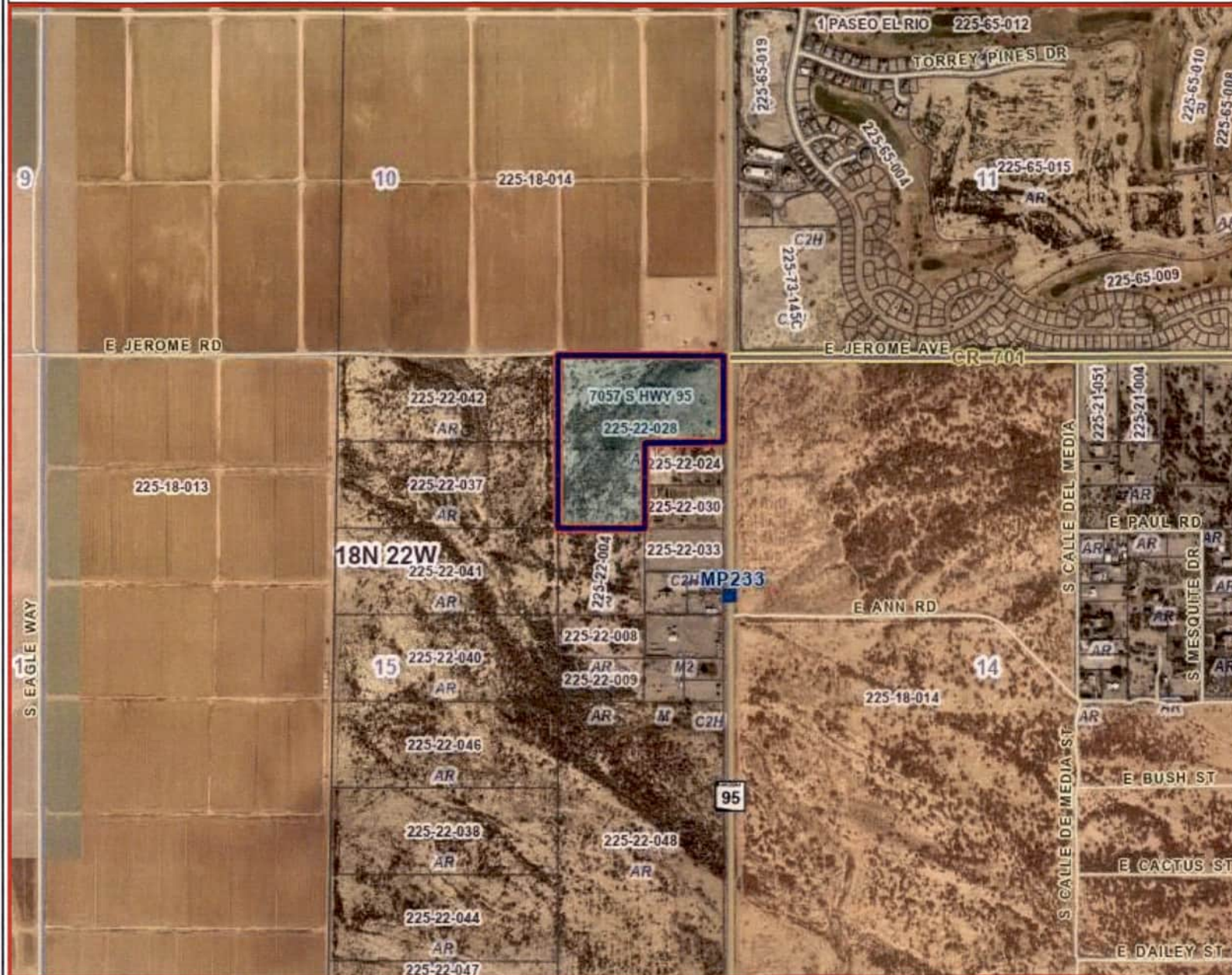

Applicant / agent

Contact information:

CAROLINE STRECKER
5556 S INTEGRITY LN
FORT MOHAVE, AZ 86446

Assessor Parcel Number and Legal Description of proposed subject property: ID# : 225 - 22 - 028

SECTION : 15 TOWNSHIP - 18N RANGE: 22W N2 NE 4 NE 4, W2 S2
NE 4 NE 4 EXCEPT THE EAST 50' OF SITUS ADDRESS:
7057 S HWY 95, MOHAVE VALLEY, AZ

**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Maintained Rds / County Routes:
 - AcquireR/W
 - Unsurfaced
 - Surfaced
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested)
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other

1: 16,619



0 1,384.9 2,769.8 Feet

(approximate scale)

Map Created: 7/15/2026

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

Notes:

