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PUBLIC NOTICES

Foreclosure / Sheriff Sales

NOTICE OF TRUSTEE'S SALE T.S.# 142851-UT Loan # ***7650 A.P.N.: H-QL-110-A-1 IMPROVEMENT NOTICE TO PROPERTY OWNER THE FOLLOWING DESCRIBED PROPERTY WILL BE SOLD AT PUBLIC AUCTION TO THE HIGHEST BIDDER PAYABLE IN LAWFUL MONEY AT THE FRONT STEPS OF THE MAIN ENTRANCE OF THE WASHINGTON COUNTY DISTRICT COURT 206 WEST TABERNACLE, ST. GEORGE, UT 84770 on 6/11/2026 at 3:00 PM of said day, for the purpose of foreclosing a Trust Deed dated 12/1/2021 and executed by BRANDON KYLE FARRELL as trustees, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR LIMITED LIABILITY COMPANY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, recorded on 12/2/2021, as Instrument No. 20210076541 covering the following real property located in Washington County, Utah and more particularly described as follows: ALL OF LOT 110 AND EASTERLY 1/2 OF LOT 110A (MEASURED ALONG THE NORTHERLY LINE THEREOF) QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED 5. ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, AND THE WEST 1/2 OF LOT 111A (MEASURED ALONG THE NORTHERLY LINE THEREOF) QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED 5. ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, A.P.N.: H-QL-110-A-1 The current beneficiary of the trust deed is LAKEVIEW LOAN SERVICES, LLC ("Beneficiary") and the record owner(s) of the property as of the recording of the notice of default is/are BRANDON KYLE FARRELL. The street address of the property is partridge dr, HURRICANE, UT 84737. 4400 W STATE ST, SPC**

Foreclosure / Sheriff Sales

1103 HURRICANE, UT 84737. Bidders must be prepared to tender to the trustee \$10,000.00 at the sale and the balance of the purchase price by 12:00 noon the day following the sale. Both payments must be in the form of a cashier's check or certified funds. "Official" checks and cash are not acceptable. If the highest bidder refuses to pay the amount of the bid the bidder forfeits its deposit and is liable for any loss as a result of the refusal, including interest, costs and trustee's and reasonable attorney fees. TRUSTEE CONTACT INFORMATION: ORANGE TITLE INSURANCE AGENCY, INC. 374 East 720 South Orem, Utah 84058 Phone: (800) 500-8757 Fax: (801) 285-0964 Hours: Monday-Friday 9a.m.-5p.m. A Trustee's deed will be delivered to the successful bidder within five business days after receipt of the amount bid. Successor Trustee disclaims liability for any error in the deed address shown herein. Successor Trustee may void sale due to any unknown facts at time of sale that would cause the cancellation of the sale. If Trustee's deed will be delivered to the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Beneficiary. Trustor, Successor Trustee or the Successor Trustee attorney. This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose. Dated: APR 13 2026 ORANGE TITLE INSURANCE AGENCY, INC. Monica Chavez, Authorized Agent
Pub#12237559
Published
May 13, 2026
The Spectrum
UPAXLP

Homes

Govt Public Notices

Notice of Washington County Tax Sale
 Notice is hereby given that on May 28, 2026, at 10:00 am, at publicsurplus.com, will offer for sale at public auction and sell to the highest dollar bidder, under the provisions of Utah Code Ann. § 59-2-1351.1, the following described real property located in Washington County, Utah and now delinquent and subject to tax sale. A bid for less than the total amount of taxes, tax notice charges, interest, penalties, and administrative costs which are a charge upon the real estate will not be accepted.

Properties:
Tax Sale: Owner(s): BALLARD THAD & BECKY. Parcel: H-311-E. Tax: \$209.58, Penalty: \$20. Interest: \$5.35, Total: \$234.93

Tax Sale: Owner(s): BOBB BRENT. Parcel: H-311-E. Tax: \$1,177.33, Penalty: \$11.88, Interest: \$303.02, Total: \$1,492.23

Tax Sale: Owner(s): BRIGHT IDEAS REI LLC. Parcel: SC-220-A-1-A-1. Tax: \$236.68, Penalty: \$50. Interest: \$19.06, Total: \$305.74

Tax Sale: Owner(s): BUSCH PATRICK, Parcel: LV-114-A-7. Tax: \$3,351.87, Penalty: \$82.98, Total: \$4,298.64

Tax Sale: Owner(s): CWN LLC. Parcel: H-3-2-3-1416. Tax: \$240.41, Penalty: \$50. Interest: \$19.85, Total: \$310.26

Tax Sale: Owner(s): HOLM JOHN MARK. Parcel: AV-1365-Q. Tax: \$2,698.61, Penalty: \$86.10, Interest: \$701.34, Total: \$3,486.05

Tax Sale: Owner(s): PEREZ SHARON. Parcel: W-NS-7-A. Tax: \$5,221.56, Penalty: \$130.54, Interest: \$1,290.83, Total: \$6,642.93

Tax Sale: Owner(s): STAN-DARD DEV LLC. Parcel: AV-1317-D. Tax: \$5,716.65, Penalty: \$137.92, Interest: \$1,112.32, Total: \$6,966.89

Tax Sale: Owner(s): VICTORIA CROSS LLC.

Govt Public Notices

Parcel: H-3-1-33-142. Tax: \$11,871.79, Penalty: \$228.67, Total: \$14,987.04
Tax Sale: Owner(s): WARNER JEFFREY & ERIN L TRS. Parcel: SG-BOU-4-108. Tax: \$11,867.81, Penalty: \$231.21, Interest: \$2,681.34, Total: \$14,740.36

IN WITNESS WHEREOF I have hereunto set my hand and official seal on April 20, 2026.
 Ryan Sullivan, Washington County Clerk-Auditor

The auction will be conducted exclusively at publicsurplus.com. All sales will conclude at 4:00 pm on the day of the auction and will be conducted in accordance with the procedures of the Washington County Auditor.

For more information regarding the above-listed sales, visit taxsale.washco.utah.gov.

Published in the Spectrum: May 1, 7, 13, 20, 2026
 UPAXLP
 May 20 2026
 LNV50522165

Public Notices

NOTICE TO CREDITORS

OF THE
 Alan N. Silberberg Trust, dated October 8, 2009
 Jeffrey B. Silberberg, whose address is c/o PreenLaw, PLLC, 216 W. St. George Blvd., Ste. 200 St. George, UT 84770, is the Trustee of the Alan N. Silberberg Trust, dated October 8, 2009 (the "Trust"). Alan N. Silberberg, Grantor of the Trust, died on February 27, 2026. Utah Code Ann. § 75B-2-508 provides that any creditor having a claim against the Trust must file their claim with Jeffrey B. Silberberg, Trustee, at 216 W. St. George Blvd., Ste. 200, St. George, UT 84770 within three months after the date of first publication of this notice or be forever barred from presenting their claim.
 UPAXLP
 May 6, 13, 20 2026
 LNV50513137

Public Notices

NOTICE TO CREDITORS

OF THE
 Robert L. and Wendy M. Bagozzi Trust, dated February 22, 2019
 Jeremy W.L. Bagozzi, also known as Jeremy William Louis Bagozzi, whose address is c/o PreenLaw, PLLC, 216 W. St. George Blvd., Ste. 200 St. George, UT 84770, is the Trustee of the Robert L. and Wendy M. Bagozzi Trust, dated February 22, 2019 (the "Trust"). Robert L. Bagozzi and Wendy M. Bagozzi, Grantors of the Trust, died on February 01, 2026. Utah Code Ann. § 75B-2-508 which provides that any

Public Notices

creditor having a claim against the Trust must file their claim with Jeremy W.L. Bagozzi, Trustee, or Thomas J. Bayles, attorney for Jeremy W.L. Bagozzi, Trustee, at 216 W. St. George Blvd., Ste. 200, St. George, UT 84770 within three months after the date of first publication of this notice or be forever barred from presenting their claim.
 UPAXLP
 May 6, 13, 20 2026
 LNV50513194

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Public Notices

NOTICE OF HEARING

Notice is hereby given that on **WEDNESDAY, JUNE 10, 2026**, the Mohave County Planning and Zoning Commission will hold its regular meeting. At this time, all interested persons may appear and be heard at **10:00 AM**, in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:

ARIZONA STRIP AREA

- 01. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity (north of Center Street, west of 200 West Street, and east of 200 West Street), Mohave County, Arizona. **Calvin and Adeline Rollins, JN**
- 02. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall freestanding sign in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity (southeast of Farm Road, northeast of Desert Springs Road), Mohave County, Arizona. **Michael Korn on behalf of Ivano Dean, LLC MS**
- 03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-66-102 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a R-E/1A (Residential-Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity (east of Paria Lane, south of Helene Drive), Mohave County, Arizona. **Kakkzas, LLC DD**
- 04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 404-19-170 to allow for a 125-foot wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity (north of Cane Beds Road, southwest of State Highway 389), Mohave County, Arizona. **BNF Development LLC on behalf of A and A Property Consultants LLC. (CONTINUED FROM MAY 13, 2026 PLANNING AND ZONING COMMISSION MEETING)**
 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 Kinross Avenue, Kingman, AZ 86409.

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
 Scott Holtry, Director
Pub#12337797
Published
05/20/2026
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: May 19, 2026
Time: 9:45 AM
By: Robbie Chocklett

**AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
JUNE 10, 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

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity (north of Center Street, west of 200 West Street, and east of 200 West Street), Mohave County, Arizona. **Calvin and Adeline Rollins. JN**

02. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity (southeast of Farm Road, northeast of Desert Springs Road), Mohave County, Arizona. **Michael Korn on behalf of Iovino Dean, LLC. MS**
03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-66-102 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a R-E/1A (Residential-Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity (east of Paria Lane, south of Helene Drive), Mohave County, Arizona. **Kakkzsas, LLC. DD**

DOLAN SPRINGS / WHITE HILLS AREA

04. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 329-08-453, -459, -473, -502, and -503 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity (east of Silver Eagle Drive, south of Rolando Drive), County, Arizona. **Leonardo and Marija Markovic. DD**
05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) and a **REZONE** of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Solomon Road, west of 9th Street), Mohave County, Arizona. **KTH Consulting on behalf of Sage Rancheros, LLC. MS**

FORT MOHAVE / MOHAVE VALLEY AREA

06. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 225-71-395A to allow for the construction of two model homes in The Hills at Cielo Los Lagos, Tract 4244 subdivision prior to approval of the Final Plat in an S-D/R (Special Development/Residential) zone, in the Fort Mohave vicinity (south of Vista Laguna Drive, east of Mountain View Road), Mohave County, Arizona. **JPN Properties LLC.VB**

GOLDEN VALLEY AREA

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-24-099B from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a petting zoo, in the Golden Valley vicinity (north Unkar Drive, south Amado Drive), Mohave County, Arizona. **Leona Finke. JN**
08. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity (east of Houck Road, south of Abrigo Drive), Mohave County, Arizona. **Charles Schramm. VB**

09. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel Nos. 215-02-032A and -047A from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini-mart store and caretaker's quarters, in the Golden Valley vicinity (east of Pine Road, south of Shinarump Drive), Mohave County, Arizona. **KTH Consulting on behalf of Mohave Developments, Inc.** DD

MOHAVE COUNTY GENERAL AREA

10. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity (west of Interstate 40, north of Griffith Road), Mohave County, Arizona. **Anthony Beavers on behalf of Love's Travel Stops and Country Stores, Inc.** JN

OTHER

11. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 404-19-170 to allow for a 125-foot wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity (north of Cane Beds Road, southwest of State Highway 389), Mohave County, Arizona. **BMF Development LLC on behalf of A and A Property Consultants LLC. (CONTINUED FROM MAY 13, 2026 PLANNING AND ZONING COMMISSION MEETING)**
12. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
13. Call to the Public

According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services to all persons with disabilities. If you need accommodation for this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5816.

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

01. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 405-46-030 and -061 from a RE/10A (Residential Recreation/Ten Acre minimum lot size) zone to a RE (Residential Recreation) zone, to bring the property into compliance, in the Moccasin vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Calvin and Adeline Rollins of Cedar City, Utah.

Assessor's Parcel Nos. 405-46-030 and -061 is described as E1/2, SW1/4, NE1/4 of Section 31, Township 41 North, Range 4 West.

The sites combined are approximately 10.48 acres and is located north of Center Street and parcel ending in -030 is east of 200 West Street and -061 is west of 200 West Street. The sites are accessed from State Highway 389, then north on Pipe Spring Road, west on Center Street, north on 200 West Street, approximately 0.06 miles to the sites.

The parcel ending in -061 appears to have a single family residence and the parcel ending in -030 appears to be vacant. The terrain appears to be relatively flat. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this Rezone from a RE/10A (Residential Recreation/Ten Acre minimum lot size) zone to a RE (Residential Recreation) zone to bring the property into compliance. The Mohave County General Plan designates this site as Rural Development Area.

The sites are not located within a fire district. Electric and water services appear to be available. Sewer services do not appear to be available. 200 West Street is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0325G indicates the parcel described to be in Zone D, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The sites appear adequate for the intended action.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- e. The sites appear to have legal access via unpaved roads.
- f. There does not appear to be any environmental features affecting the sites.
- g. Electric and water services appears to be available. Sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The sites will be rezoned to a RE (Residential Recreation) zone.
2. The appropriate permits will be obtained prior to construction.
3. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 405-46-061 Current Zoning: RE-10A Parcel Size 1.91 Acres

Legal Description: § 405-46-030

Section 31 Township 41N Range 4W

T41N Sec 31 Reg at a PT which is N40 DEG 00'00"

Water Provider: Mohave Water Electric provider: Public Sewer provider: Septic

Present use of property: Residential - single RE

Owner Information

Owner Name(must match current deed): Calvin J & Adeline I Rollins

Mailing Address: 3493 N covered wagon rd City: Cedar City State: UT Zip: 84721

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 rezoning:

Proposed to be: RE

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 a barn

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.

Calvin J Rollins
Adeline I Rollins

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-10A
to RE for the purpose of bringing the property into compliance.

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.

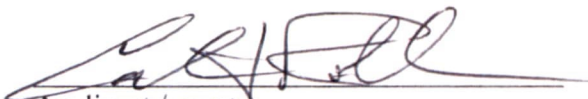
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by 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:


3493N Covered Wagon Dr
Cedar City, UT 84721

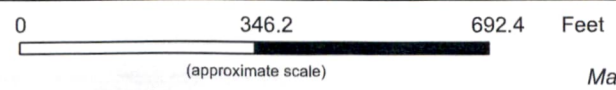
Assessor Parcel Number and Legal Description of proposed subject property: 405-46-061 - Parcel Size: 0.91
acres, Parcel Town: 41N, Parcel Range: 4W, Parcel Section: 31. 405-46-030 -
Parcel Size: 9.57 acres, Parcel Town: 41N, Parcel Range: 4W, Parcel Section: 3



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Maintained Rds / County Routes:
 - AcquireRW
 - 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



Map Created: 5/11/2026

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>

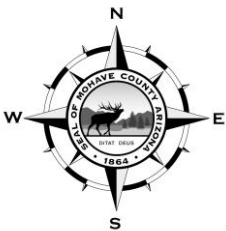
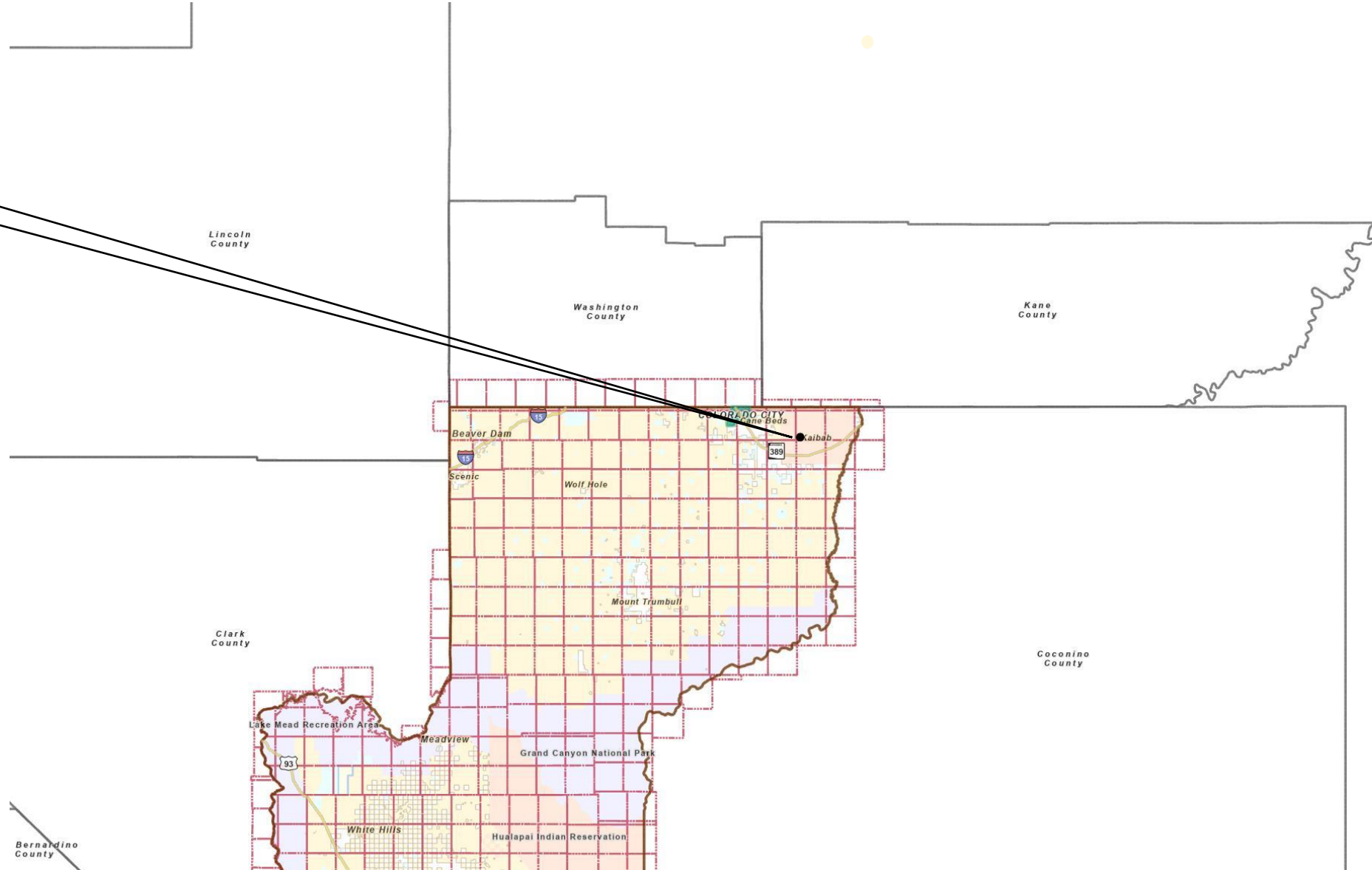
Notes:

REZONE 405-46-030 & -061 GENERAL MAP

Evaluation of a request for a REZONE of Assessor's Parcel No. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity.

Section 31
T 41 N, R 4 W

Subject
Property

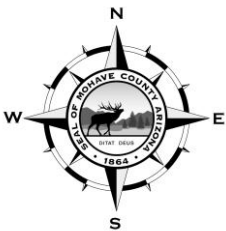
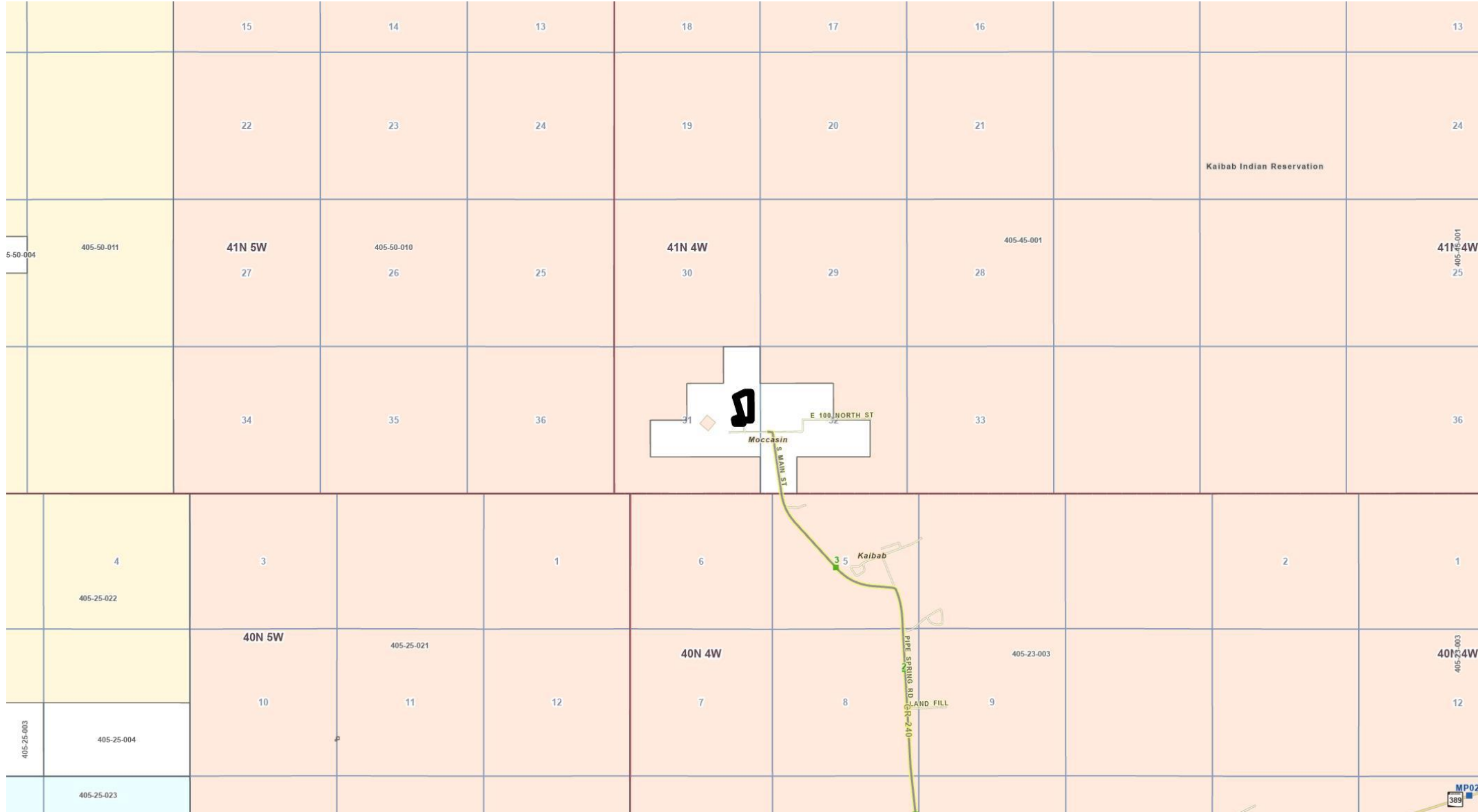


REZONE 405-46-030 & -061

VICINITY MAP

Evaluation of a request for a REZONE of Assessor's Parcel No. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity.