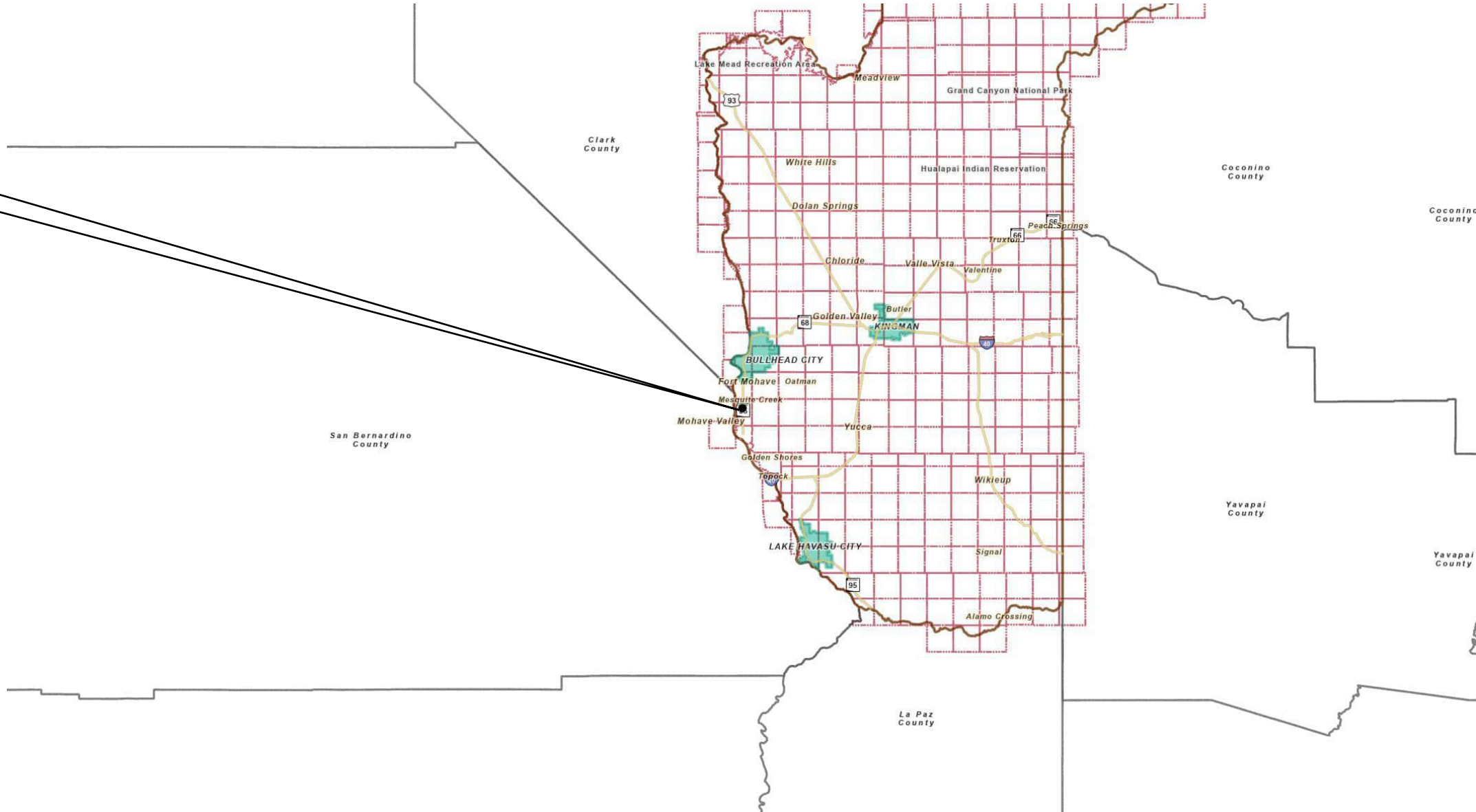
REZONE 225-22-028

GENERAL MAP

REZONE of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity.

Section 15
T 18 N, R 22 W

Subject
Property



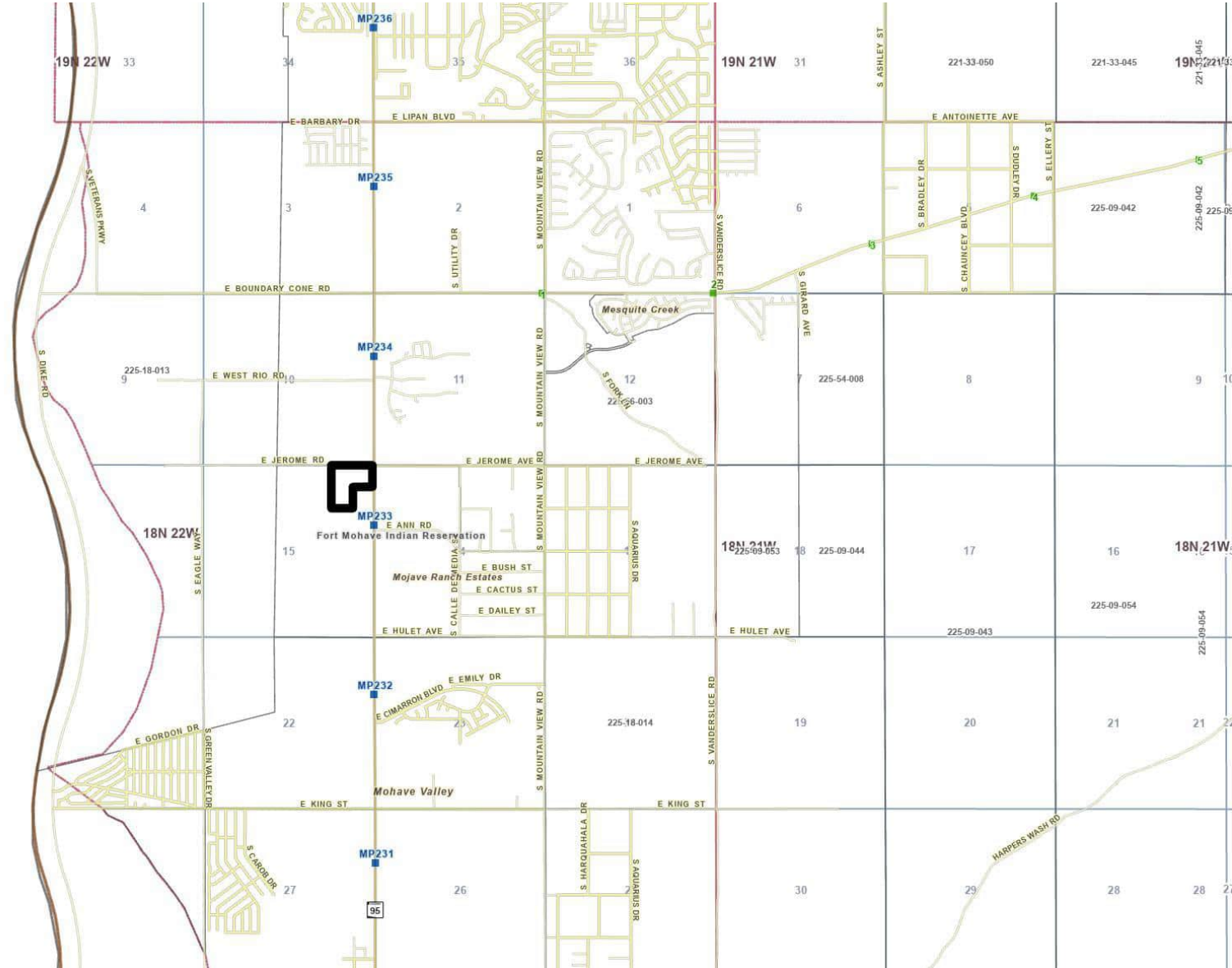
REZONE 225-22-028

VICINITY MAP

Section 15
T 18 N, R 22 W

REZONE of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity.