Section 31
T 41 N, R 4 W

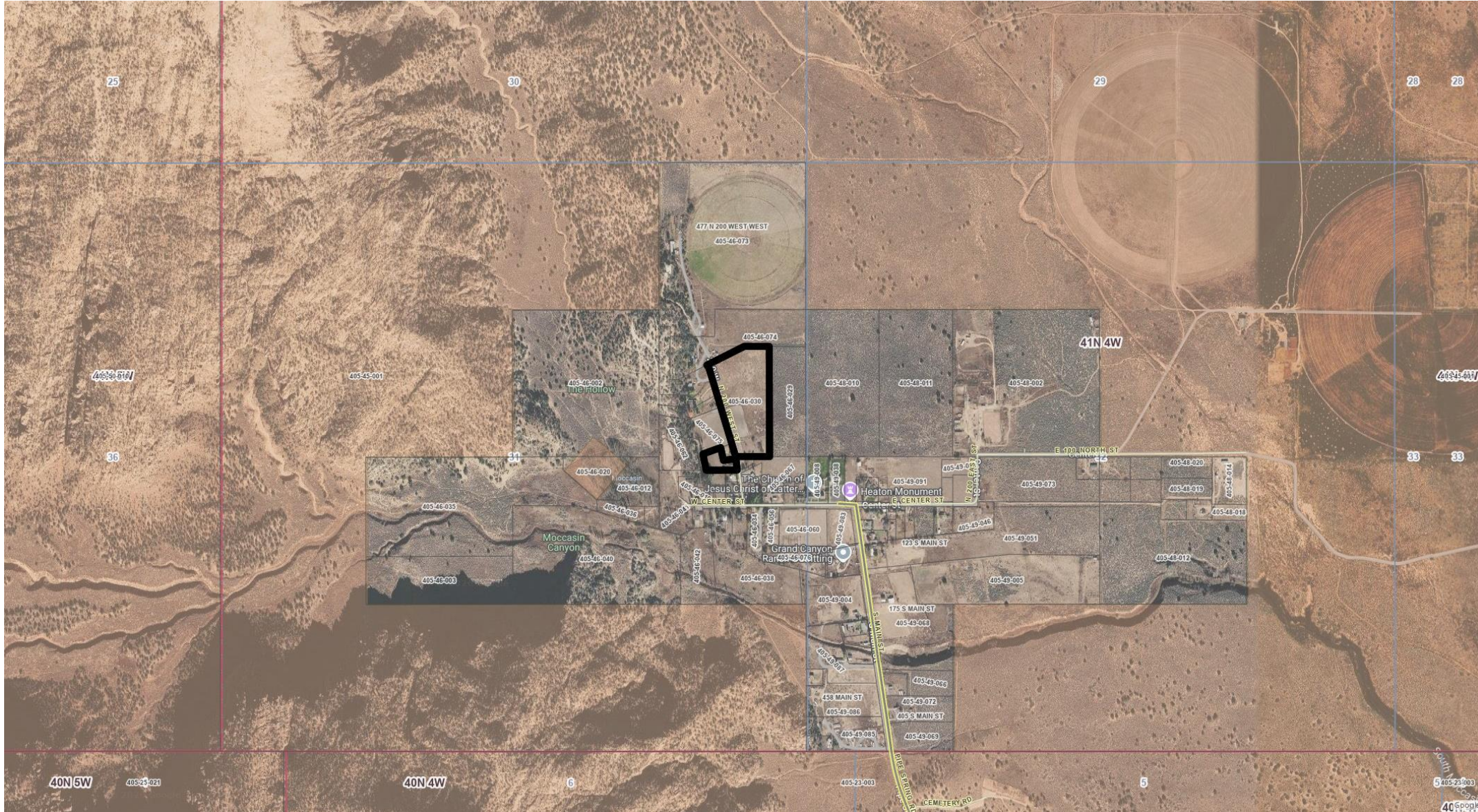


REZONE 405-46-030 & -061

SITE MAP

Evaluation of a request for a REZONE of Assessor's Parcel No. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity.

Section 31
T 41 N, R 4 W












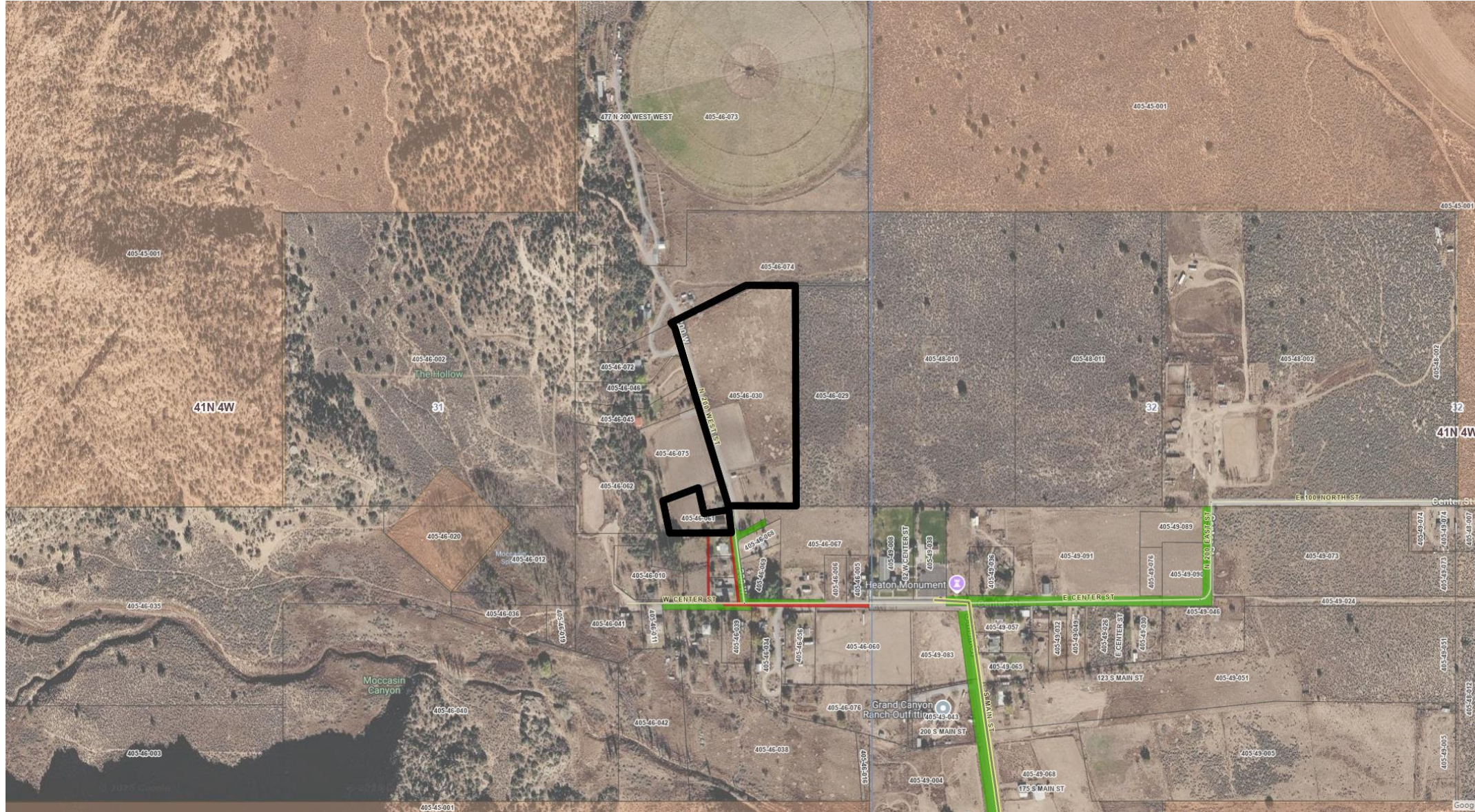
REZONE 405-46-030 & -061

RIGHT OF WAY MAP

Evaluation of a request for a REZONE of Assessor's Parcel No. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity.

Section 31
T 41 N, R 4 W

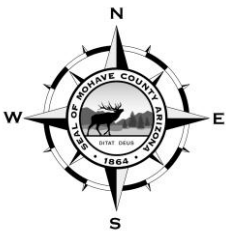
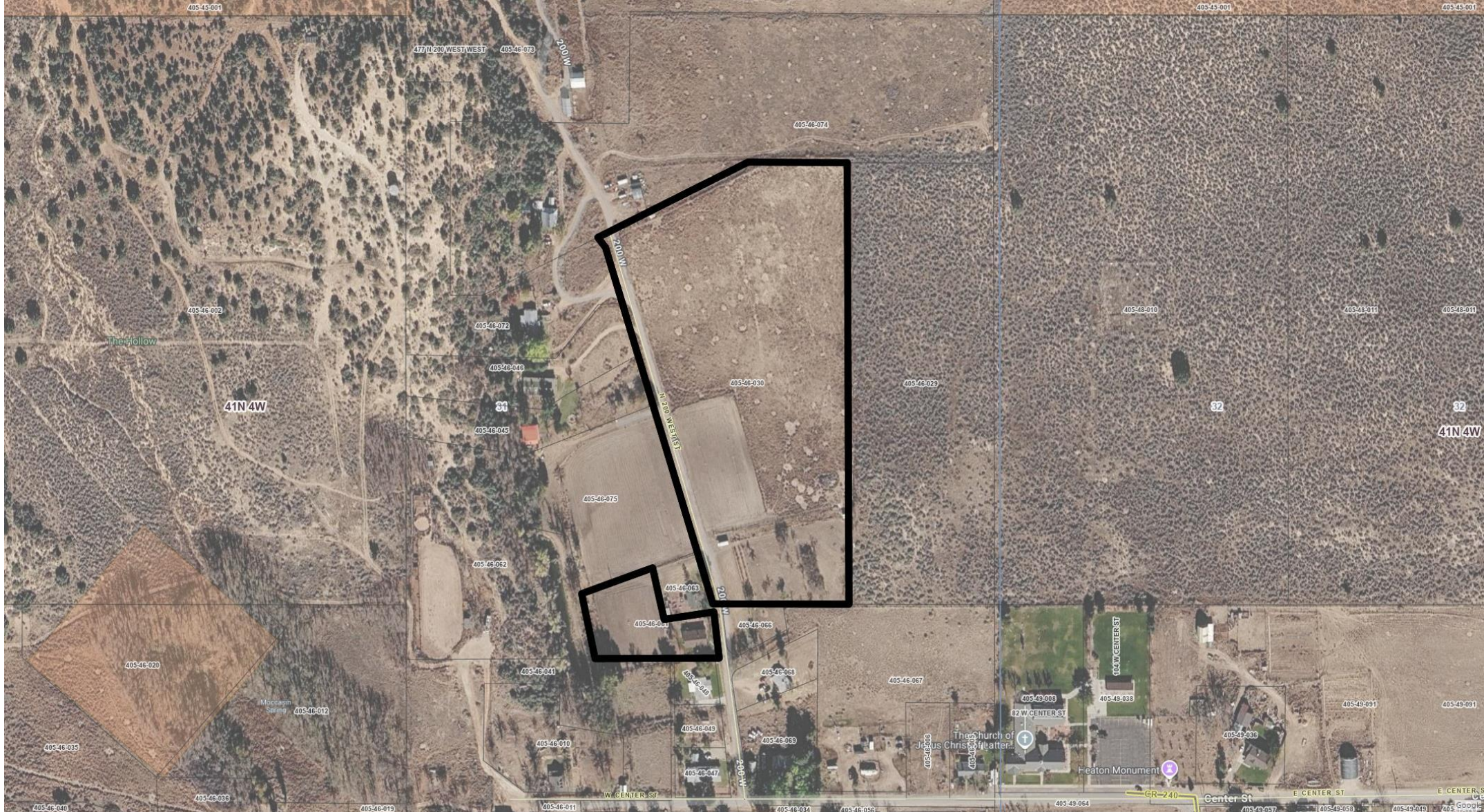
-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Abandonment
-  Further Research Req
-  Not Public
-  No R/W



REZONE 405-46-030 & -061 REQUEST

Evaluation of a request for a REZONE of Assessor's Parcel No. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity.

Section 31
T 41 N, R 4 W





ZONING NOTICE
This notice is posted to inform you of the zoning regulations that apply to your property. For more information, please contact the Planning Department at (505) 761-1234 or visit our website at www.ci.mt.com. Thank you for your cooperation.



ZONING NOTICE

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

As Follows:
Evaluation of a request for a REZONE of Assessor's Parcel No. 405-46-030, lot 262 from R.R. 2-1714 (Residential Subdivision) to R.R. 2-1715 (Residential Subdivision) for the purpose of being placed into compliance in the Mohave Valley Council of Caretaker Sites, within the 200 West Street, Mohave County, Arizona. Calvin and Andrea Rollins, Jr.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (909) 797-9661 OR PLANNING@MOHAVE.CO.AZ

02. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-2H (Highway Commercial) zone and a C-2H/2A (Highway Commercial/Two Acre minimum lot size) zone, in the Desert Springs 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 Michael Korn on behalf of Iovino Dean, LLC of Las Vegas, Nevada.

Assessor's Parcel No. 402-32-240 is described as a portion of the S1/2 NW1/4 of Section 3, Township 40 North, Range 15 West.

The site is approximately 9.23 acres in size and is located southeast of Farm Road and west of Willow Road. The site is accessed from Interstate 15, then Exit 9 to Desert Springs Road, then approximately 80 feet to the intersection with Farm Road, and the westerly corner of the site.

The site appears to be vacant with flat terrain. The surrounding land uses consist of commercial and residential developments and vacant land.

The applicant requests this Special Use Permit to allow for an 80-foot-tall freestanding sign for use by the future onsite convenience store. The Mohave County General Plan designates the site as General Commercial, and Interstate 15 as a Scenic Route or Vista.

The site is within the Beaver Dam/Littlefield Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Farm Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panels #04015C-0095G and #04015C-0093G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. This Special Use Permit allows for an 80-foot-tall freestanding sign for Assessor's Parcel No. 402-32-240.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits shall be obtained prior to construction.
4. If construction or the use has not commenced within one (1) year of Board of Supervisors approval of the Special Use Permit, or if the use has been discontinued for six (6) months, then approval shall terminate at that date.
5. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-32-240 Current Zoning: C2H C2H-2A Parcel Size 9.23 Acres

Legal Description:

T40N R15W SEC 3 THAT POR OF THE SE4 NW4 DESC AS FOLL: BEG AT A PT N00 DEG 05'12 W 343.22'ALNG THE 1/16TH LN AND N53 DEG 34'48 E 191 .58' FROM THE SW COR OF THE SE4 NW4 OF SD SEC 3; TH S53 DEG 34'48E 729.38' ML TO THE WLY LN OF A 60.00' R/W ESMT; TH N35 DE

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: No current use

Owner Information

Owner Name(must match current deed): Iovino Dean, LLC

Owner Street Address: 5115 Arville St City: Las Vegas State: NV Zip: 89118

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Michael Korn

Agent Street Address: 5115 Arville St City: Las Vegas State: NV Zip: 89118

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 a Mohave County Special Use Permit to allow for:

one (1) 80' pylon sign with gas price display and one (1) 100' flagpole

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.

Iovino Dean (Manager), C

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 one (1) 80' pylon sign with gas price display and one (1) 100' flagpole

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

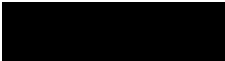
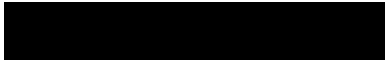
Or email the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip. You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

Michael Korn

Applicant / agent

Contact information:

Patrick's Signs



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

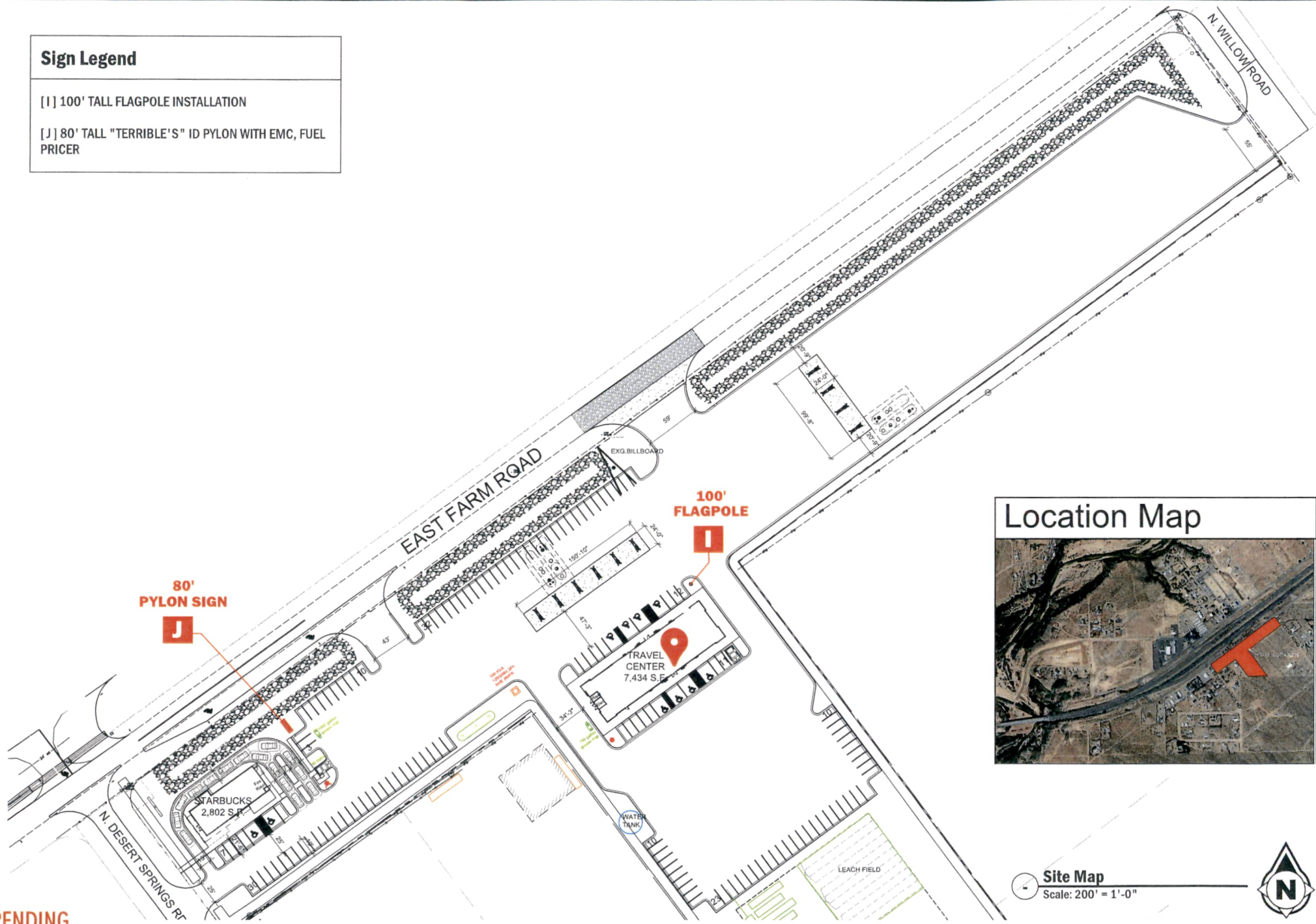
402-32-240

T40N R15W SEC 3 THAT POR OF THE SE4 NW4 DESC AS FOLL: BEG AT A PT N00 DEG 05'12 W 343.22'ALNG THE 1/16TH LN AND N53 DEG 34'48 E 191 .58' FROM THE SW COR OF THE SE4 NW4 OF SD SEC 3; TH S53 DEG 34'48E 729.38' ML TO THE WLY LN OF A 60.00' R/W ESMT; TH N35 DE

Sign Legend

[I] 100' TALL FLAGPOLE INSTALLATION

[J] 80' TALL "TERRIBLE'S" ID PYLON WITH EMC, FUEL PRICER



Site Map
Scale: 200' = 1'-0"



PENDING

TERRIBLE'S

TRAVEL CENTER #445

HIRISE PYLON

Project: 4130 E Farm Road
 Address: Littlefield AZ 86432
 Date: 02/10/2026
 View: noted
 Sales Rep: Patrick Dean
 Designer: GM/KK
 Design #: 240106-10HiRise

SCOPE

REVISIONS

Rev (1):	01/01/2024
Rev (2):	02/01/2024
Rev (3):	03/02/2024
Rev (3):	04/10/2024
Rev (3):	05/03/2025
Rev (4):	06/01/2025
Rev (4):	07/01/2025
Rev (5):	08/01/2026
Rev (5):	09/02/2026

FINAL APPROVALS

Client: _____
 Estimate: _____
 Design: _____
 Sales Rep: _____

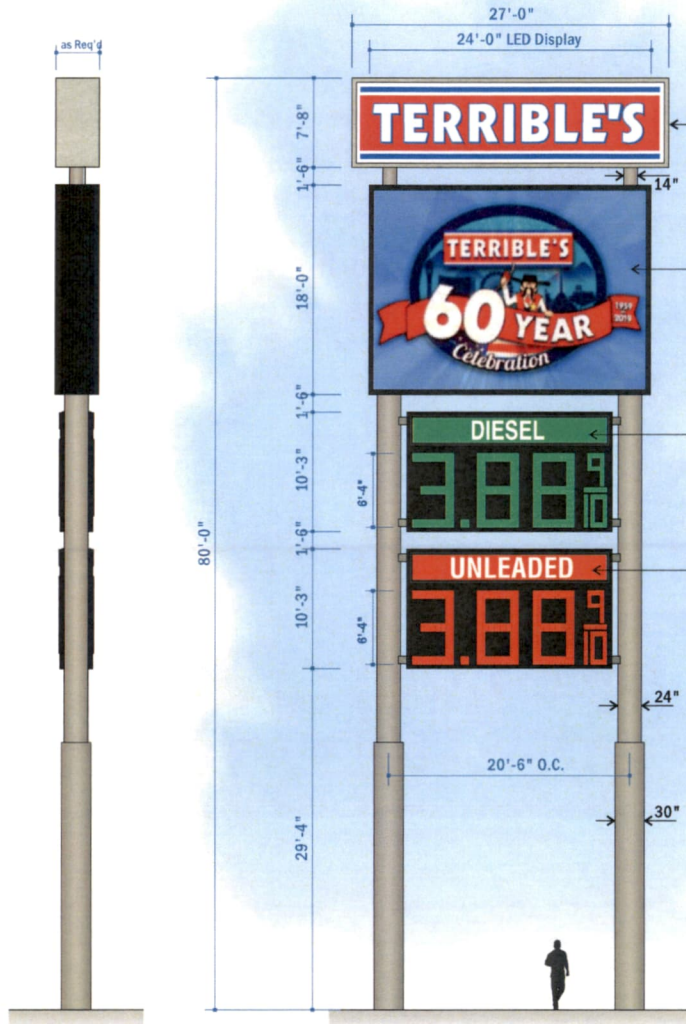
UL THIS SIGNAGE/ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES
 THIS DESIGN/ARTWORK WAS CREATED BY PATRICK'S SIGN INC. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN INC.

PATRICK'S signs

WWW.PATRICKSSIGNS.COM
 5115 ARVILLE ST • LAS VEGAS, NV 89118
 ☎ 702 873 4463 📠 702 873 5657

Business Lic. #1002068864
 NV Contractors Lic. #0062560
 C-6 License • Bid Limit \$500,000

PRINT: 11"x17" ACTUAL SIZE



End View

J Double Face Pylon - w/ Diesel Fuel Pricer
 Scale: 3/32" = 1'-0"

Specifications:

Double face header cabinet and 4 1/2" flex-face retainer are fabricated aluminum painted Gray. White flex-face material with direct digital print graphics. Illuminate using 6500k White LEDs

Two view 24' x 18' LED Display Electronic Message Units installed back to back on pipe. Close gap between boards using perforated metal flashing with a Black finish

17'-5 1/4" X 10'-3" Double face Sunshine Pricer "DIESEL" fuel cabinet with Green LED 76" digits provided by customer, Patrick's to install

17'-5 1/4" X 10'-3" Double face Sunshine Pricer "UNLEADED" fuel cabinet with Red LED 76" digits provided by customer, Patrick's to install

Pole Sign:

- One (1) 80' tall Pole Sign.
- One (1) TERRIBLE'S Cabinet With Flex face.
- One (1) Double-Sided EMU.
- One (1) D/F Sunshine Diesel Pricer.
- One (1) D/F Sunshine Unleaded Pricer.
- Steel Pipes per Engineering
- Excavation and Concrete per Engineering.
- Labor to Install
- Engineering: (Estimated)

TERRIBLE'S

TRAVEL CENTER #445

FLAG POLE INSTALLATION

Project: 4130 E Farm Road
Address: Littlefield AZ 86432
Date: 02/10/2026
View: noted
Sales Rep: Patrick Dean
Designer: GM/KK
Design #: 240106-10FlagP


SCOPE

REVISIONS

Rev (1):	01/01/12/2024
Rev (2):	02/01/24/2024
Rev (3):	03/02/07/2024
Rev (4):	04/10/01/2024
Rev (5):	05/03/07/2025
Rev (6):	06/01/12/2025
Rev (7):	07/01/13/2025
Rev (8):	08/01/27/2025
Rev (9):	09/02/06/2025

FINAL APPROVALS

Client: _____
Estimate: _____
Design: _____
Sales Rep: _____

 THIS SIGNAGE/ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES.
THIS DESIGN/ARTWORK WAS CREATED BY PATRICK'S SIGN INC. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN INC.

PATRICK'S signs

WWW.PATRICKSSIGNS.COM

5115 ARVILLE ST • LAS VEGAS, NV 89119

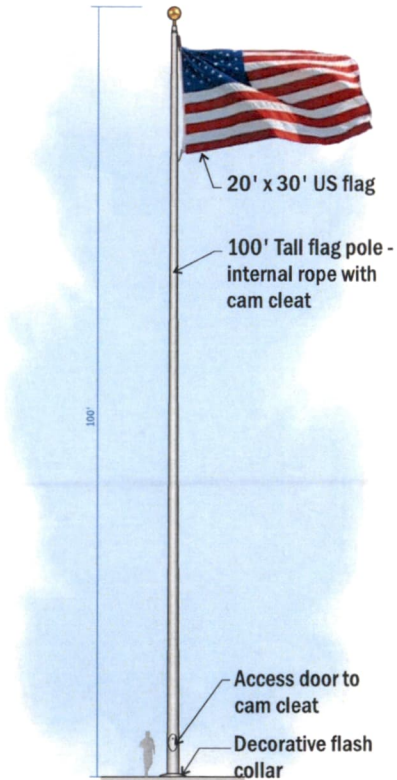
702 873 4463 702 873 5657

Business Lic. #1002068864

NV Contractors Lic. #0062560

C-6 License • Bid Limit \$500,000

PRINT: 11"x17" ACTUAL SIZE



ONE (1) REQUIRED

I FURNISH AND INSTALL 100' FLAGPOLE
WITH INTERNAL CABLE AND WINCH SYSTEM

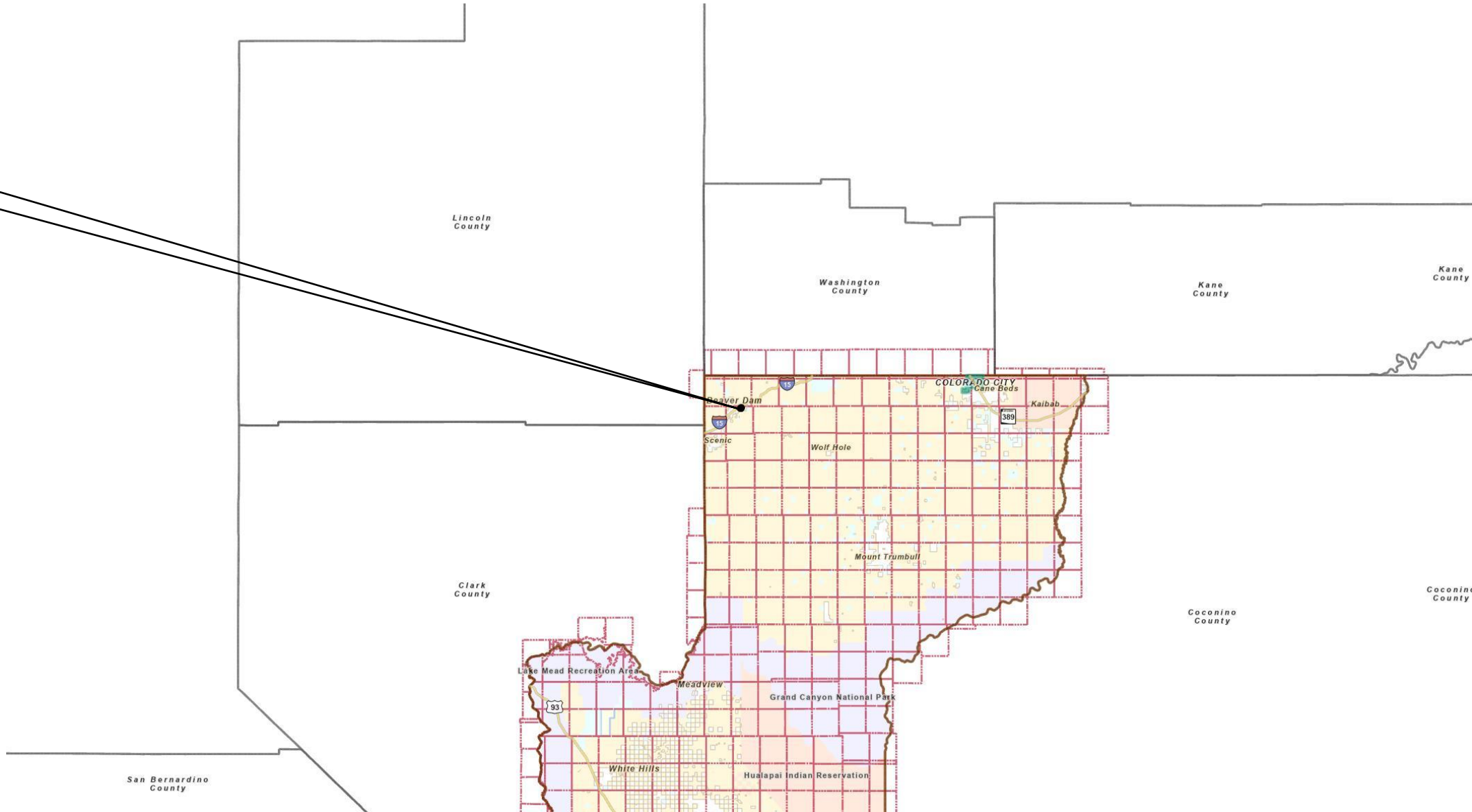
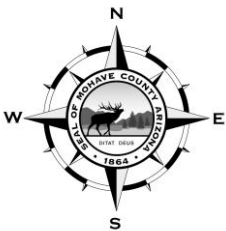
SPECIAL USE PERMIT 402-32-240

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall free standing sign in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity.

Section 3
T 40 N, R 15 W

Subject
Property



SPECIAL USE PERMIT 402-32-240

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall free standing sign in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity.

Section 3
T 40N, R 15 W



SPECIAL USE PERMIT 402-32-240

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall free standing sign in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity.

Section 3
T 40N, R 15W



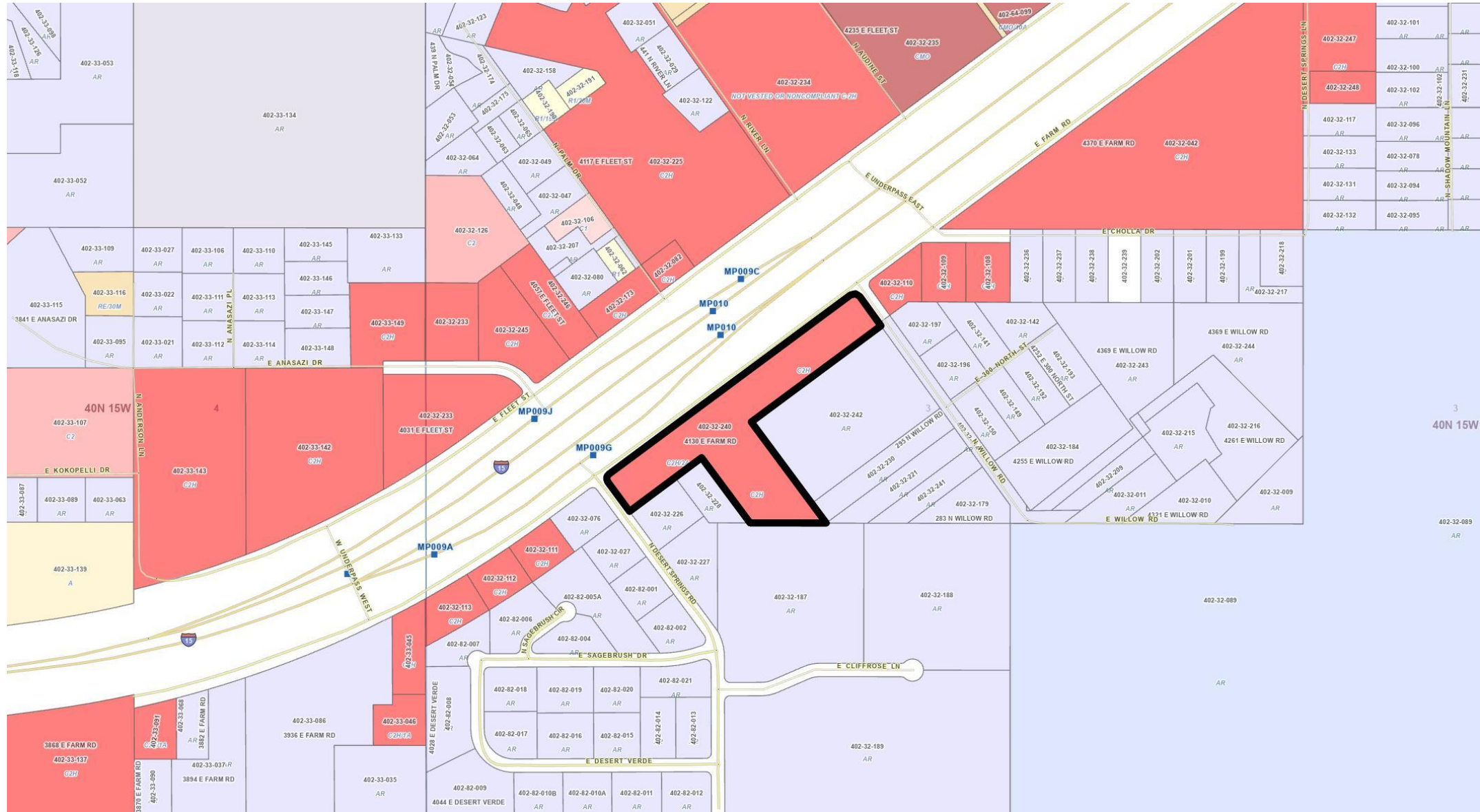
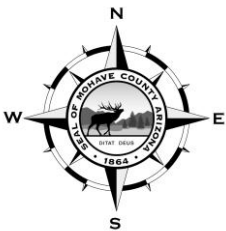
SPECIAL USE PERMIT 402-32-240

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall free standing sign in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity.

Section 3
T 40N, R 15W

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












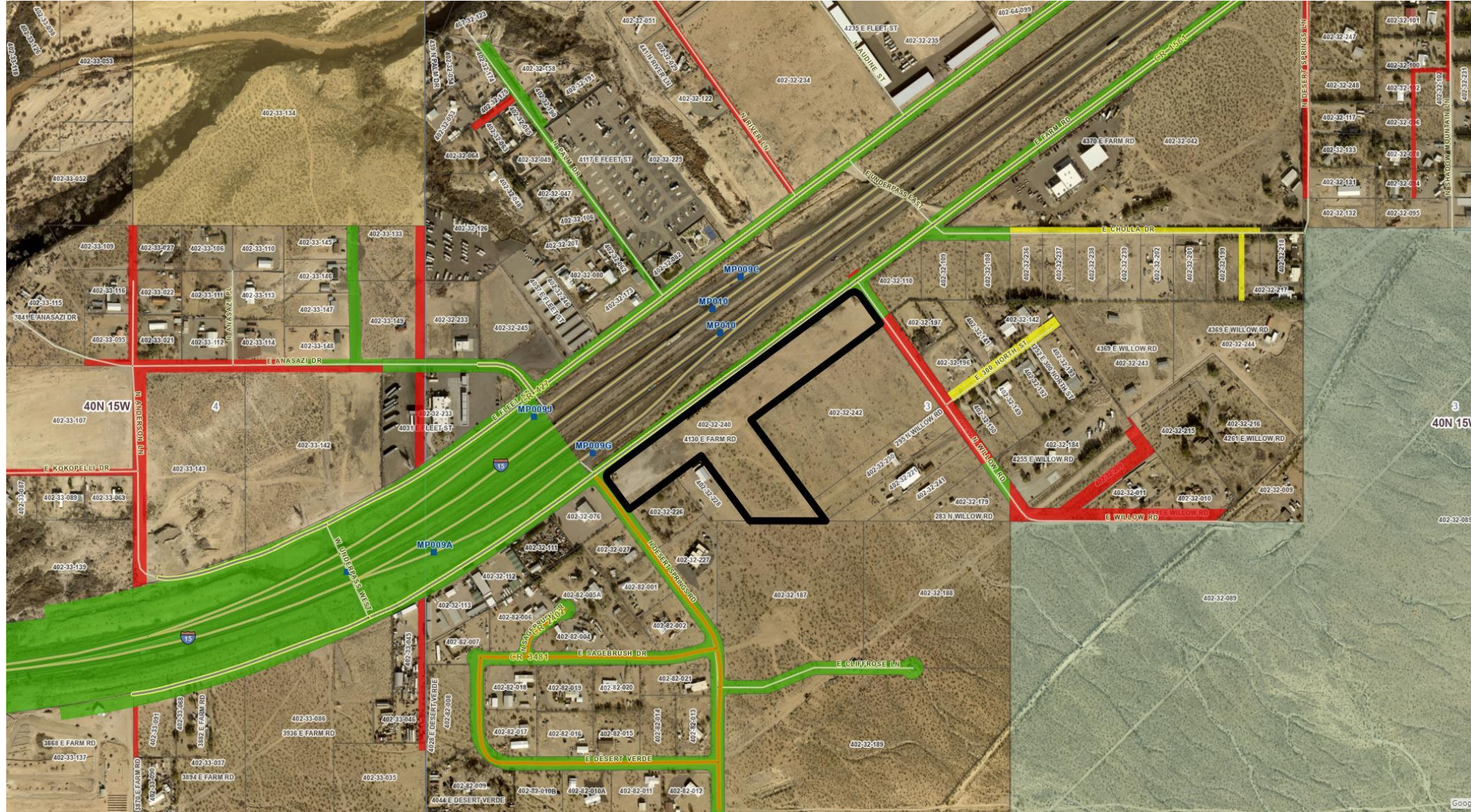
SPECIAL USE PERMIT 402-32-240

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall free standing sign in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity.

Section 3
T 40N, R 15W

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



SPECIAL USE PERMIT 402-32-240 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall free standing sign in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity.

Section 3
T 40N, R 15W



Willow Rd

Farm Rd

RED STAR
A PERCE COMPANY
(702) RED STAR

ZONING
NOTICE

MAVERIK
MILE HEAD



NO
OUTLET

ZONING
NOTICE

ZONING
NOTICE



03. **Evaluation of a request for a REZONE of Assessor's Parcel No. 402-66-102, from an R-E/10A (Residential Recreation/Ten Acre minimum lot size) zone to an R-E/1A (Residential Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone, the above-described property, as requested by Kakkzsas, LLC of Littlefield, Arizona.

Assessor's Parcel No. 402-66-102 is described as the W2 S2 NE4 NW4 SW4 of Section 36, Township 41 North, Range 15 West.

The site is approximately 2.5 acres in size and is located south of Helene Drive and east of Paria Lane. The site is accessed from Interstate 15, then south on Desert Springs Road, then northeast on Farm Road, then east on Potosi Drive, then south of Paria Lane approximately, approximately 0.18 miles to the site.

The site appears to be vacant. The terrain appears to slope down slightly from the southeast to the northwest with three (3) minor washes running through the property. The surrounding land uses consist of vacant land and scattered single-family residences.

The applicant requests this zone change, from an R-E/10A (Residential Recreation/Ten Acre minimum lot size) zone to an R-E/1A (Residential Recreation/One Acre minimum lot size) zone, to allow for a minor land division, which would create two (2) parcels of approximately 1.25 acres each. The Mohave County General Plan designates the site as Suburban Development Area

The site is within the Beaver Dam/Littlefield Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Helene Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0095G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The site does contain some environmental features, such as the slight slope and the noted minor washes.
- g. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations, as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties, and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-66-102 Current Zoning: RE/10A Parcel Size 2.5 Acres

Legal Description:

The West half of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 36, Township 41

North, Range 15 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.

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

Present use of property: _____

Owner Information

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

Mailing Address: P.O. Box 1148 City: Littlefield 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 rezoning:

Proposed to be: RE/1A

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

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

For the purpose of:

splitting parcel into 2 lots, 1.25 acres each

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/10A
to RE/1A for the purpose of splitting parcel into 2 lots, 1.25 acres each.

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:

Kakkzsas, LLC a Utah limited liability company

Kerry Wilson

Assessor Parcel Number and Legal Description of proposed subject property: 402-66-102

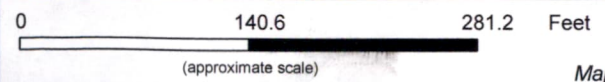
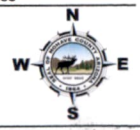
The West half of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 36, Township 41

North, Range 15 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.



- Legend**
- ADOT Mileposts
 - COUNTY Mileposts
 - Sign Post Exists
 - Calculated Measure
 - Highways
 - Main Arterials
 - Collectors
 - Local
 - Railroad
 - Roads Query
 - City Limits (>1:120K)
 - County Boundary
 - Surrounding Counties
 - Township/Range
 - Section
 - Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service

1: 1,687



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:

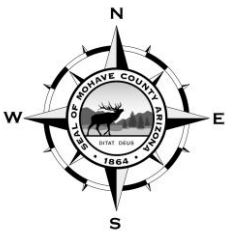
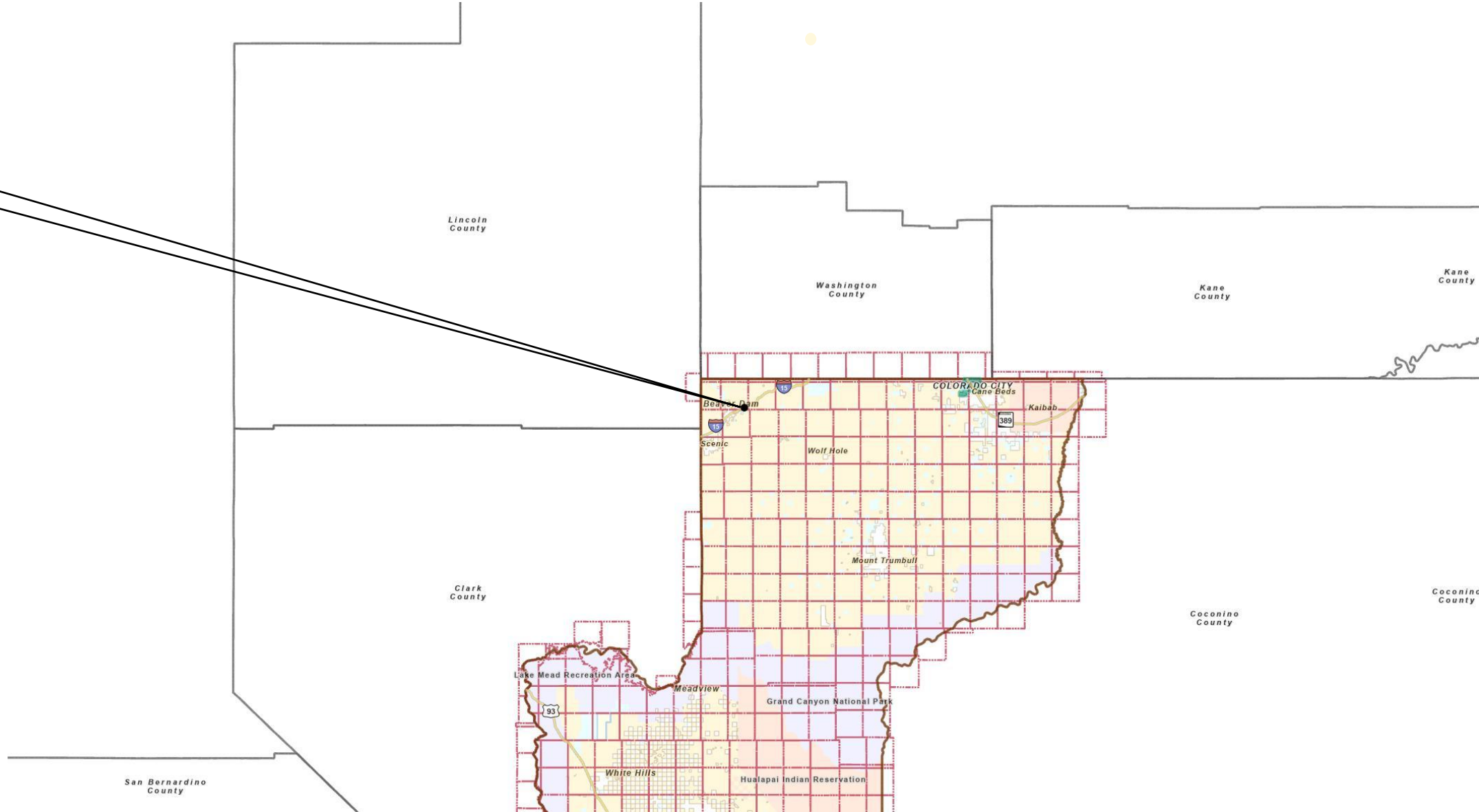
REZONE 402-66-102

GENERAL MAP

REZONE of Assessor's Parcel No. 402-66-102 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a R-E/1A (Residential-Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