San Bernardino
County

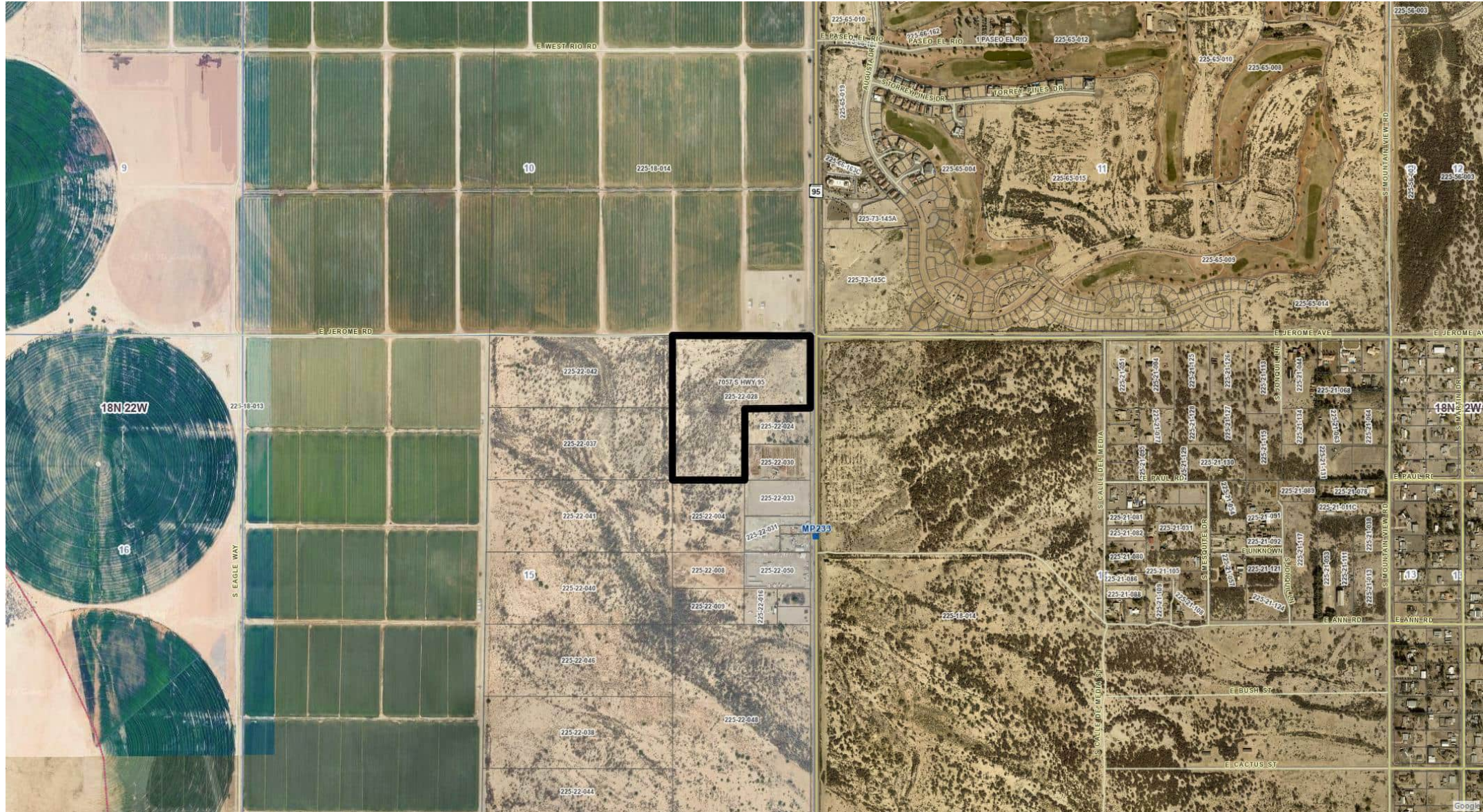


REZONE 225-22-028

SITE MAP

Section 15
T 18 N, R 22 W

REZONE of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity.



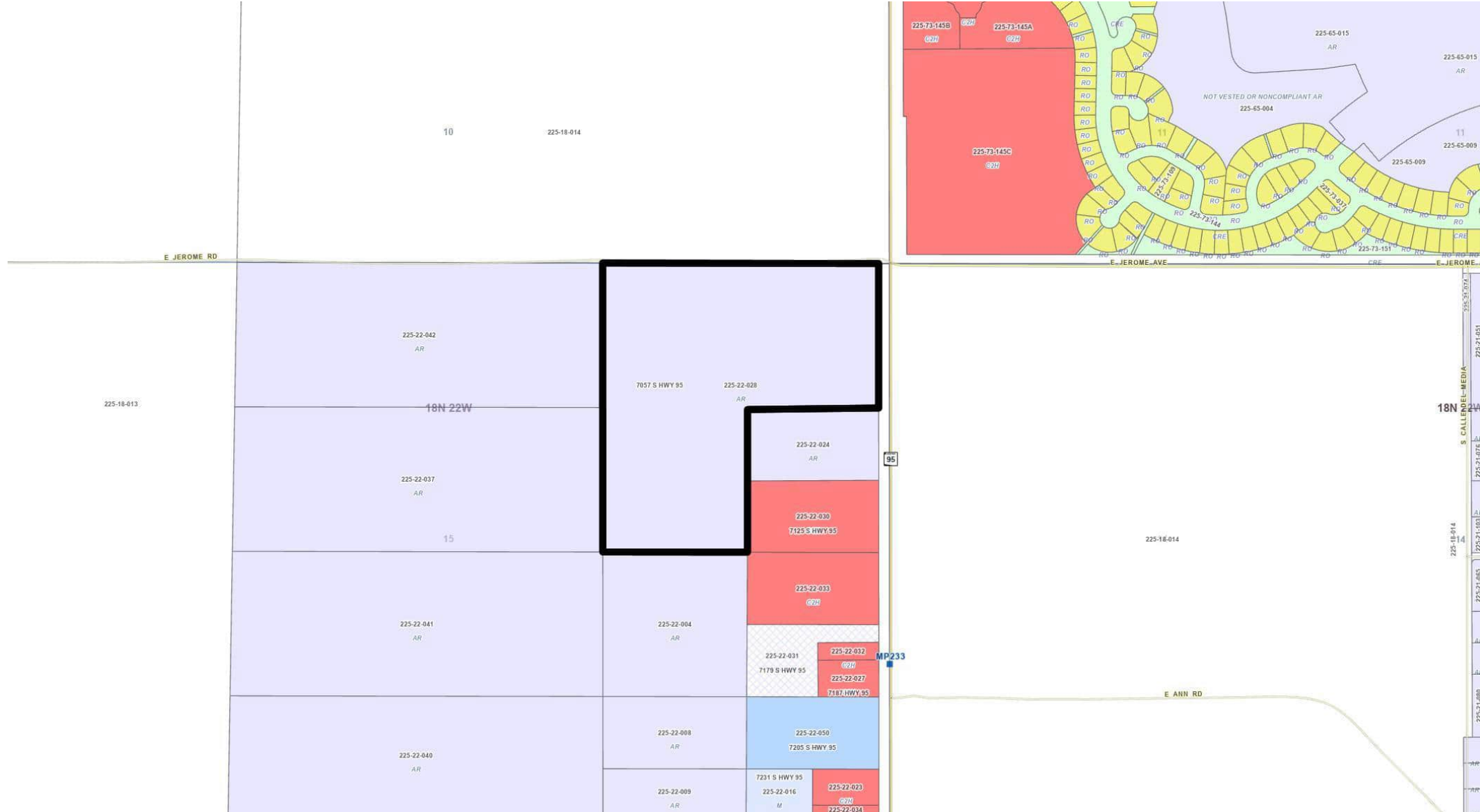
REZONE 225-22-028

ZONING MAP

Section 15
T 18 N, R 22 W

REZONE of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity.