Subject
Property

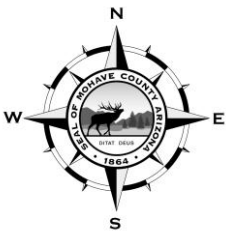
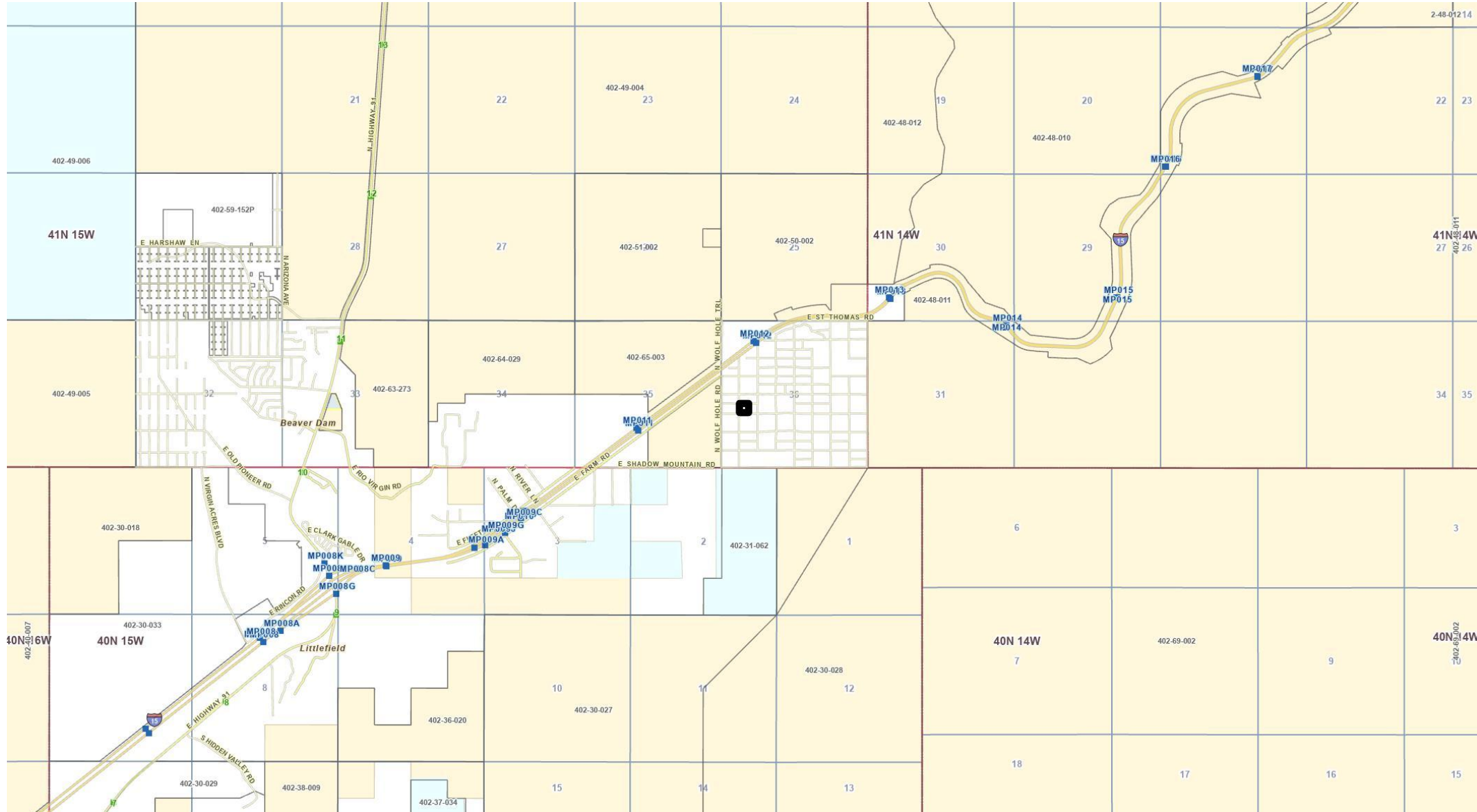


REZONE 402-66-102

VICINITY MAP

REZONE of Assessor's Parcel No. 402-66-102 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a R-E/1A (Residential-Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W












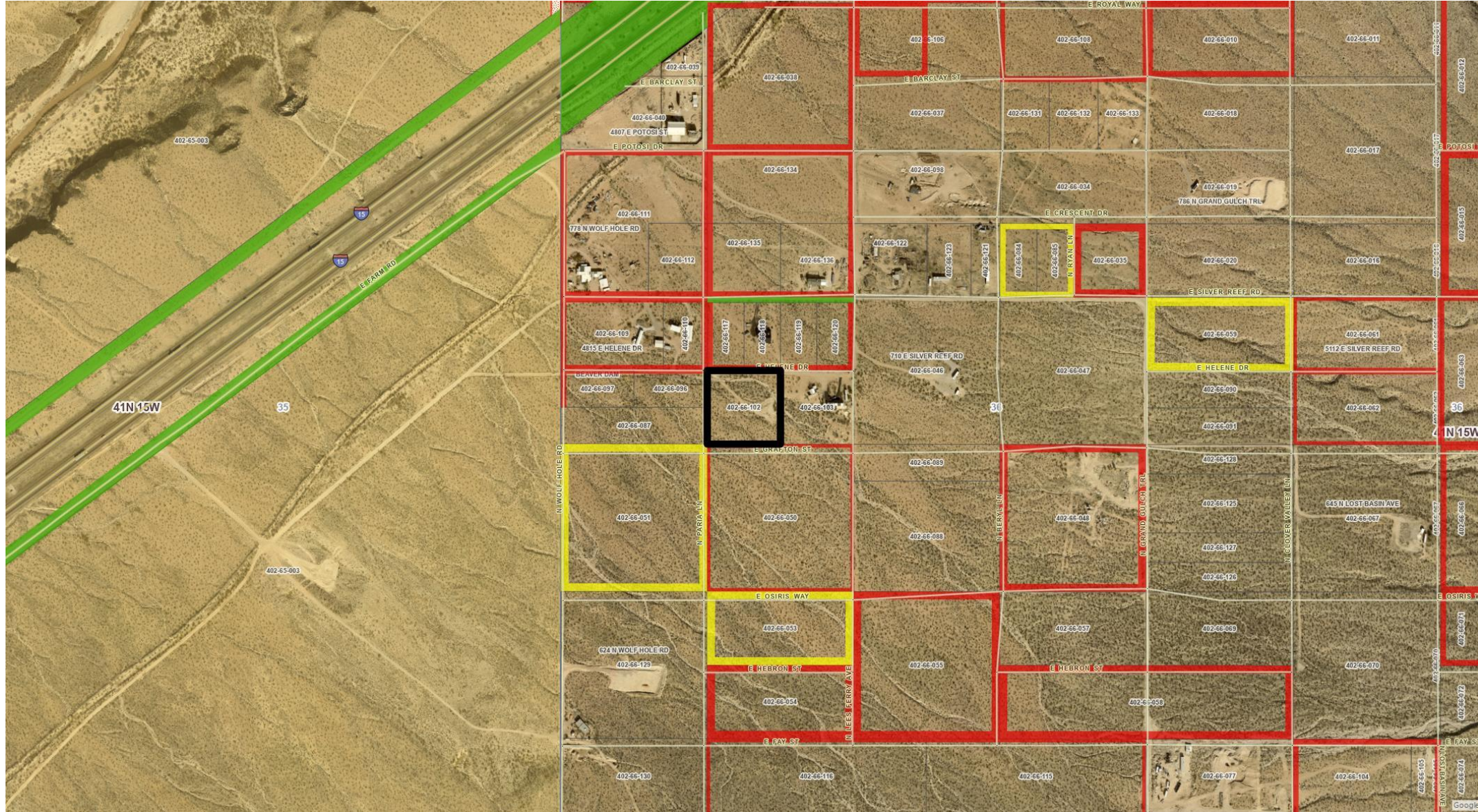
REZONE 402-66-102

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 402-66-102 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a R-E/1A (Residential-Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W

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



REZONE 402-66-102 REQUEST

REZONE of Assessor's Parcel No. 402-66-102 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a R-E/1A (Residential-Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity.

Section 36
T 41 N, R 15 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, June 19, 2026, at 10:00 A.M.

As follows:
Evaluation of a request for a **REZONE** of Parcel No. 422-100-100 (hereinafter "Parcel") located at the intersection of the 100' wide "Rd 1" (Planning Department File No. 2024-0001) and "Rd 2" (Planning Department File No. 2024-0002) in the unincorporated area of Mohave County, Arizona, to be rezoned from its current zoning of **RS-1** (Residential Single-Family) to **RS-2** (Residential Single-Family - Medium Density).

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

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Phoenix, Arizona, on Wednesday, June 14, 2016, at 10:00 A.M.

As to:
A proposed conditional use in the RZDDC of a parcel of approximately 10.5 acres, more or less, located in the City of Phoenix, Arizona, in the Phoenix Planning and Zoning Commission's jurisdiction.

FOR MORE INFORMATION, CONTACT THE BOARD'S CLERK, PLANNING AND ZONING COMMISSION, 700 W. BEALE STREET, PHOENIX, ARIZONA 85003.

**NO
TRESPASSING**

**PRIVATE
PROPERTY
NO TRESPASSING**

04. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 329-08-453, -459, -473, -502, and -503 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity, Mohave County, Arizona.**

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

Assessor's Parcel Nos. 329-08-453, -459, -473, -502, and -503 are described as Golden Horseshoe Ranchos, Unit 6, Lots 453, 459, 473, 502, and 503, located in Section 21, Township 27 North, Range 19 West.

All of the lots are approximately one (1) acre and are south of Rolling Ridge Drive and east of Cycloptic Boulevard. The sites are accessed from U.S. Highway 93, then east on White Hills Road, for parcels -453 and -459; south on Cycloptic Boulevard, then east on Cajon Drive, then south east on Navato Drive approximately .03 miles, for parcel -473; south on Cycloptic Boulevard, then east on Cajon Road approximately .53 miles, for parcels -502 and -503; south on Cycloptic Boulevard, then east on La Selva Drive approximately .42 miles to the site.

The sites appear to be vacant with relatively flat terrain. The surrounding land uses consists of vacant land and scattered single-family residences.

The applicant requests this rezone from an R-1/1A (Single-Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences. The Mohave County General Plan designates the sites as Rural Development Area.

The sites are not within a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Pine Tree Drive, Willow Wood Drive, Rolling Ridge Drive and Golden Arrow Avenue are unpaved and are not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3375G indicates the parcels described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. The sites will be rezoned to A-R (Agricultural Residential) zone.
2. The appropriate permits will be obtained prior to construction.
3. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 329-08-453, -459, -473, -502, -503 Current Zoning: R1/1A Parcel Size 1 Acres

Legal Description:

Golden Horseshoe Ranchos Unit 6 Lots 453, 459, 473, 502, 503

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

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Leonardo and Marija Markovic

Owner Street Address: 9705 158th PL NE City: Redmond State: WA Zip: 98052

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: AR

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

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

For the purpose of:

RV placement

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.

Marija Markovic

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

R1/1A

to AR

for the purpose of

RV placement

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 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.

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, *Leonardo Markovic*

Marija Markovic
Applicant/ agent

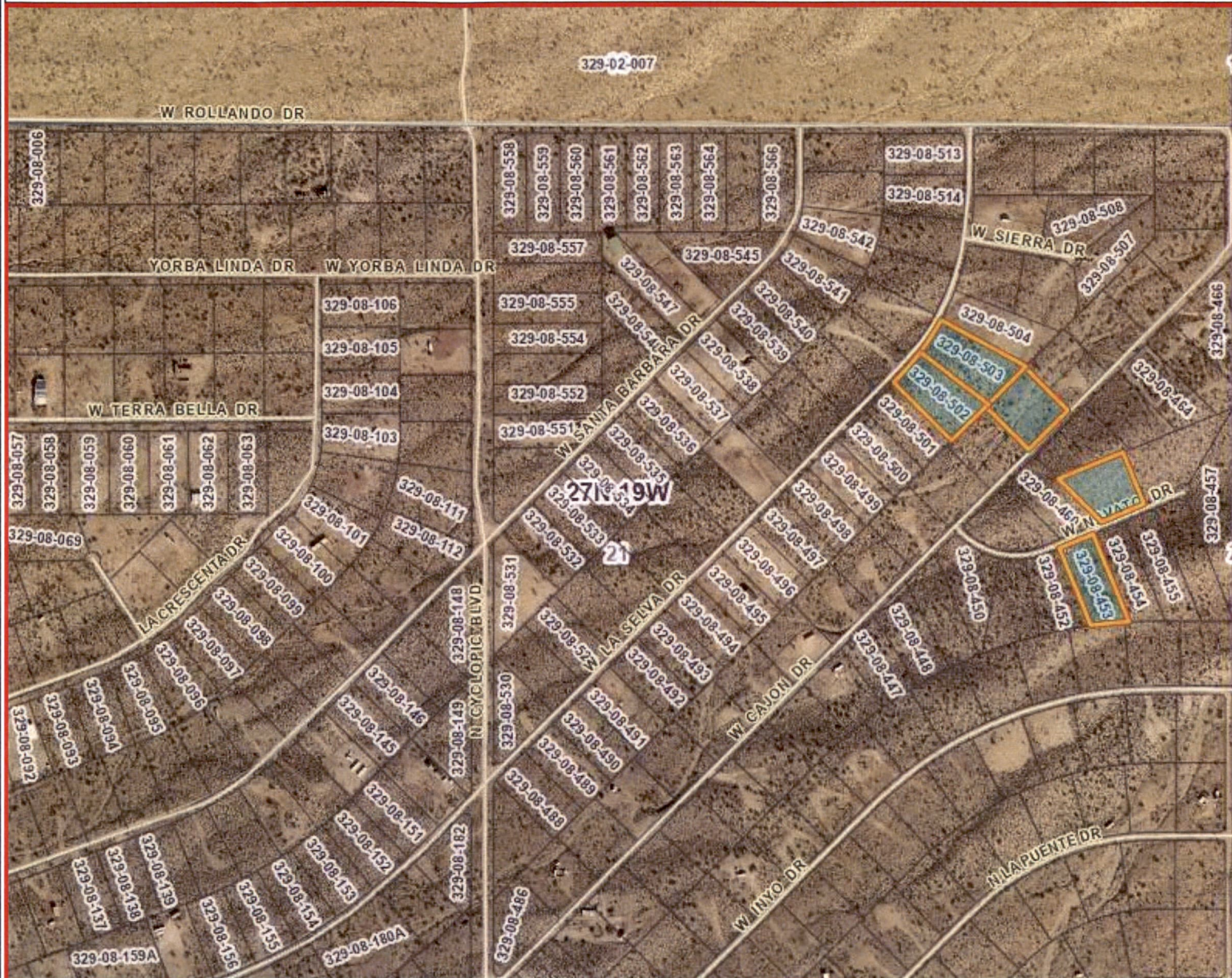
Contact information:

Leonardo and Marija Markovic
9705 158th PL NE
Redmond, WA 98052

Assessor Parcel Number and Legal Description of proposed subject property:

329-08-453, -459, -473, -502, -503

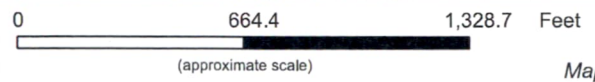
Golden Horseshoe Ranchos Unit 6 Lots 453, 459, 473, 502, 503



Legend

- ADOT Mileposts
- COUNTY Mileposts
 - Sign Post Exists
 - Calculated Measure
- Maintained Rds / County Routes
 - AcquireRW
 - 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: 7,972



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:

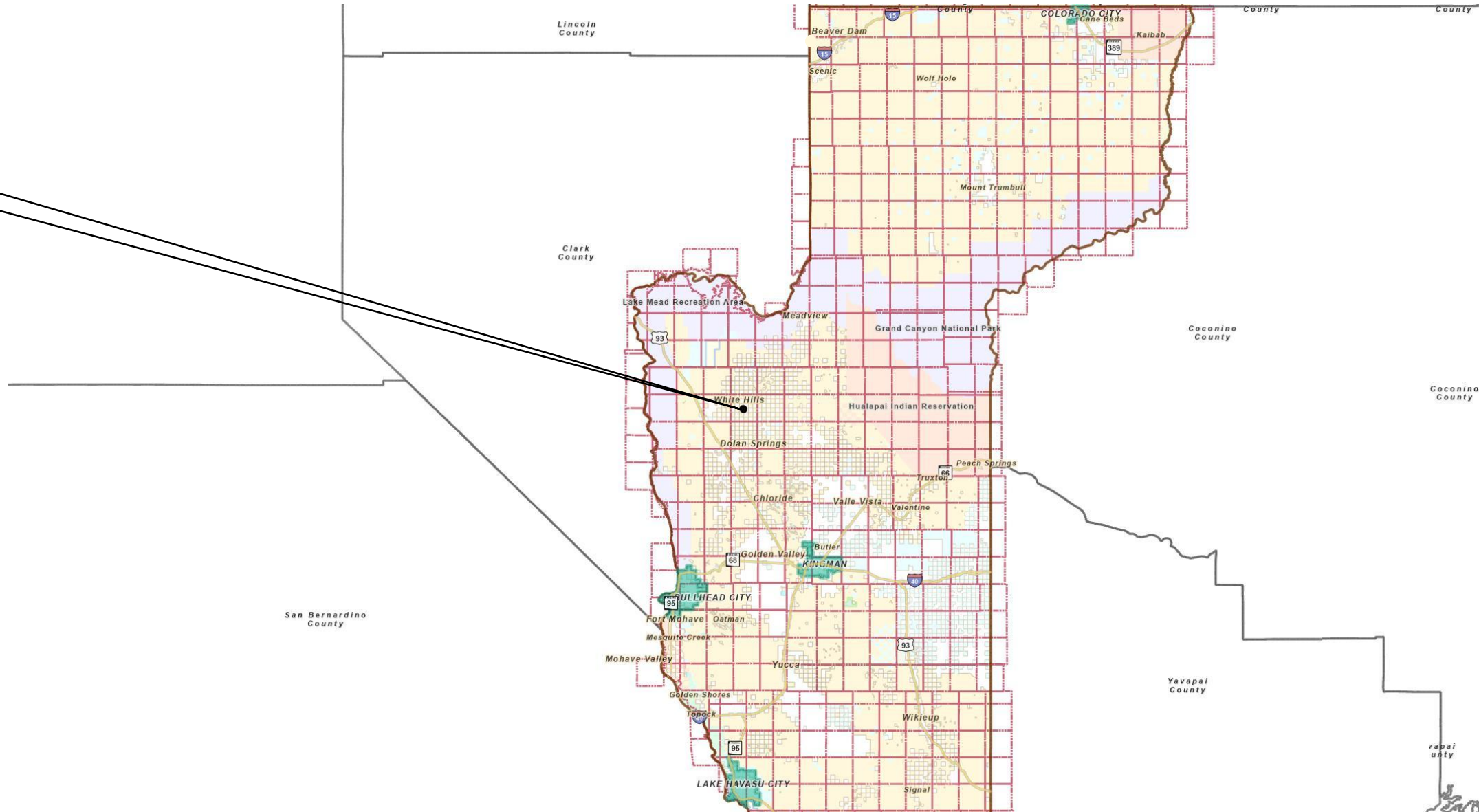
REZONE 329-08-453, -459, -473, -502, & -503

GENERAL MAP

REZONE of Assessor's Parcel No. 329-08-453, -459, -473, -502, and -503 from an R-1 (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RV's as temporary residences, in the White Hills vicinity.

Section 21
T 27 N, R 19 W

Subject
Property



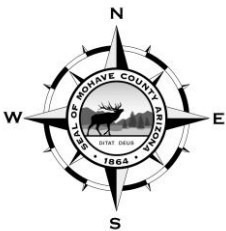
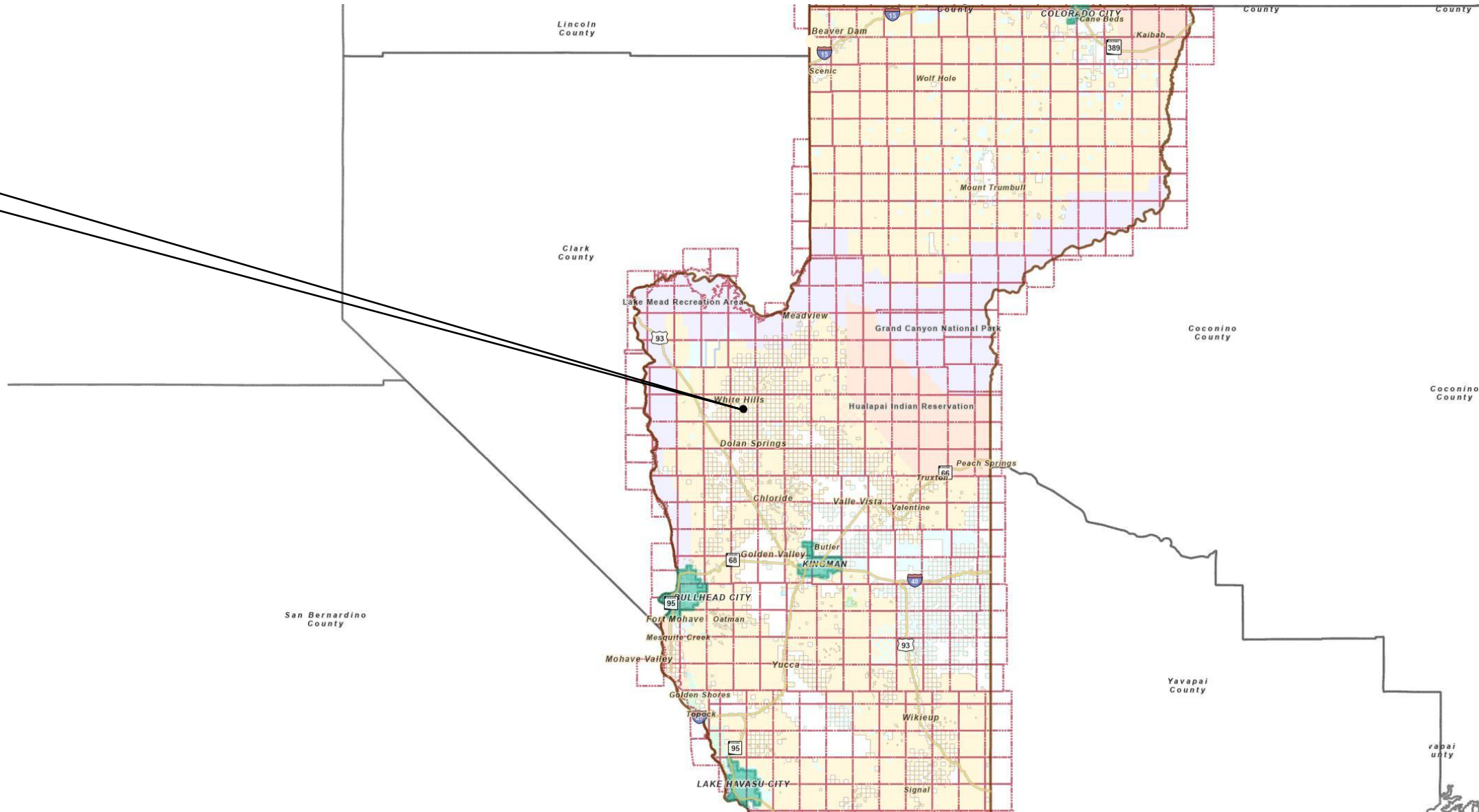
REZONE 329-08-453, -459, -473, -502, & -503

GENERAL MAP

REZONE of Assessor's Parcel No. 329-08-453, -459, -473, -502, and -503 from an R-1 (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RV's as temporary residences, in the White Hills vicinity.

Section 21
T 27 N, R 19 W

Subject
Property

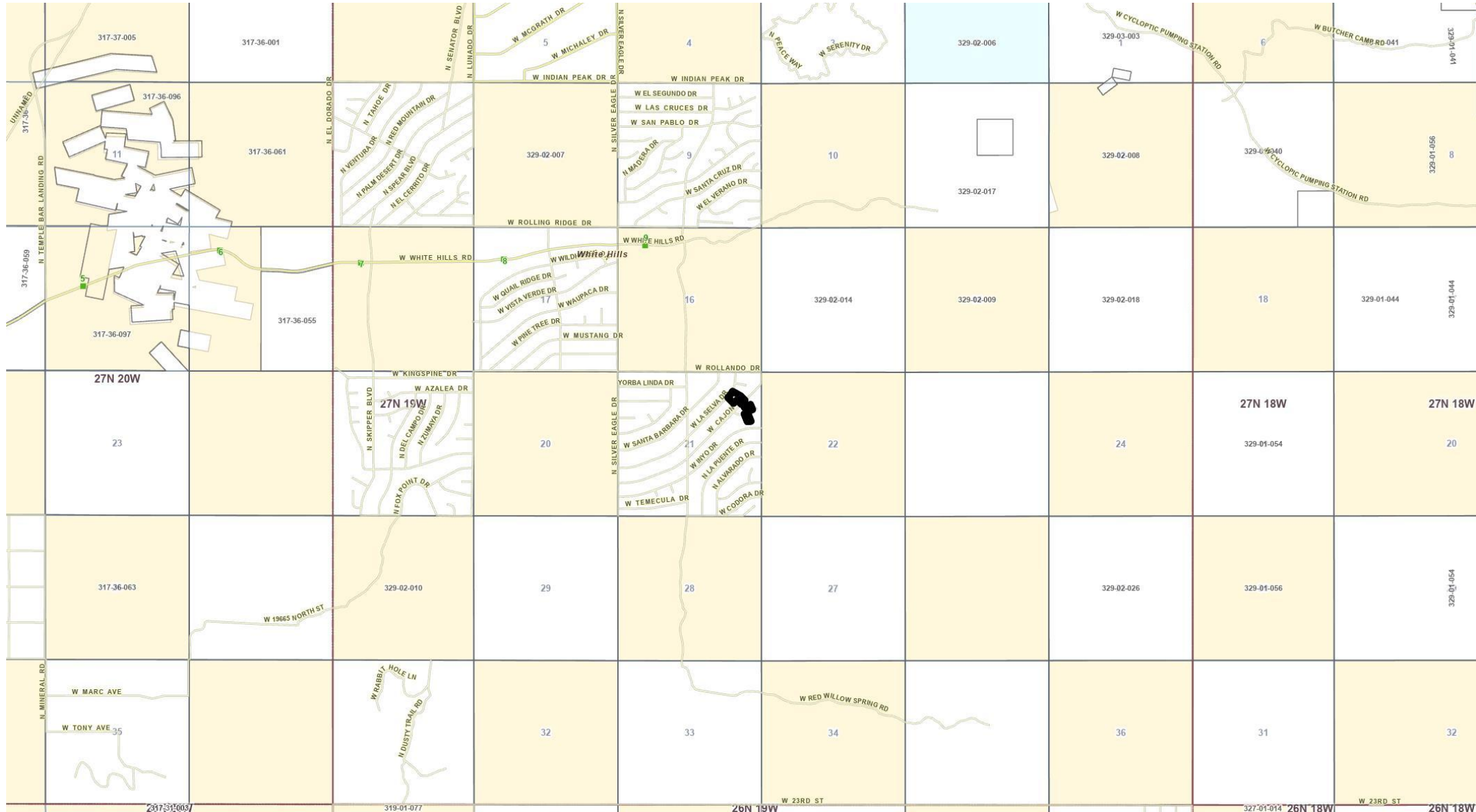


REZONE 329-08-453, -459, -473, -502, & -503

VICINITY MAP

REZONE of Assessor's Parcel No. 329-08-453, -459, -473, -502, and -503 from an R-1 (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RV's as temporary residences, in the White Hills vicinity.

Section 21
T 27 N, R 19 W



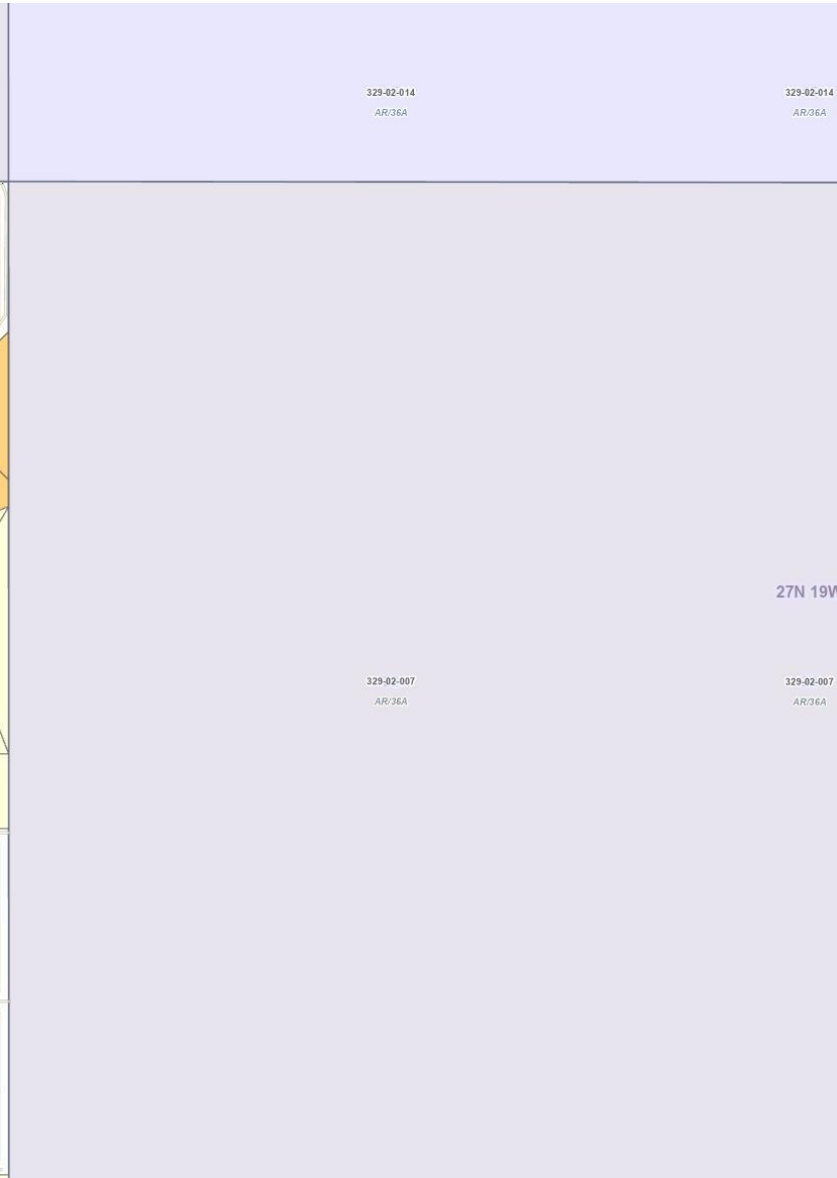
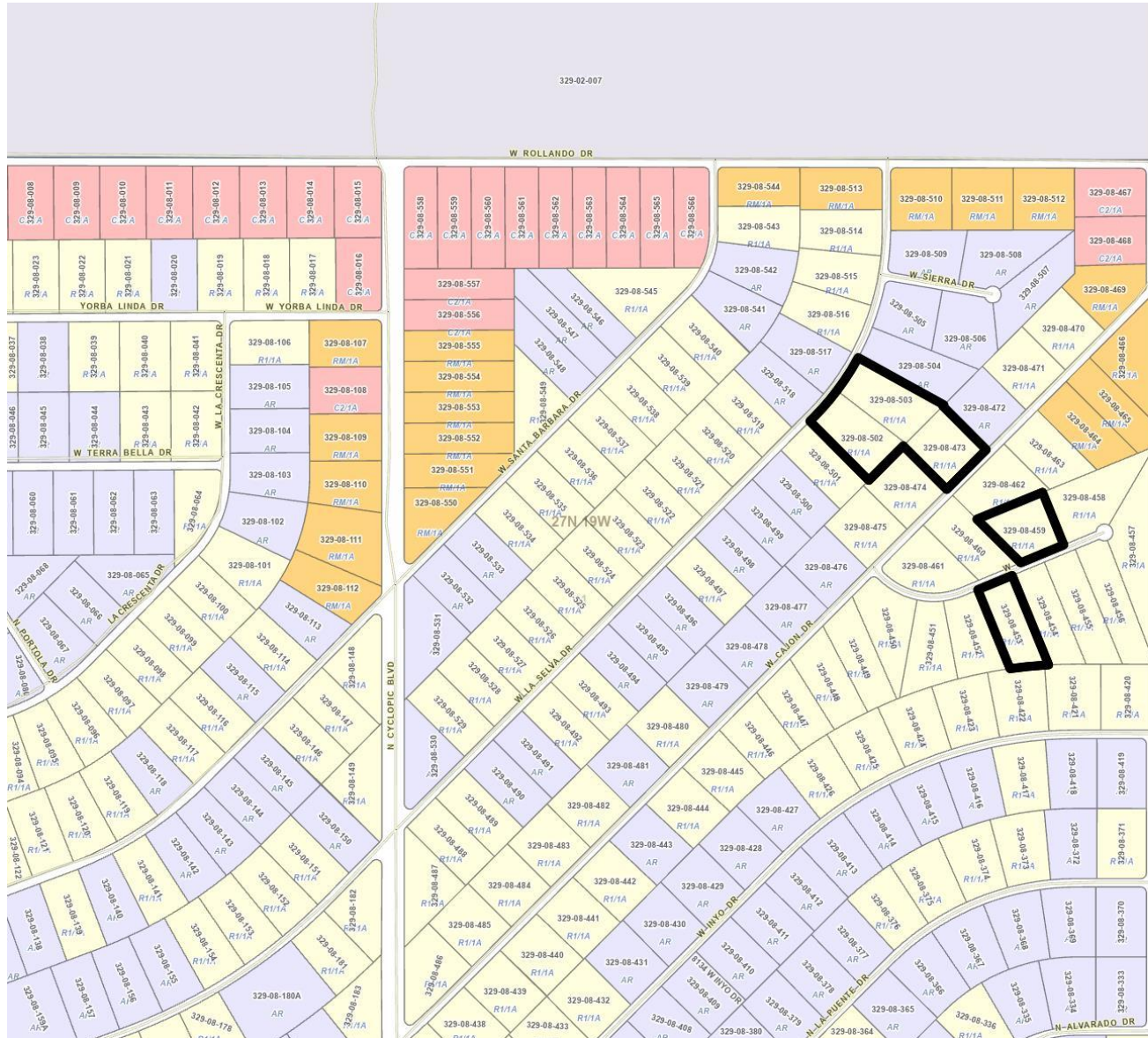
REZONE 329-08-453, -459, -473, -502, & -503

ZONING MAP

REZONE of Assessor's Parcel No. 329-08-453, -459, -473, -502, and -503 from an R-1 (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RV's as temporary residences, in the White Hills vicinity.

Section 21
T 27 N, R 19 W

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



REZONE 329-08-453, -459, -473, -502, & -503 REQUEST

REZONE of Assessor's Parcel No. 329-08-453, -459, -473, -502, and -503 from an R-1 (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RV's as temporary residences, in the White Hills vicinity.

Section 21
T 27 N, R 19 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on **Wednesday, June 18, 2026, at 10:00 A.M.**

An address of record for **SEEDS**, of Assessor's Parcel No. 118-012-010, 4751, 4752 and 4753, Block 86, R-1, Grand Family Residential Zone, has been determined for said parcel. The proposed residential use is for an RV and temporary residence in the Block 1020, within the Grand Family Residential Zone of the Grand Central District, Kingman, Arizona. **Deborah and Mark Markovic, DE**

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING DIVISION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401.

05. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation to a SDA (Suburban Development Area) land use designation and a REZONE of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division in the Dolan Springs vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by KTH Consulting for Sage Rancheros LLC of Dolan Springs, Arizona.

Assessor's Parcel No. 317-04-296E is described as Gateway Acres Tract 1 Original Lots 103 and 106, located in the NE1/4 SW1/4 SW1/4 of Section 5, Township 25 North, Range 20 West.

The site is approximately ten (10) acres and is located north of 9th Street and west of Earls Road. The site is accessed from State Highway 93, then west on 7th Street, then north on Joseph Road, then west on 9th Street, then north on Earls Road approximately .13 miles to the southeast corner of the lot.

The site is vacant with a gradual upslope from the northeast to the southwest. The surrounding area consists of primarily vacant public and private land, with scattered residential developments.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a RDA (Rural Development Area) land use designation to a SDA (Suburban Development Area) land use designation, and this
2. Rezone of Lot 103, from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division.

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

A review of FEMA FIRM Panel #04015C-3650G indicates the site is located in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There does not appear to be any significant features affecting the site.
- g. Electric, water, and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The portion of Assessor's Parcel No. 317-04-296E known as Lot 103 will be rezoned to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 317-04-296E Current Zoning: AR/SA Parcel Size 10.00 Acres

Legal Description:

A PORTION OF T25N, R20W, SECTION 5, GATEWAY ACRES TRACT ONE, ORIGINAL LOTS 103 & 106

Water Provider: HAUL Electric provider: _____ Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED LANDS

Owner Information

Owner Name(must match current deed): SAGE RANCHEROS, LLC

Mailing Address: 16041 N. PIERCE FERRY RD, PMB 58 City: DOLAN SPRINGS State: AZ Zip: 86441

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING - KATHY TACKETT-HICKS

Mailing Address: 3751 Marthgale Drive City: KINGMAN State: AZ Zip: 86409

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: AR & AR/SA

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

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

For the purpose of:

creating four (4) agricultural-residential lots, remainder portions remains @ AR/SA

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: RDA

Proposed to be: SDA

Describe how the change will benefit the county.

This parcel represents original lots 103 and 106 of the Gateway Acres, Tract One, legacy subdivision. The legacy Gateway Acres subdivisions include thousands of acres and are mostly RDA and SDA planning areas. The change from Rural to Suburban for this parcel will allow the rezone application to be considered and the new lots will be sold and developed which increase tax revenues to the County.

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

There are existing dirt roadways in and around this parcel, although graded access roads will need to be placed within the proposed roadway easements. Wastewater will be treated by septic systems, ensuring minimum setbacks to the drainage ways along the SE corner of the lot. Water service shall be with hauled water systems.

Describe any change in the character of the surrounding neighborhood.

This change from Rural Development to Suburban Development does not change the character of the area one bit. There are existing 1 / 5 / 10 acre parcels all around this parcel and some of these are RDA and some of them are SDA. Because of the legacy status of the lots, there is no uniformity at this time. As each rezone is requested the County is moving forward to gain compliance with the zoning designation and the general plan designation.

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 change is consistent with the goals and policies of the County because state law requires conformity with land use designations and this requirement the change the general plan, including legacy parcels, meets that goal.

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

The change is required to ensure that the land uses are aligned with the general plan designations. At one point this parcel was two separate lots. The owner would like to create 4 AR lots and 1 AR/5A lot to offer for sale – similar to the multitude of AR and AR/5A lots in this area.

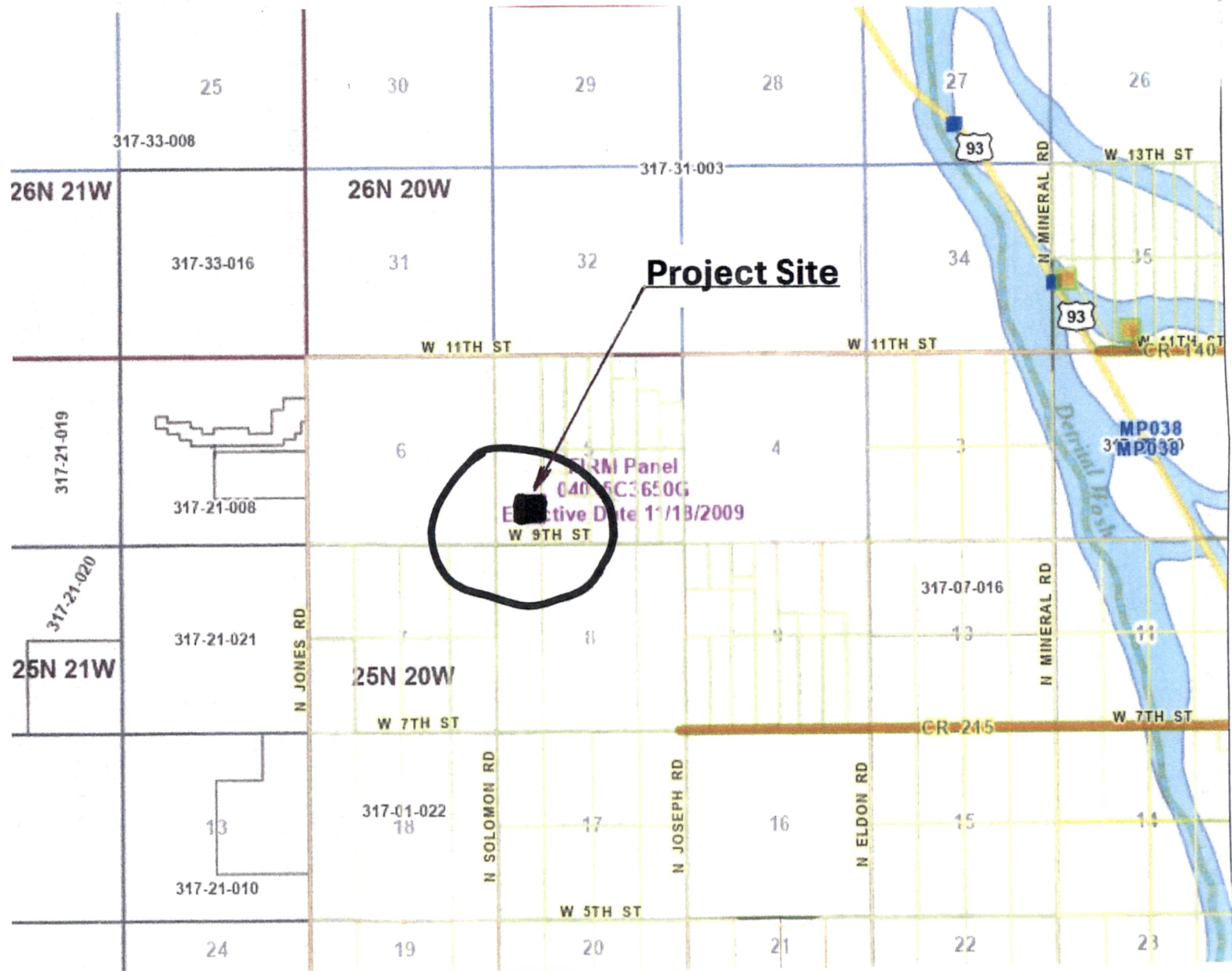
Minor Plan Amendment Addendum

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

RURAL DEVELOPMENT AREA to SUBURBAN DEVELOPMENT AREA

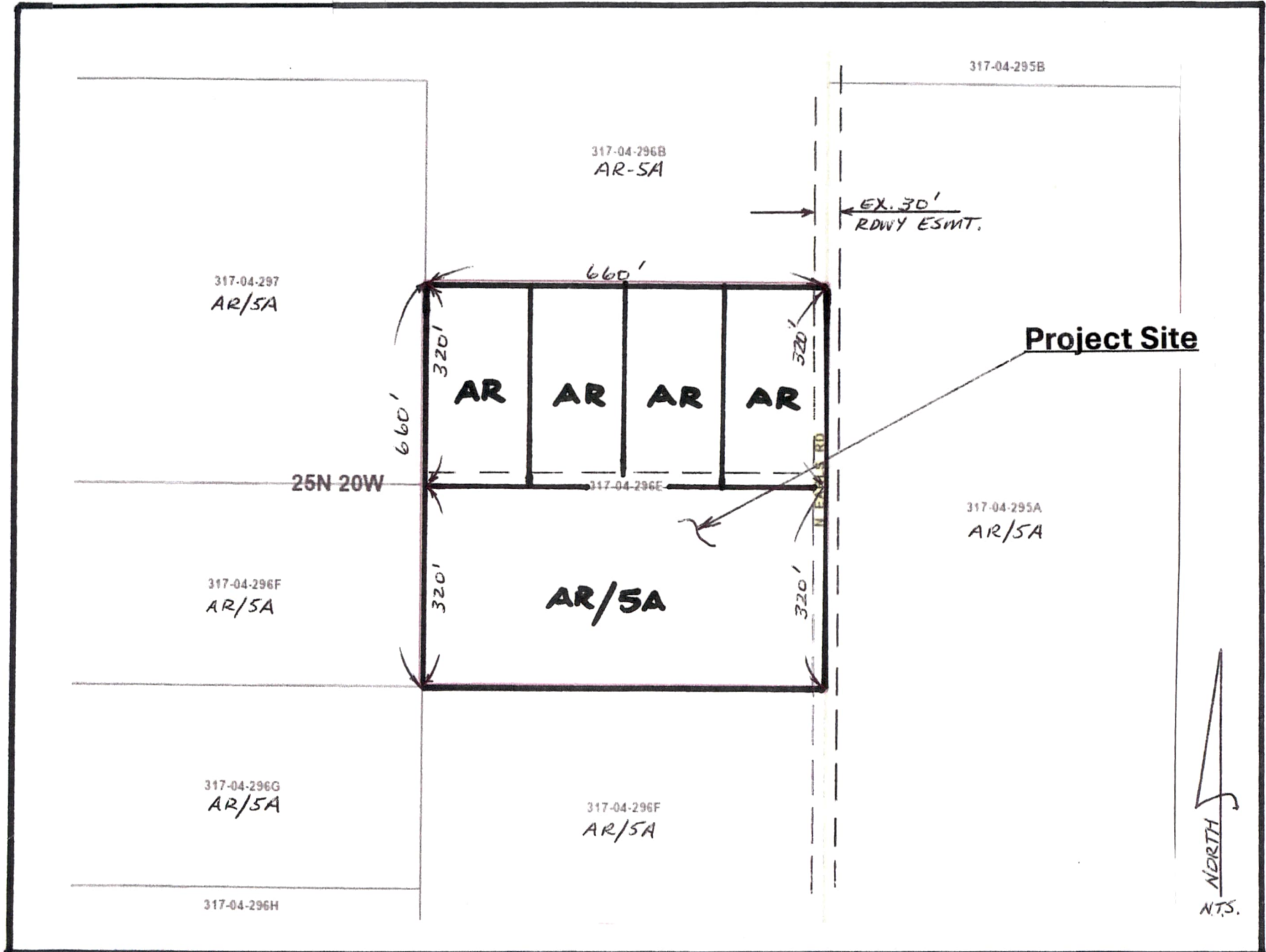
to accompany the requested rezone.