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



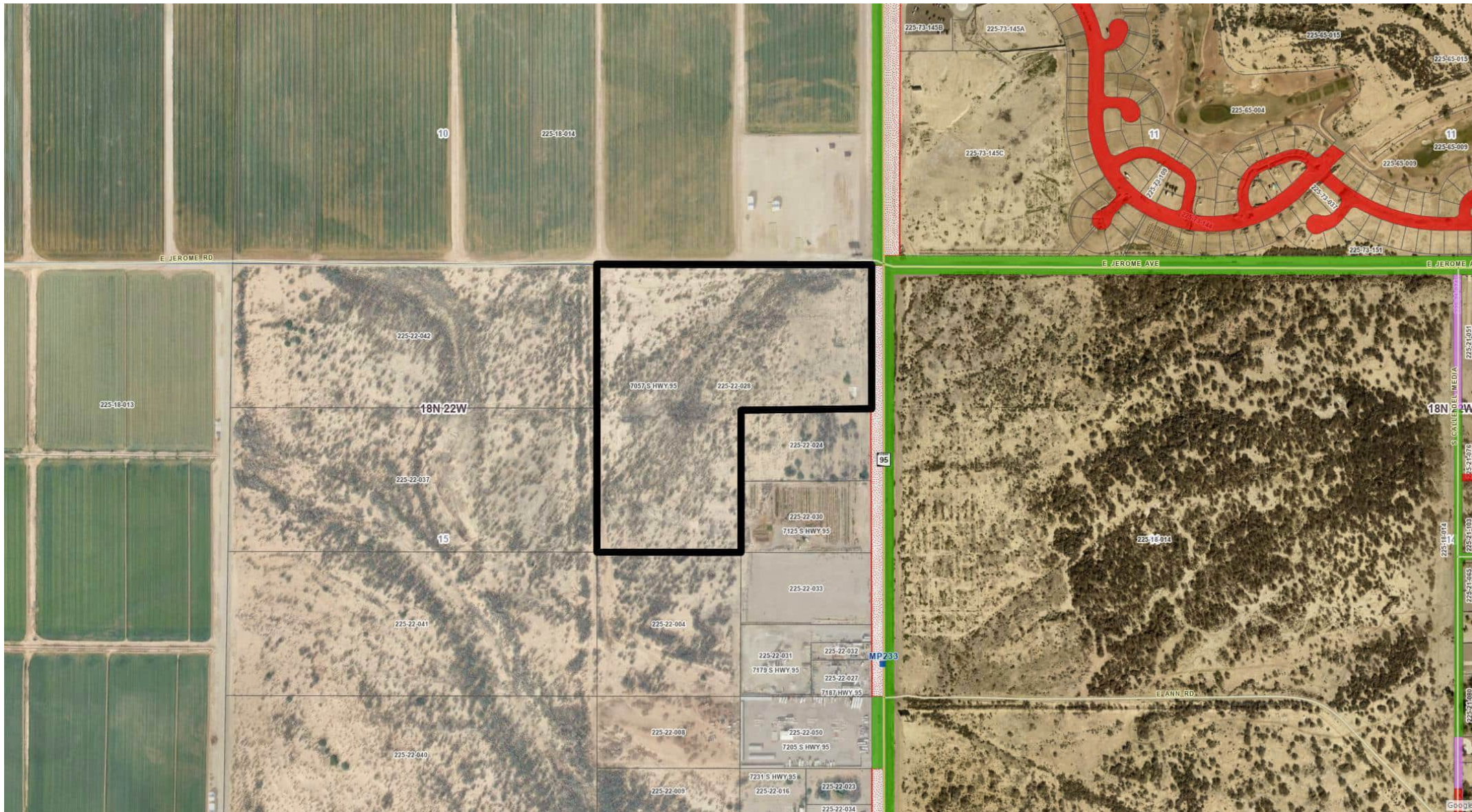
REZONE 225-22-028

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity.

Section 15
T 18 N, R 22 W

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



REZONE 225-22-028 REQUEST

REZONE of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity.

Section 15
T 18 N, R 22 W







**ZONING
NOTICE**

04. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity, Mohave County, Arizona**

This evaluation is to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by property owner Richard and Goldie Dollarhide of Kingman, Arizona.

Assessor's Parcel No. 203-35-007 is described as a portion of the N1/2 NE1/4 SE1/4 of Section 10, Township 17 North, Range 13 West.

The site is approximately 10.12 acres in size and is located east of Short Road and north of Carpenter Ranch Road. The site is accessed from U. S. Highway 93, then east on Carpenter Ranch Road approximately .26 miles to the site.