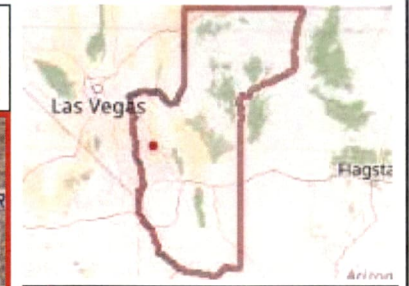
Vicinity Map



NTS
NORTH

SITE PLAN





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: 4,155



0 346.2 692.4 Feet

(approximate scale)

Map Created: 4/30/2026

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:

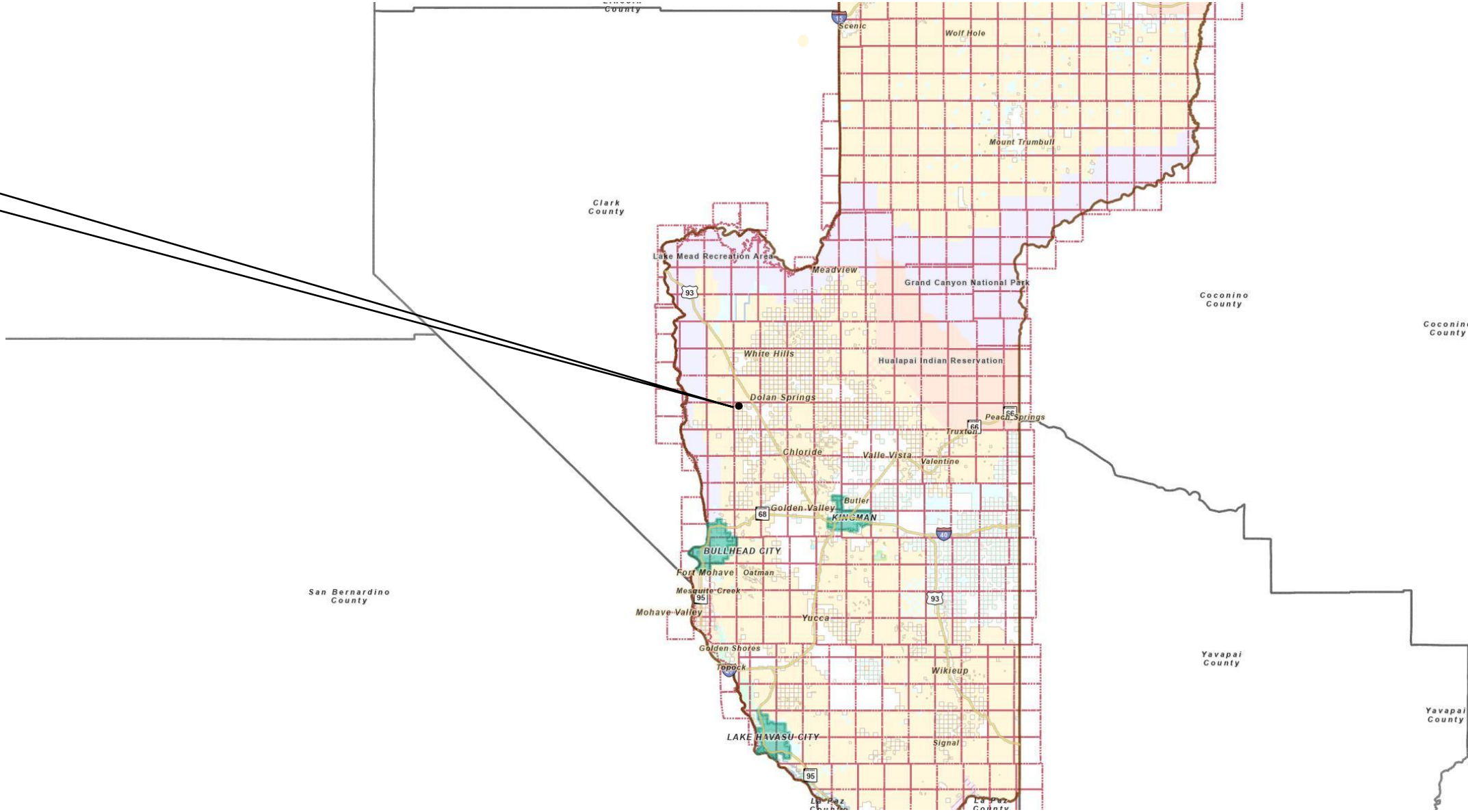
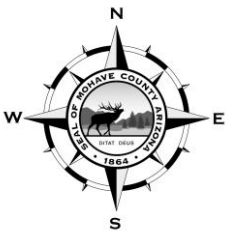
GENERAL PLAN AMENDMENT & REZONE 317-04-296E

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and a REZONE of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 5
T 25 N, R 20 W

Subject
Property

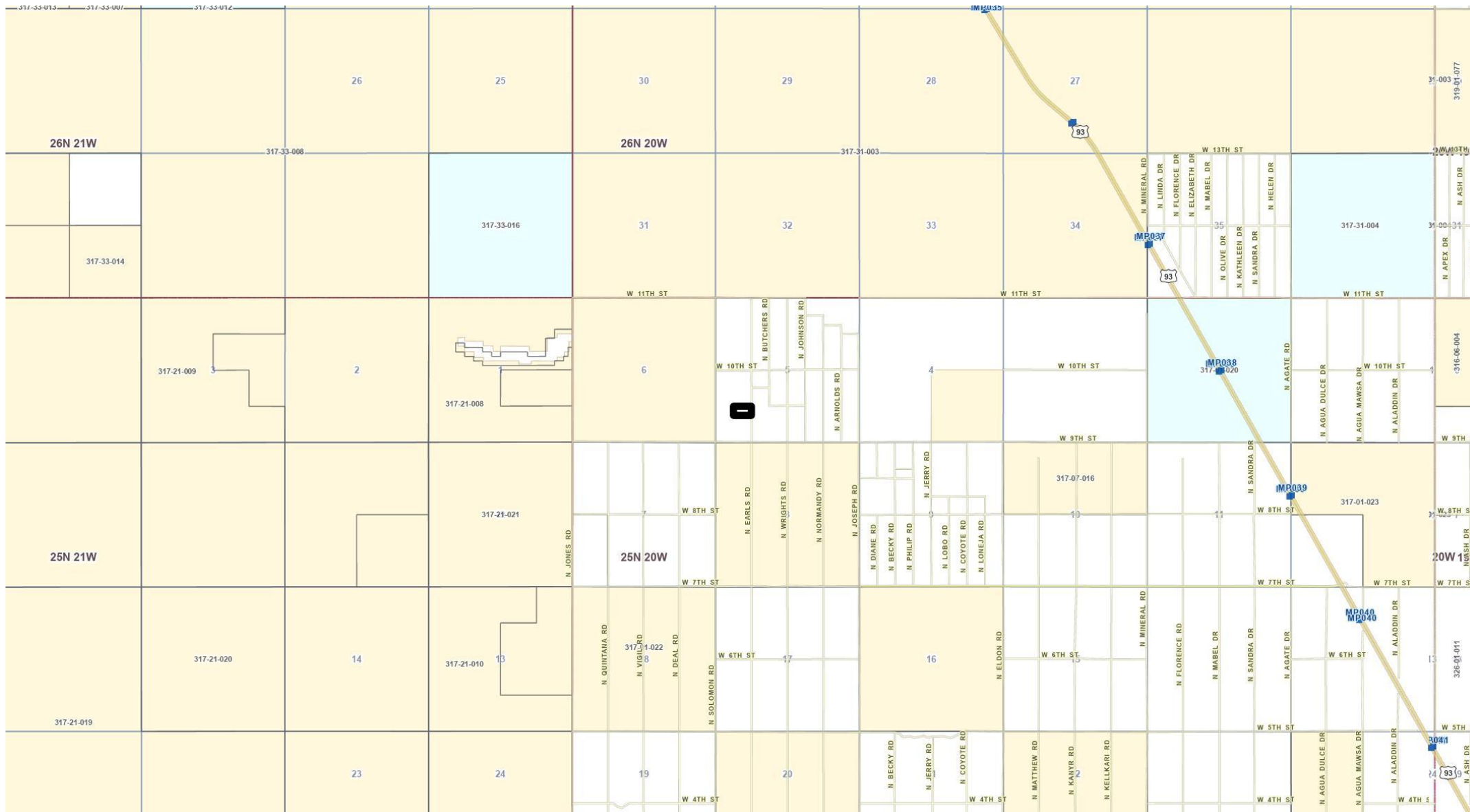


GENERAL PLAN AMENDMENT & REZONE 317-04-296E

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and a REZONE of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 5
T 25 N, R 20 W

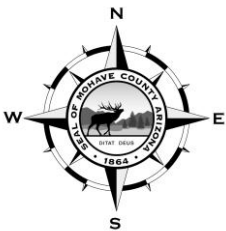
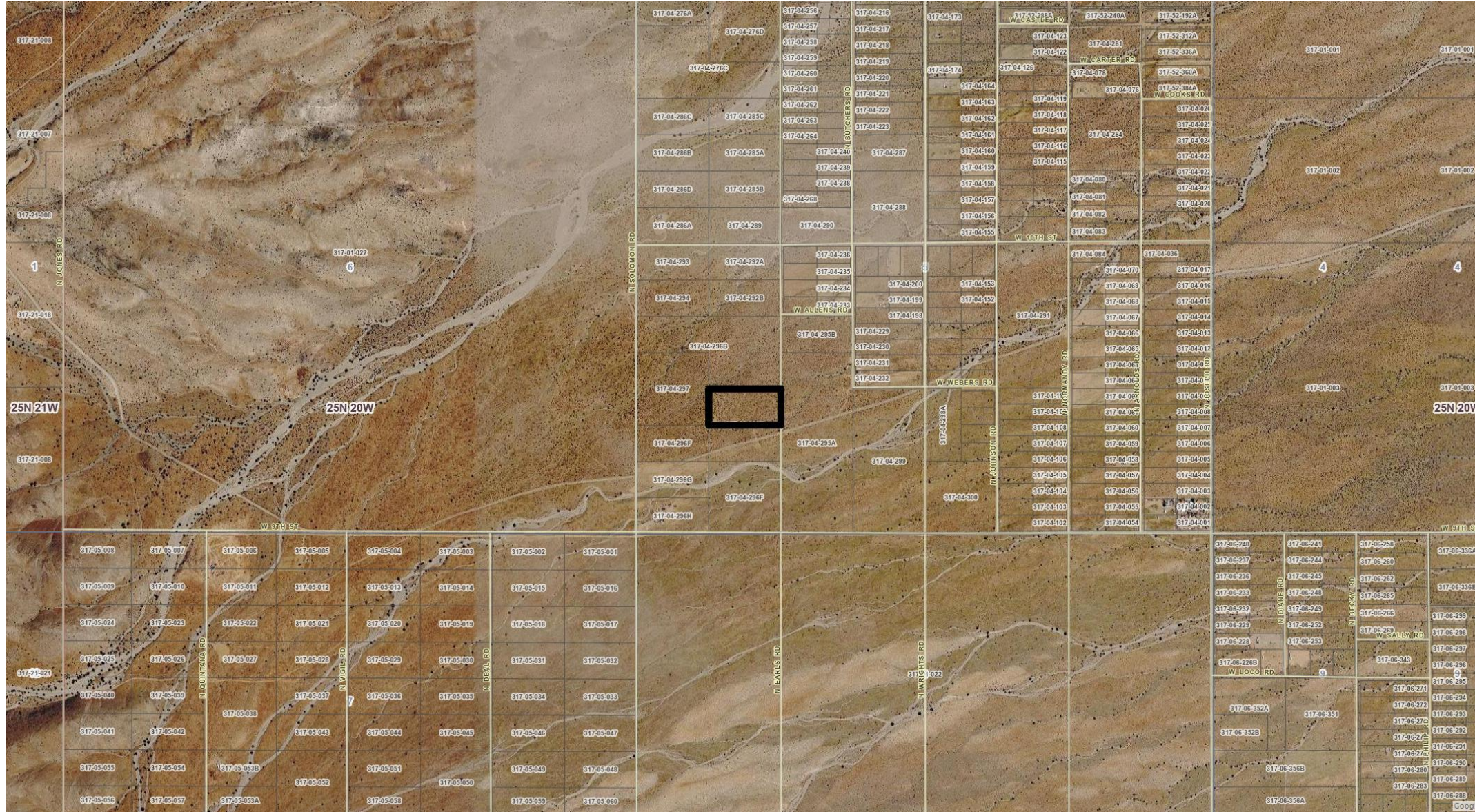


GENERAL PLAN AMENDMENT & REZONE 317-04-296E

SITE MAP

Section 5
T 25 N, R 20 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and a **REZONE** of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.



GENERAL PLAN AMENDMENT & REZONE 317-04-296E

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and a **REZONE** of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 5
T 25 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



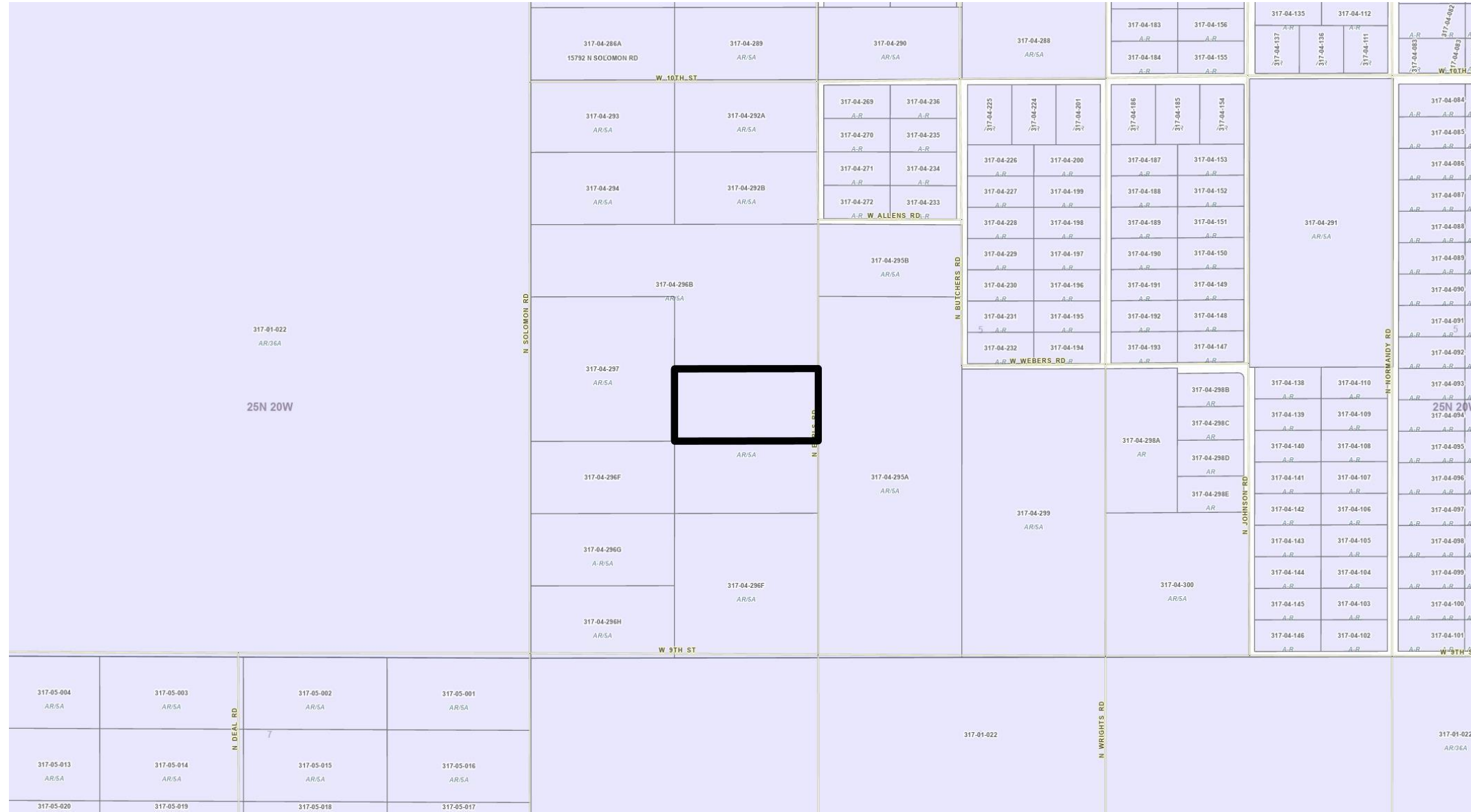
GENERAL PLAN AMENDMENT & REZONE 317-04-296E

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and a **REZONE** of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 5
T 25 N, R 20 W

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












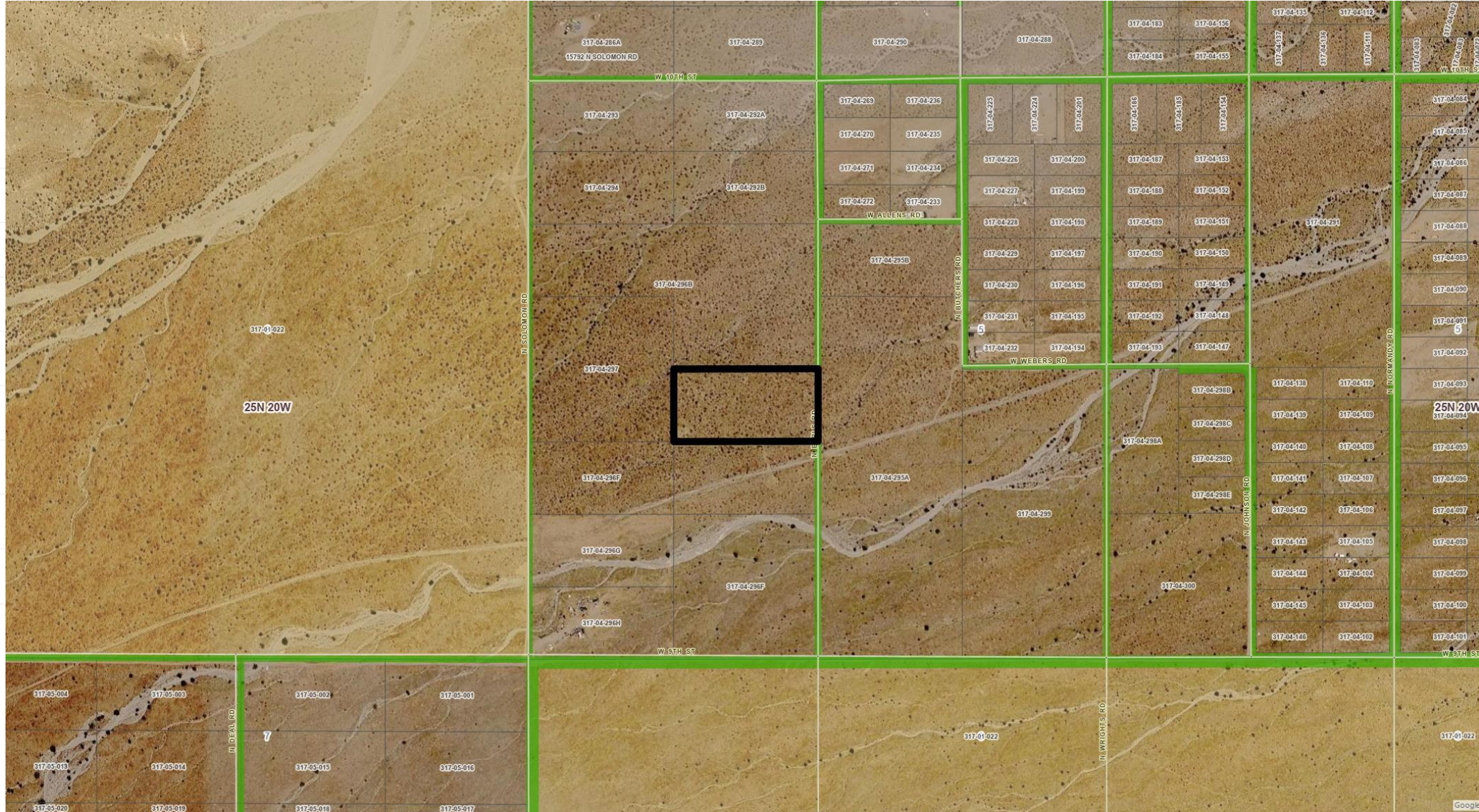
GENERAL PLAN AMENDMENT & REZONE 317-04-296E

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and a **REZONE** of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 5
T 25 N, R 20 W

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



GENERAL PLAN AMENDMENT & REZONE 317-04-296E

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and a REZONE of a portion of Assessor's Parcel No. 317-04-296E from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 5
T 25 N, R 20 W



ZONING NOTICE

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

As Follows: **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** (the "Plan") to update the Plan to reflect the current conditions in Mohave County, Arizona. The Plan is a public document and is available for review at the Planning and Zoning Commission meeting room, 700 W. Beale Street, Kingman, Arizona, on Wednesday, June 10, 2026, at 10:00 A.M. For more information, please contact the Planning and Zoning Commission at (937) 528-1234 or visit the website at www.mohavecounty.gov/planning.

ZONING NOTICE

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

As follows:
Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an R23A (Rural Development) Agricultural land use designation to an SDA (Suburban Development Area) and a REZONE of a portion of Assessor's Parcel No. 317-04-296E from an A-R23A (Agricultural Residential) Five Acre minimum lot size zone to an A-R (Agricultural Residential) zone, to allow for a new land division, in the Dolan Springs vicinity (east of Solomon Road, west of 9th Street), Mohave County, Arizona. KERT Consulting on behalf of Sage Rancheros, LLC, MS.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 928-785-0803 OR PLANNERS@MOHAVEAZ.COM

06. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 225-71-395A to allow for the construction of two model homes in The Hills at Cielo Los Lagos, Tract 4244 subdivision prior to approval of the Final Plat in an S-D/R (Special Development/Residential) zone, in the Fort Mohave 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 Julio Narvarte for JPN Properties, LLC of Fort Mohave, Arizona.

Assessor's Parcel No. 225-71-395A is described as The Greens at Los Lagos Tract 4186 Parcel H1 of Section 1, Township 18 North, Range 22 West.

The site is approximately 13.38 acres in size and is located north of Boundary Cone Road and east of Mountain View Road. The site is accessed from State Highway 95, then east on Boundary Cone Road then north on Mountain View Road approximately 0.12 miles to the site.

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

The applicant requests this Special Use Permit to allow for construction of two model homes prior to approval of a final plat. The Preliminary Plat was approved in January 2026 by Board of Supervisors Resolution 2026-003. The Mohave County General Plan designates the site as High Density Residential.

The site is within the Fort Mohave Mesa Fire District. The services and improvements for The Hills at Cielo Los Lagos, Tract 4244 will be installed by the developer. Electric and telephone service are available from the provider with authority to serve. Solid waste (refuse) disposal is available from an approved source. Water service will be provided for the subdivision through Bermuda Water Company. Sewer service will be provided through EPCOR. All roads in the subdivision will be constructed to Mohave County standards.

A review of FEMA FIRM Panel #04015C-5052K indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does not contain other densities similar to the above proposed action.
- e. The site appears to have legal access via paved roads.
- f. There does not appear to be any significant environmental features affecting the site.
- g. Electric, water, and sewer services are available, and will be provided to each lot within the subdivision.

STAFF RECOMMENDATION:

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

1. This Special Use Permit shall allow for the permitting of model homes prior to the Final Plat approvals on Assessor's Parcel No. 225-71-395A.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits shall be obtained prior to construction.
4. If construction or the use has not commenced within one (1) year of Board of Supervisors approval of the Special Use Permit, or if the use has been discontinued for six (6) months, then approval shall terminate at that date.
5. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 225-71-395 Current Zoning: B2/SD Parcel Size 13.38 Acres

Legal Description:

Sec 1 T18N R 22W The Greens of Cos Lasus Tract No 4186 Parcel H
divided as M1 per SW 2039 Rec 12/11/2014 Fee # 2014053143 Court 58285

Water Provider: Bermuda Electric provider: Mohave Electric Sewer provider: Epcor

Present use of property: vacant land

Owner Information

Owner Name (must match current deed): JPN Properties LLC

Mailing Address: PO Box 8853 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: _____

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:

the construction of two model homes

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

the construction of two model homes.

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:

Julio Navarrete
JPN Properties LLC
PO Box 8853
Fort Mohave, AZ 86427

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

APN 225-71-395 Sec 1 T18N R22W The Greens At Los Lagos
Tract No 4186 Parcel H divided as H1 per SRU 3038 Rec 12/10/2014
Fee # 2014053143 Cont 58285 6 sq ft of 13.38 Acres 225-71-395
(225-71-395 A & B) 2015 Tax Roll



225-18-014
18N 22W

225-71-395A

225-59-4880
S-Duke

6365 S ENTRADA VIA VERDES

225-71-389A

CRE

CRE

225-71-103

SD/RO/3M

225-71-194

SD/RO/3M

225-71-162

SUP/RO/3M

225-71-160

SD/RO/3M

225-71-141

225-71-123

SUP/RO/3M

E CALLE SALAMANCA

CRE

225-71-391C

CRE

E CALLE LA REINA

S CALLE ESPERANZA

225-71-004

S CORTE ISOLANA

225-71-007

225-71-035B

225-71-096

SD/RO/3M

E VIA LUCIO

E CALLE SERENA

CR-153 E-BOUNDARY CONE RD

225-65-017

225-56-003

12

225-69-008

TUMBLEWEED DR

225-69-066

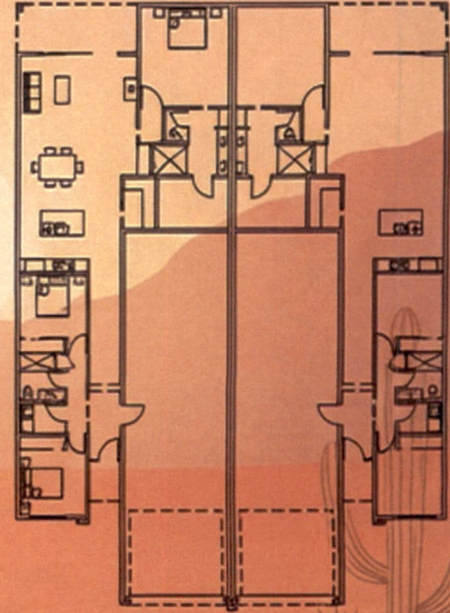
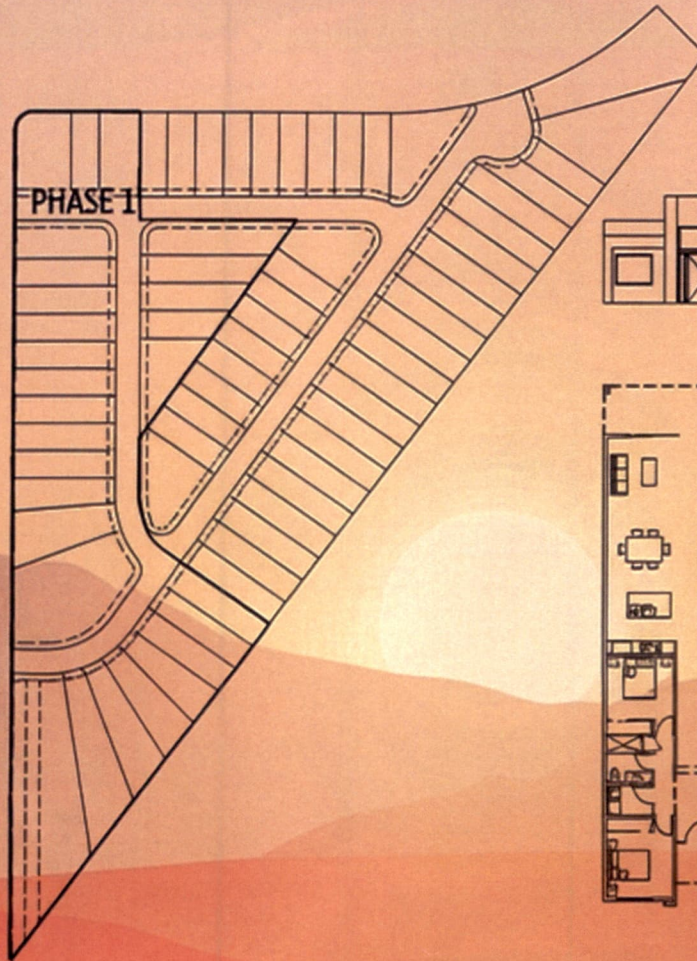
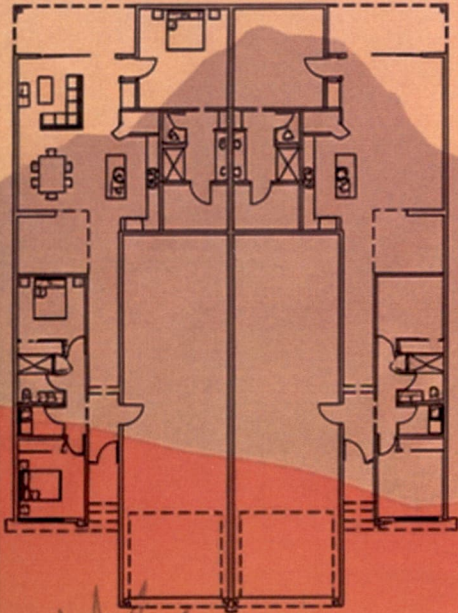
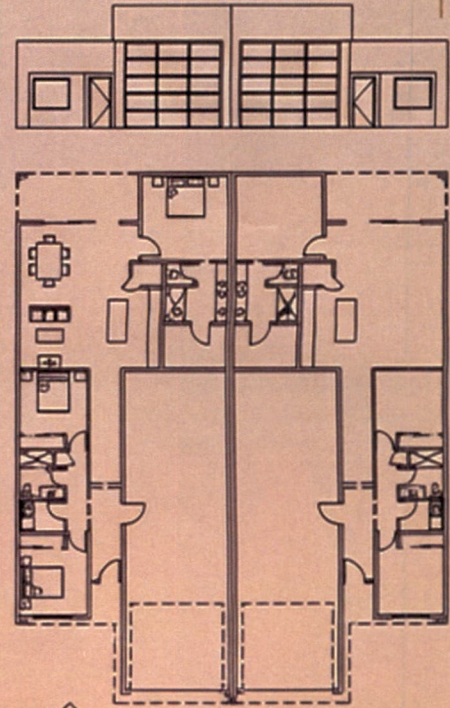
225-65-021

S FORK LN

THE HILLS at CIELO LOS LAGOS *phase 1*

Modern Townhomes with RV Garages

- 1,600–2,000 SQ FT
- OVERSIZED RV GARAGES
- 3 DISTINCT ELEVATIONS
- MULTIPLE FLOOR PLANS AVAILABLE



Proudly built by Colorado River Signature Homes
ROC 315659 & 305517

Joseph Jones
Designated Broker, Desert Lakes Realty
(928) 296-0685
joej.cielo@gmail.com

5 BSB

WHEN RECORDED RETURN TO:
LAURA SKUBAL, CLERK OF THE BOARD
700 W. BEALE STREET
THIRD FLOOR
KINGMAN, AZ 86401


FEE# 2026000577

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA HENRY
COUNTY RECORDER



01/06/2026 01:34 PM Fee: \$0.00

PAGE: 1 of 5

BOS RESOLUTION NO. 2026-003

A RESOLUTION SETTING FORTH A PRELIMINARY PLAT AND PETITIONS OF EXCEPTIONS FOR THE HILLS AT CIELO LOS LAGOS, TRACT 4244, A PROPOSED SUBDIVISION OF ASSESSOR'S PARCEL NOS. 225-71-395A AND 225-71-395B IN THE FORT MOHAVE VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, January 5, 2026, a public hearing was conducted to determine whether approval should be granted to approve the Preliminary Plat and Petitions of Exceptions for The Hills at Cielo Los Lagos, Tract 4244, as requested by Julio Narvarte of JPN Properties of Oro Valley, Arizona, and

WHEREAS, Assessor's Parcel No's. 225-71-395A and 225-71-395B are described as The Greens at Los Lagos Tract 4186 Parcel H1 and H2 of Section 1, Township 18 North, Range 22 West, and

WHEREAS, the sites combined are approximately 13.70 acres and is located north of Boundary Cone Road and east of Mountain View Road. The site is accessed from State Highway 95, then east on Boundary Cone Road then north on Mountain View Road approximately 0.12 miles to the site, and

WHEREAS, the Preliminary Plat for The Hills at Cielo Los Lagos, Tract 4244, proposes approximately 13.70 acres subdivided into 68 lots with 32 duplex units. The site was rezoned to SD/R-2 (Special Development/Medium-Density Residential Residential) with B.O.S. Resolution 2025-004. The Mohave County General Plan designates this site as High Density Residential, and

WHEREAS, the services and improvements for The Hills at Cielo Los Lagos, Tract 4244, will be installed by the developer. Electric and telephone service are available from the provider with authority to serve. Fire protection and solid waste (refuse) disposal are available from approved sources. Water service will be provided for the subdivision through Bermuda Water Company. Sewer service will be provided through EPCOR. All roads in the subdivision will be constructed to Mohave County standards, and

WHEREAS, the proposed subdivision includes three (3) petitions of exceptions:

1. A petition of exception for streetlights.
2. A petition of exception for sidewalks.

3. A petition of exception for Right-of-Way reduction.

WHEREAS, a review of FEMA FIRM Panel #04015C-5052K indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, and

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other densities similar to the above proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted flood zone is not a significant environmental feature affecting this site.
- g. Electric, water, and sewer services are available, and will be provided to each lot within the subdivision.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on December 10, 2025, the Commission recommended APPROVAL of this Preliminary Plat and these Petitions of Exception subject to the following:

1. The approval of this subdivision is based on the following requirements:
 - a. All roads within the subdivision shall be constructed to Mohave County standards.
 - b. The developer shall provide adequate drainage throughout the subdivision, and as needed for perimeter and/or exterior roadways, in the determination of the County Engineer.
 - c. Grading and drainage-related improvements will be made as recommended by the design engineer and in accordance with the Mohave County Drainage Design Manual.
 - d. The developer shall provide central water to each lot in the subdivision, approved by the Arizona Department of Environmental Quality or equivalent jurisdiction.
 - e. The developer shall obtain a written determination on the adequacy of water supply for subdivisions compliant with provisions of the Land Division Regulations.
 - f. The sanitary facilities for the subdivision, must be approved by the Arizona Department of Environmental Quality and submitted to Development Services prior to the consideration of the Final Plats of the subdivision by the Board of Supervisors.
 - g. Electric and telephone service will be provided to each lot.
 - h. Refuse disposal will be provided by an approved service provider. The developer must submit a signed contract with that company or another solid waste disposal

firm prior to Final Plat recordation, providing garbage disposal for each lot in the subdivision.

- i. Fire protection will be provided by the Fort Mohave Mesa Fire District, or other jurisdiction. The serving fire district may impose design or improvement requirements greater than those required by Mohave County. Fire hydrants shall be provided by the developer at locations prescribed by the fire department.
- j. All utilities shall be provided to each lot in accordance with Arizona Corporation Commission regulations.
- k. All lots and centerline monuments will be staked and monumented in accordance with Mohave County Standard Specifications.
- l. Road name and regulator signs will be installed in accordance with the requirements of the Mohave County Land Division Regulations and as recommended by the design engineer, to the satisfaction of the County Engineer.

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

2. The developer will make the same commitments for improvements in the report to the Department of Real Estate as required for approval of this tract by the Board of Supervisors.
3. The following petition of exceptions are approved for this subdivision:
 - a. No sidewalks.
 - b. No streetlights.
 - c. Narrower road width and rights-of-ways that do not allow parking on the street.
4. Lots and parcels within the recorded Final Plat of this subdivision will not be further divided, or otherwise altered from their approved, platted form.
5. Drainage easements, channels, and devices acceptable to the County Engineer will be provided for all on and off-site drainage related improvements.
6. Drainage improvements shall be constructed to the satisfaction of the County Engineer, and in accordance with a drainage report and in accordance with the Mohave County Drainage Design Manual.

7. The Mohave County Land Division regulations require utility and other service lines to be located within roadway rights-of-way unless the developer provides a written agreement with the service providers for location of lines in separate easements.
8. The developer shall provide, with the submittal of the Final Plat for this subdivision, evidence that service providers are CC&N (Certificate of Convenience and Necessity) holders, or that the Arizona Corporation Commission has approved of any inter-service area agreements between providers.
9. All lots and parcels in the subdivision shall be usable for the purposes intended. No lot or parcel shall be created by the recordation of a Final Plat for this development which is so encumbered by existing or proposed easements as to substantially limit or render unbuildable any such lot or parcel.
10. Road names shall be approved by the Mohave County Addressing Coordinator prior to scheduling the Final Plats for consideration by the Board of Supervisors.
11. Any offsite roadway improvements which may be recommended by the County Engineer in conjunction with this project shall be constructed by the developer prior to Final Plat approval or the Release of Assurances for a recorded Final Plat.
12. Any change to the development due to ADOT requirements will be the responsibility of the Developer and Engineer of Record.
13. Outstanding comments, if any, shall be addressed with the submittal of the Final Plat for this subdivision.
14. This subdivision is being processed per Mohave County Land Division Regulations. This conditional approval for the subdivision is based on the most recently revised Preliminary Plat received. As provided for in Mohave County Land Division Regulations, this conditional approval will automatically expire six (6) years after the approval by the Board of Supervisors of this Preliminary Plat. It is the responsibility of the developer to request and obtain any necessary extensions of time for this approval, following provisions of Mohave County Land Division Regulations prior to the expiration of that time period. Failure of the developer to request and obtain any necessary extension of time for the approval of the Preliminary Plan, prior to the expiration of the approval, will result in the automatic termination of processing of the subdivision.

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, and the Mohave Valley Daily News, a newspaper of general circulation in the Fort Mohave/Mohave Valley area, Mohave County, Arizona on December 17, 2025 and was posted on December 19, 2025, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.


NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Monday, January 5, 2026, APPROVED this Preliminary Plat and these Petitions of Exception as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST



Travis Lingenfelter, Chairman



Laura Skubal, Clerk of the Board



WHEN RECORDED RETURN TO:
LAURA SKUBAL, CLERK OF THE BOARD
700 W. BEALE STREET
THIRD FLOOR
KINGMAN, AZ 86401


FEE# 2025000945

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



01/08/2025 10:00 AM Fee: \$0.00

PAGE: 1 of 3

BOS RESOLUTION NO. 2025-004

A RESOLUTION SETTING FORTH A REZONE OF ASSESSOR'S PARCEL NO. 225-71-395A FROM AN R-M (MULTIPLE RESIDENTIAL) ZONE TO AN S-D/R (SPECIAL DEVELOPMENT/RESIDENTIAL) ZONE, TO ALLOW FOR A FUTURE RESIDENTIAL SUBDIVISION, IN THE FORT MOHAVE VICINITY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, January 6, 2025, a public meeting was conducted to determine whether approval should be granted to Rezone for the above-described property, as requested by Mac Hall of Iris Development Services PLLC, on behalf of Angelo Rinaldi of Los Lagos Phase I, of Fort Mohave, Arizona, and

WHEREAS, Assessor's Parcel No. 225-71-395A is described as a portion of Parcel H of The Greens at Los Lagos Tract 4186, in Section 1 of Township 18 North, Range 22 West, and

WHEREAS, the site is approximately 13.38 acres and is located south of Vista Laguna Drive and east of Mountain View Road. The site is accessed from State Highway 95, then east on Boundary Cone Road, then north on Mountain View Road approximately .38 miles to the intersection with Vista Laguna Drive, and

WHEREAS, the site currently appears to be vacant, with relatively flat terrain. The surrounding land uses consist of single-family residences, a golf course, and vacant land, and

WHEREAS, the applicant requests this rezone from an R-M (Multiple Residential) zone to S-D/R (Special Development/Residential) zone to allow for future residential subdivision. The applicant is requesting the uses of the R-2 (Medium Density Residential) zone, allowing for shared-wall townhomes, and a five (5') foot setback on the opposite side of the property. The Mohave County General Plan designates this site as a High Density Residential area, and

WHEREAS, the site is within the Fort Mohave Mesa Fire District. Electric, water, and sewer services appear to be available. Boundary Cone Road and Mountain View Road are paved and are on the County's road maintenance system. Vista Laguna Road is paved and is not on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-5052K indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, and

WHEREAS, 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 to be adequate for the intended action.
- d. The neighboring area does contain zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The adjacent flood zone does not appear to be a significant environmental feature affecting the
- g. site.
- h. Electric, water, and sewer services appear to be available.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on December 11, 2024, the Commission recommended APPROVAL of this Rezone subject to the following:

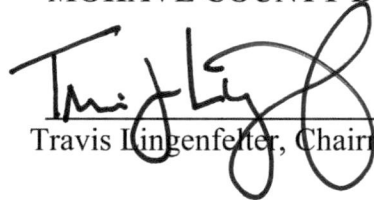
- 1. The site will be rezoned to an S-D/R (Special Development Residential) zone, allowing for all of the uses of the R-2 zone, and allowing for townhomes with a shared wall and a five (5') side yard setback on the opposite side of the property.
- 2. The Rezone will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
- 3. Legal access shall be obtained and provided for all created parcels.
- 4. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
- 5. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
- 6. The appropriate permits shall be obtained prior to construction.
- 7. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
- 8. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, and in the Mohave Valley Daily News, a newspaper of general circulation in the Fort Mohave, Mohave County, Arizona, on December 18, 2024, and was posted on December 20, 2024, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

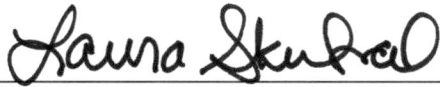
NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Monday, January 6, 2025, APPROVED this Rezone as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST



Travis Lingenfelter, Chairman



Laura Skubal, Clerk of the Board



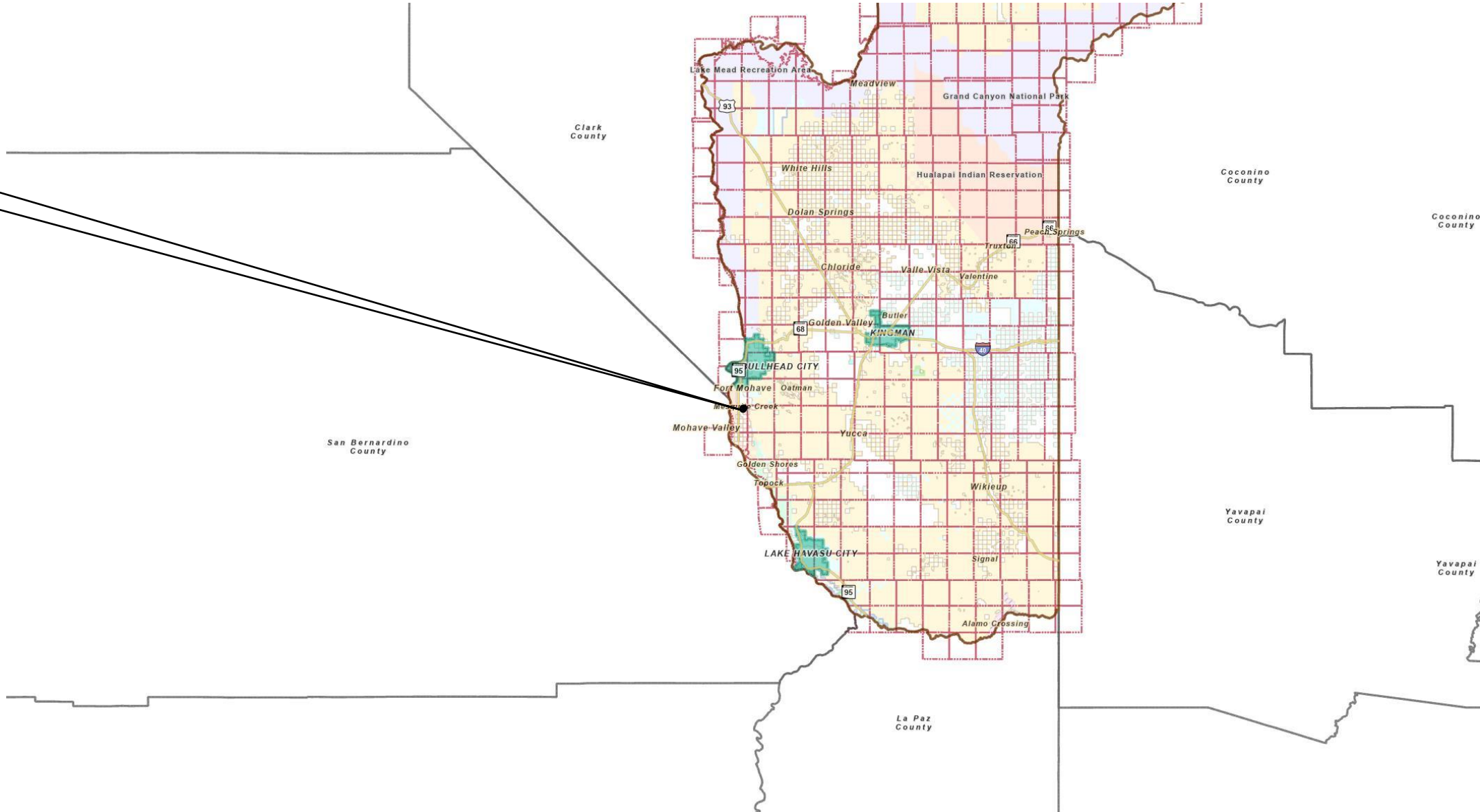
SPECIAL USE PERMIT 225-71-395A

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 225-71-395A to allow for the construction of two model homes in The Hills at Cielo Los Lagos, Tract 4244 subdivision prior to approval of the Final Plat in an S-D/R (Special Development/Residential) zone, in the Fort Mohave vicinity.