The site has a single-family residence and associated accessory structures and is relatively flat. The surrounding land uses consist of primarily vacant land and scattered residential development.

The applicant requests this Special Use Permit to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone. The Mohave County General Plan designates the site as Rural Development Area.

The site does not appear to be located within a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Short Road is unpaved and on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-5550G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. This Special Use Permit is for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone.

2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved prior to approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.E.4 of the Mohave County Zoning Ordinance, prior to establishing the use
4. The appropriate permits and licenses will be obtained prior to establishing the use.
5. The applicant shall comply with all Arizona Department of Real Estate regulations.
6. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 203-35-007 Current Zoning: A/R Parcel Size 10.12 Acres

Legal Description:

SECTION 10 TOWNSHIP 17N RANGE 13W

Water Provider: SELF WELL Electric provider: MOHAVE ELECTRIC Sewer provider: SEPTIC

Present use of property: RESIDENTIAL LIGHT FARM

Owner Information

Owner Name(must match current deed): RICHARD DOLLARHIDE @ GOLDIE DOLLARHIDE

Mailing Address: 12394 S. HWY 93 City: KINGMAN State: AZ Zip: 86401

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

BURIAL ON OUR PROPERTY

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.

Richard Dollarhide
Goldie Dollarhide

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

Special Use Permit Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a Special Use Permit for the below-captioned property to allow for
A private family cemetery in an A-R/36A zone.

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

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

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

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

Sincerely,

Applicant / agent

Contact information:

Richard D. [REDACTED]

12394 S. Hwy 93
Kingman Az. 86401

Assessor Parcel Number and Legal Description of proposed Special Use location:
203-35-007

BEG AT E4 COR SEC; TH W ALNG N LN OF NE4 SE4, 1320' TO NW COR OF NE4 SE4; TH S ALNG W LN NE4 SE4, 353'; TH N88 DEG 57' E ALNG N LN, 1320.55' TO PT OF INTERSEC WITH E SEC LN; TH N ALNG E SEC LN, 315' TO POB. CONT 10.12 AC M/L



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Maintained Rds / County Route:
 - AcquireR/W
 - Unsurfaced
 - Surfaced
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private

1: 4,155



0 346.2 692.4 Feet

(approximate scale)

Map Created: 7/6/2026

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

Notes:

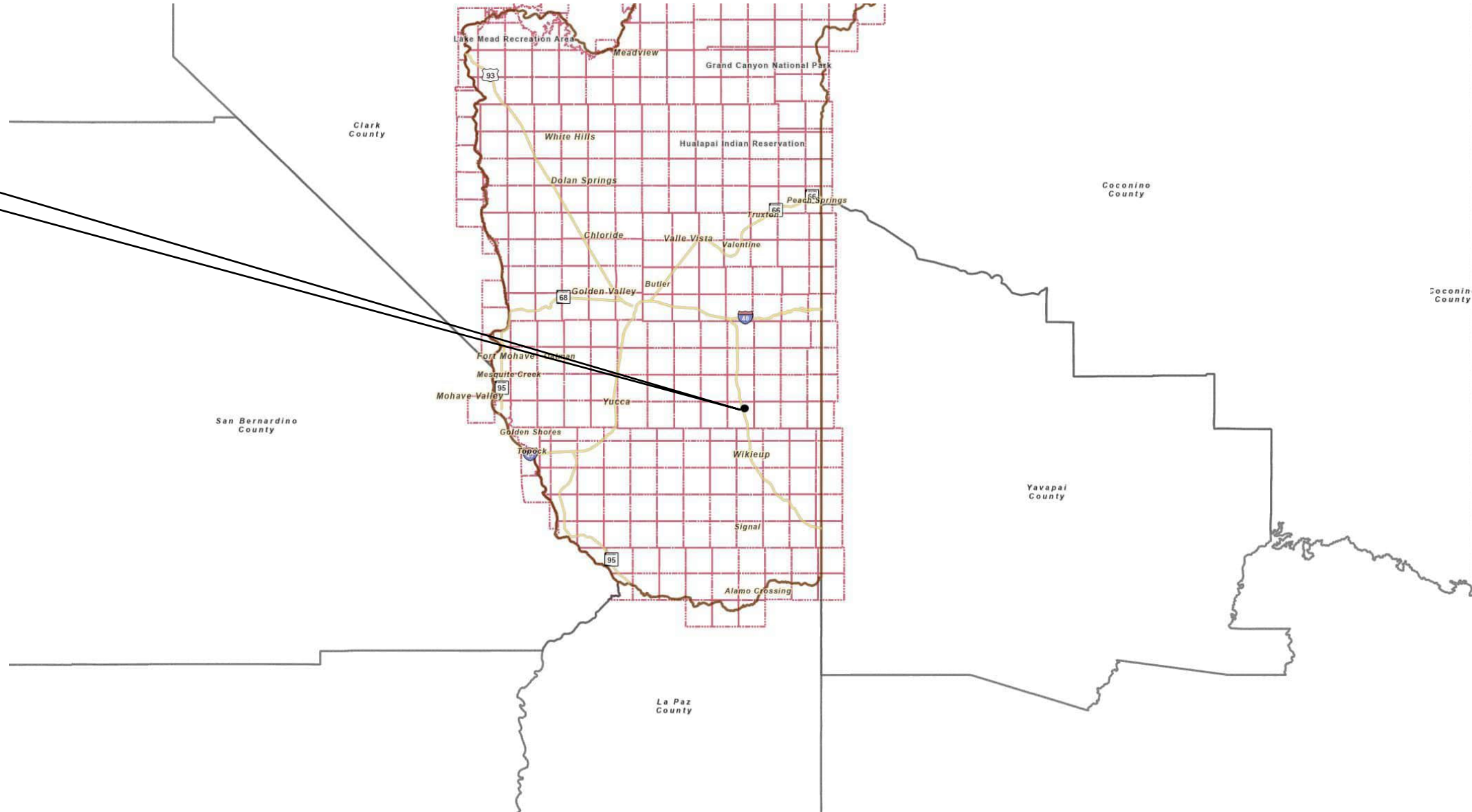
SPECIAL USE PERMIT 203-35-007

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity.

Section 10
T 17 N, R 13 W

Subject
Property

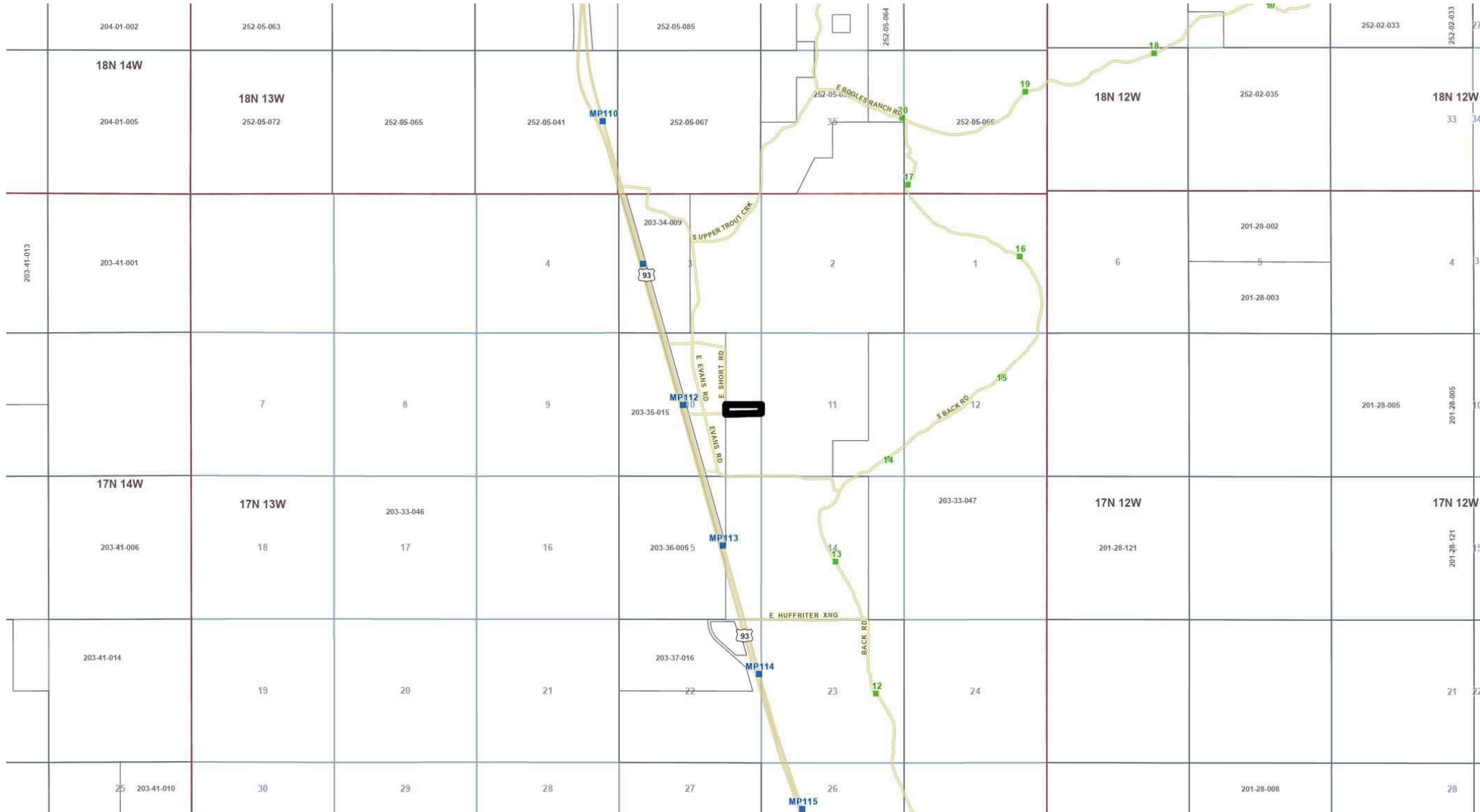


SPECIAL USE PERMIT 203-35-007

VICINITY MAP

Section 10
T 17 N, R 13 W

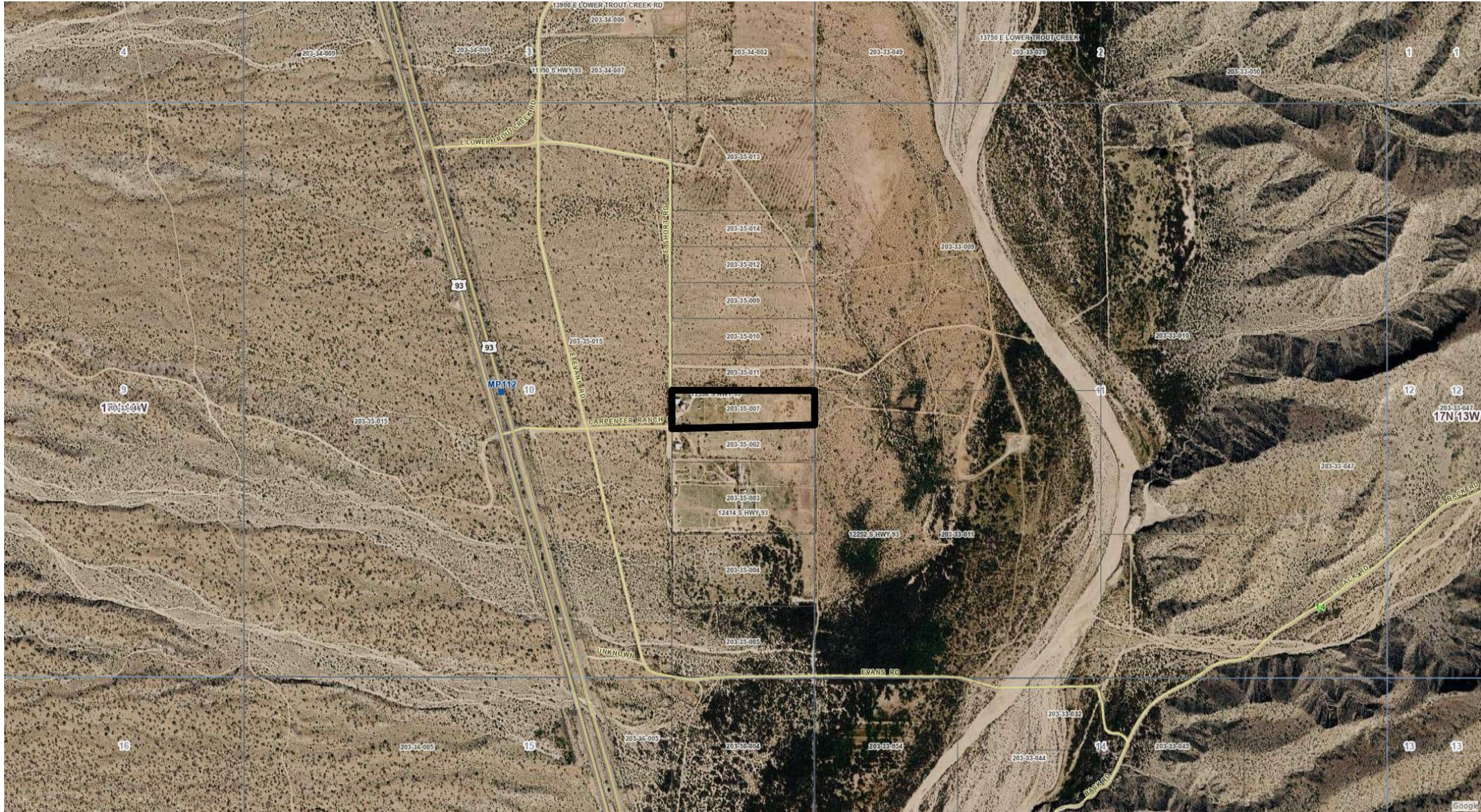
SPECIAL USE PERMIT for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity.



203-35-007

SPECIAL USE PERMIT for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity.

Section 10
T 17 N, R 13 W



SPECIAL USE PERMIT 203-35-007

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity.

Section 10
T 17 N, R 13 W

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



SPECIAL USE PERMIT 203-35-007
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity.

Section 10
T 17 N, R 13 W

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



SPECIAL USE PERMIT 203-35-007 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity.

Section 10
T 17 N, R 13 W





ZONING NOTICE

NOTICE is hereby given that a zoning change is being considered for the property located at 10000 N. 10th St., Phoenix, Arizona. The proposed zoning change is from R-1 to R-2. The public hearing will be held on the 10th day of the month of October, 2020, at 7:00 PM, at the City of Phoenix, Arizona, at the City Hall, 100 N. Central Ave., Phoenix, Arizona. The public hearing will be held in the City of Phoenix, Arizona, at the City Hall, 100 N. Central Ave., Phoenix, Arizona. The public hearing will be held in the City of Phoenix, Arizona, at the City Hall, 100 N. Central Ave., Phoenix, Arizona.