Section 1
T 18 N, R 22 W

Subject
Property

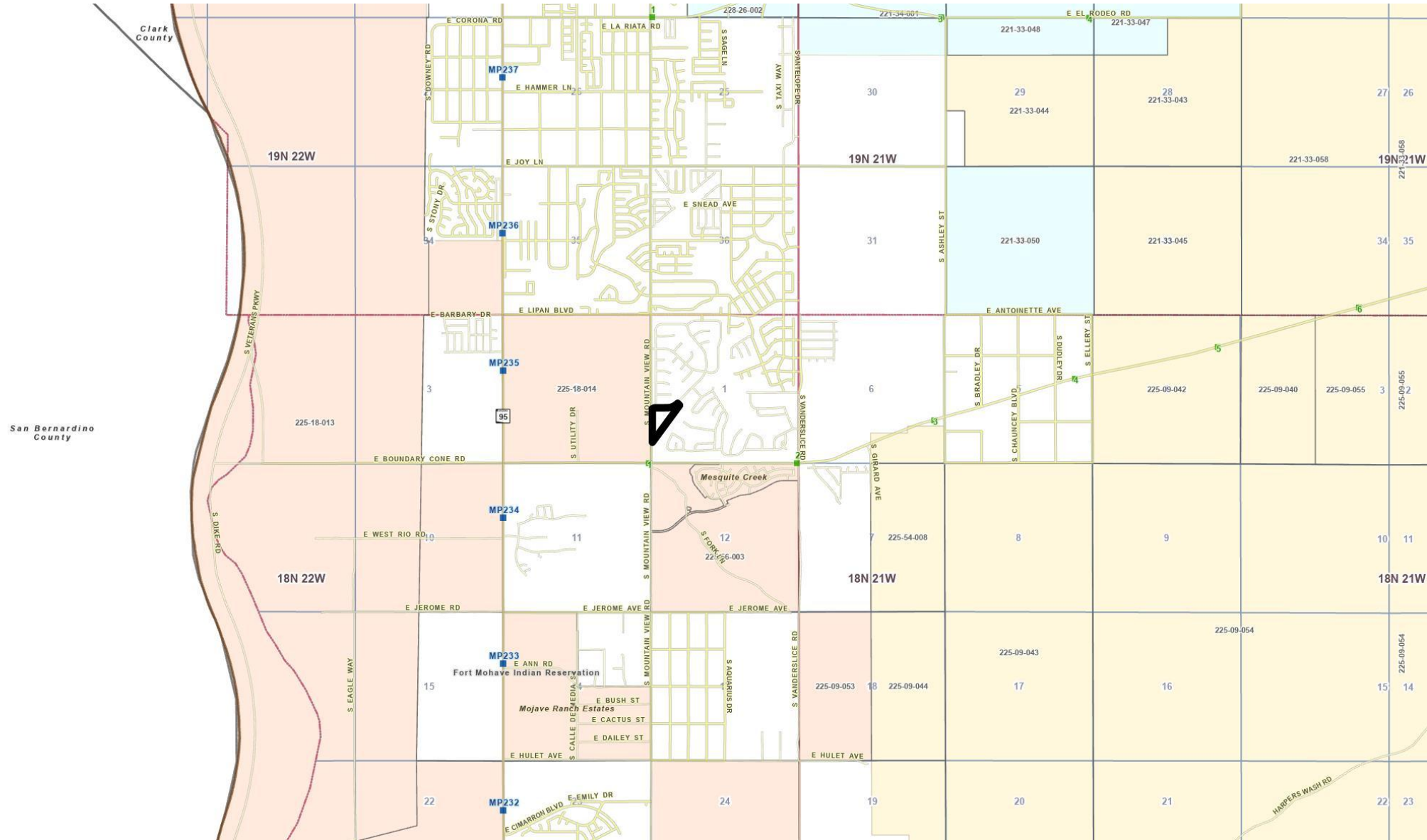


SPECIAL USE PERMIT 225-71-395A

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 225-71-395A to allow for the construction of two model homes in The Hills at Cielo Los Lagos, Tract 4244 subdivision prior to approval of the Final Plat in an S-D/R (Special Development/Residential) zone, in the Fort Mohave vicinity.

Section 1
T 18N, R 22W












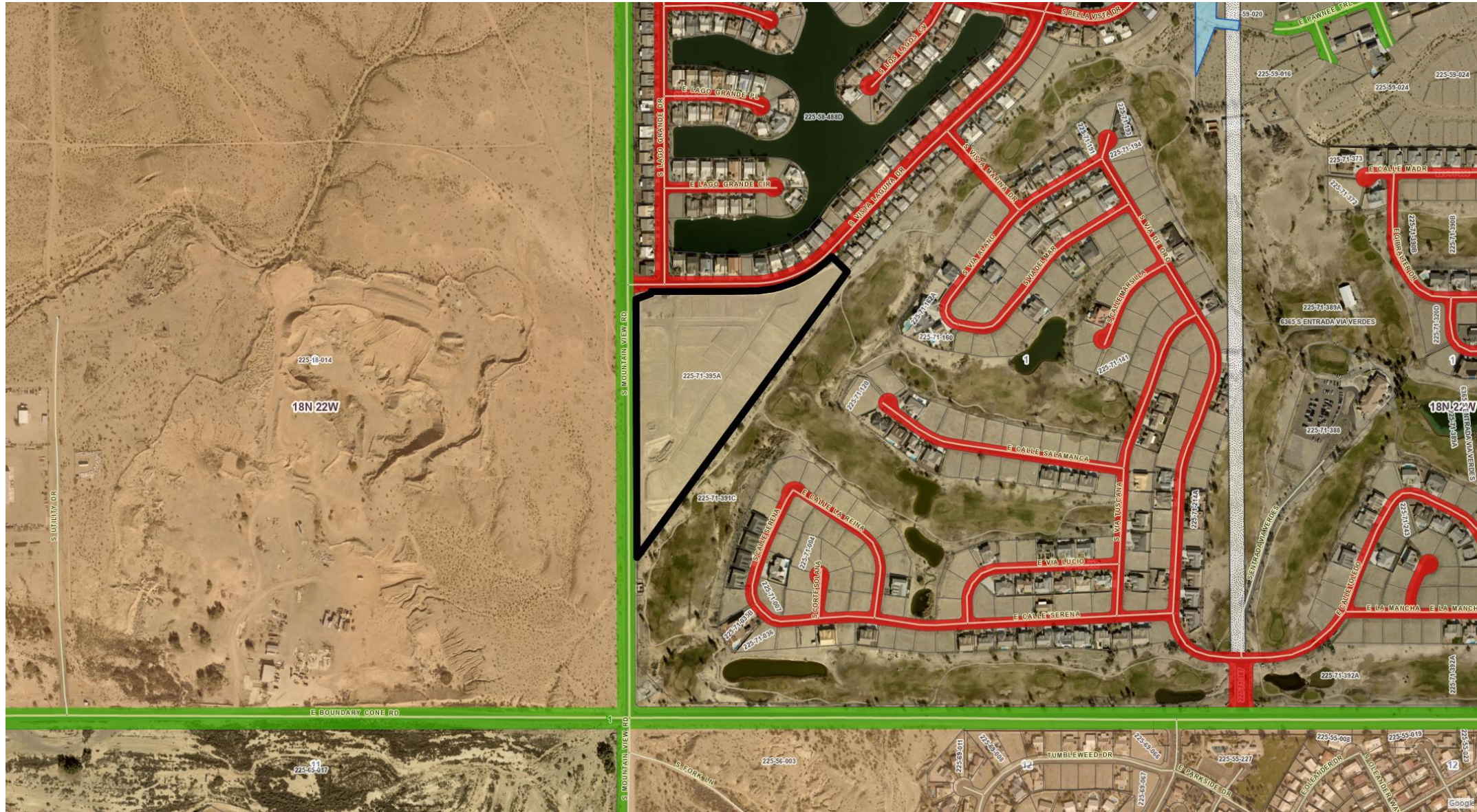
SPECIAL USE PERMIT 225-71-395A

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 225-71-395A to allow for the construction of two model homes in The Hills at Cielo Los Lagos, Tract 4244 subdivision prior to approval of the Final Plat in an S-D/R (Special Development/Residential) zone, in the Fort Mohave vicinity.

Section 1
T 18 N, R 22 W

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





ZONING NOTICE

NOTICE TO PROPERTY OWNERS: ANYONE WHO HAS A PROPERTY INTEREST IN THE PROPERTY SHOWN ON THIS MAP AND WHO IS NOT A PARTY TO THIS ZONING CASE IS HEREBY NOTICED THAT THE ZONING BOARD OF THE CITY OF PHOENIX IS CURRENTLY CONSIDERING A ZONING CASE FOR THE PROPERTY SHOWN ON THIS MAP. THE ZONING BOARD OF THE CITY OF PHOENIX IS CURRENTLY CONSIDERING A ZONING CASE FOR THE PROPERTY SHOWN ON THIS MAP. THE ZONING BOARD OF THE CITY OF PHOENIX IS CURRENTLY CONSIDERING A ZONING CASE FOR THE PROPERTY SHOWN ON THIS MAP.

07. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-24-099B from an AR/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a petting zoo, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Leona Finke of Cremlingen, Germany.

Assessor's Parcel No. 306-24-099B is described as Sun West Acres Tract 1027 E1/2 of Parcel 99 of Section 27, Township 21 North, Range 18 West.

The site is approximately 10.12 acres and is located north of Unkar Drive and west of Amado Road. The site is accessed from State Highway 68, then south on Aztec Road, west on Unkar Drive, approximately 0.5 miles to the site.

The site appears to be vacant, and the terrain appears to be relatively flat. The surrounding land uses consist vacant land.

The applicant requests this Rezone from an AR/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a CRE (Commercial Recreation) zone to allow for a petting zoo. The Mohave County General Plan designates this site as Rural Development Area.

The site is not located within the Golden Valley Fire District. Electric services appear to be available. Water and sewer services do not appear to be available. Unkar Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-04537G indicates that the eastern end of the parcel described to be in Zone A, a Special Flood Hazard Area, and the remaining parcel to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. The site will be rezoned to a CRE (Commercial Recreation) 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 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.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-24-099B Current Zoning: Residential Parcel Size 10 Acres

Legal Description:

The East half of Parcel 39, Sun West Acres, Tract 1027, according to the plat there of recorded June 9, 1996, at Fee No. 8778 of Mohave County, AZ

Water Provider: A-1 A. Well Service Electric provider: Black Rock / UniSource Sewer provider: _____

Present use of property: Undeveloped land (not in use)

Owner Information

Owner Name(must match current deed): Leona Finke

Mailing Address: Am Sandbach 20 City: Cremingen State: D Zip: 38162

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 rezoning:

Proposed to be: Commercial recreation (CR-E)

- 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:

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.

2026 / 04 / 03 Leona Finke

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 residential to CR-E for the purpose of establishing a pet zoo.

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,

Leona Finke
Applicant / agent

Contact information:

Leona Finke

Assessor Parcel Number and Legal Description of proposed subject property: 306-24-099B

East half of Parcel 99, Sun West Acres, Tract 1027, according to the plat here of recorded June 9, 1996, at Fee No. 8778 of Mohave County, 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
- 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: 4/21/2026

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>

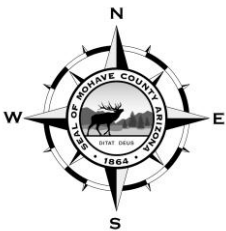
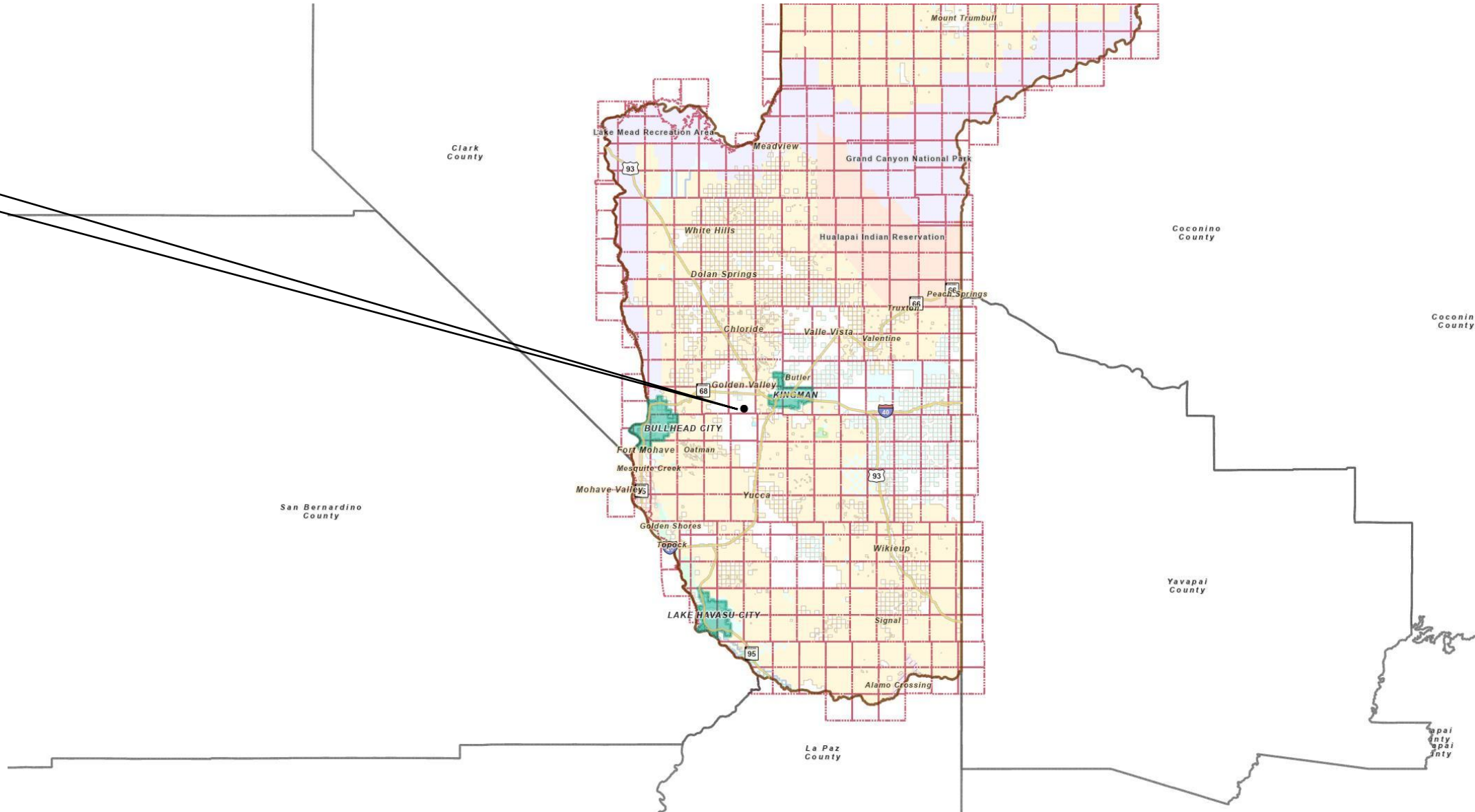
Notes:

REZONE 306-24-099B GENERAL MAP

REZONE of Assessor's Parcel No. 306-24-099B from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a petting zoo, in the Golden Valley vicinity.

Section 27
T 21 N, R 18 W

Subject
Property









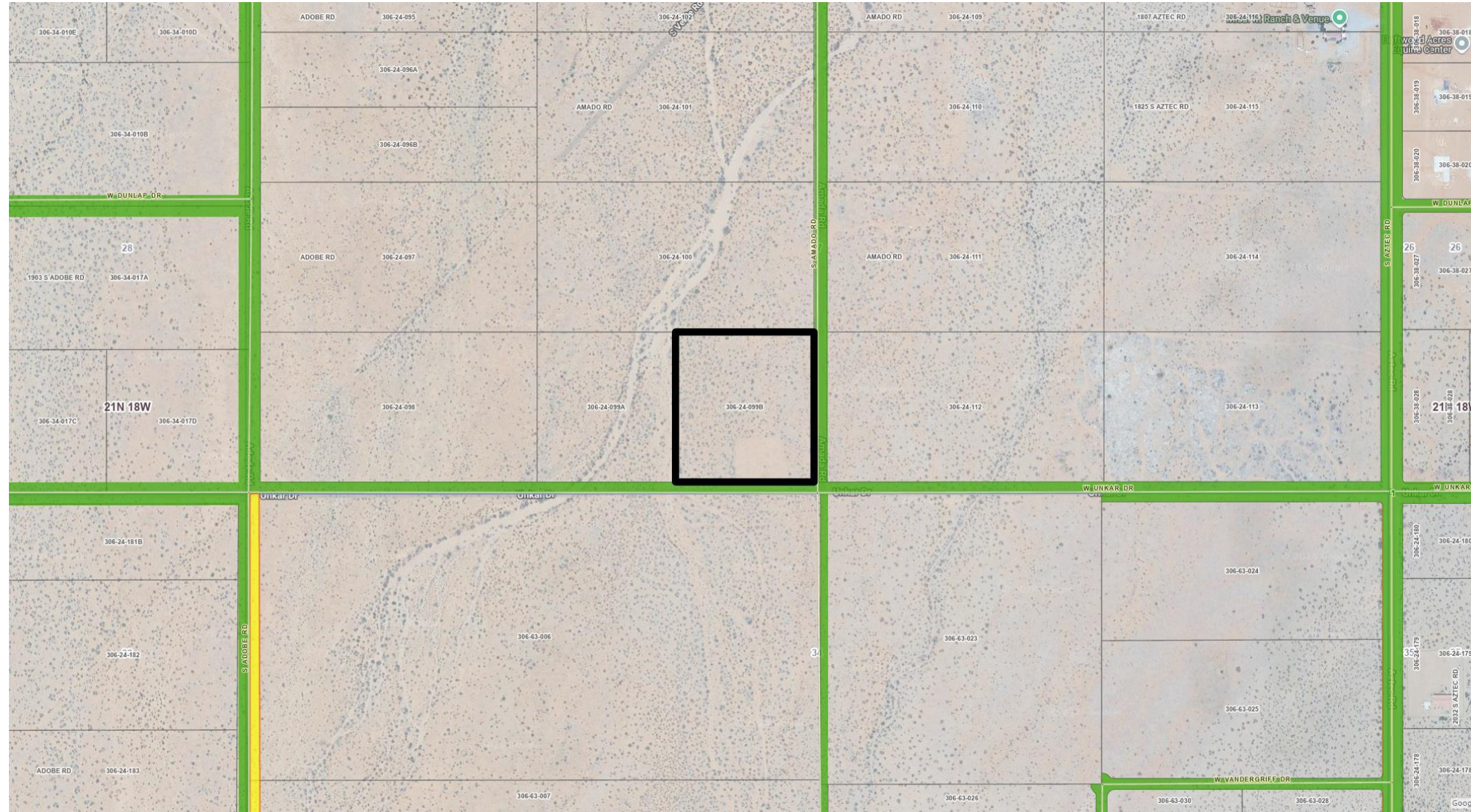
REZONE 306-24-099B

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-24-099B from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a petting zoo, in the Golden Valley vicinity.

Section 27
T 21 N, R 18 W

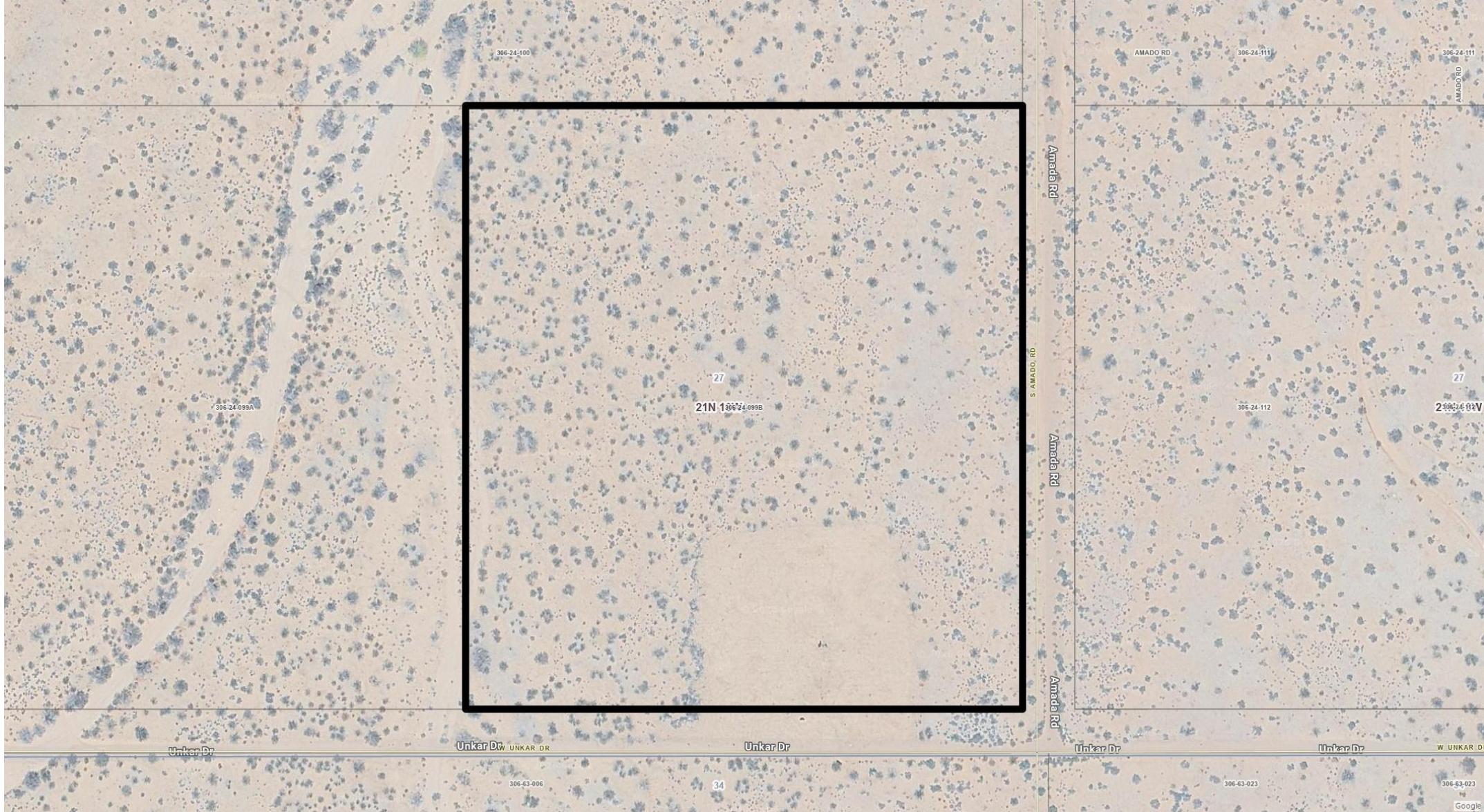
-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Abandonment
-  Further Research Req
-  Not Public
-  No R/W



REZONE 306-24-099B REQUEST

REZONE of Assessor's Parcel No. 306-24-099B from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a petting zoo, in the Golden Valley vicinity.

Section 27
T 21 N, R 18 W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission hearing items of the Commission, 700 W. Beale St. 2024, at 10:00 A.M.

on Wednesday, June 12, 2024, at 10:00 A.M.

For a full list of items to be heard, please visit the City of Henderson's Planning and Zoning Commission website at www.hendersonnv.gov/planning-zoning. If you have any questions, please contact the Planning and Zoning Commission at (702) 255-3300.

City of Henderson, Nevada
Planning and Zoning Commission



**ZONING
NOTICE**

NOTICE: The City of Phoenix is currently reviewing the zoning for this property. The zoning for this property is currently [unintelligible]. The zoning for this property is currently [unintelligible]. The zoning for this property is currently [unintelligible].

08. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five-acre minimum lot size) zone, for a minor land division in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Charles Schramm of Port Angeles, Washington.

Assessor's Parcel No. 306-39-001D is described as Parcel 101 E1/2 W1/2 in Section 14, Township 21 North, Range 18 West.

The site is approximately 10.01 acres and is located south of Abrigo Drive and east of Houck Road. The site is accessed from State Highway 68, then south on Houck Road, then east on Abrigo Drive, approximately .06 miles to the northwest corner of the site.

The site appears to have two storage buildings and two stored RVs. The terrain appears to be relatively flat. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, for a minor land division. The Mohave County General Plan designates this site as Suburban Development Area.

The site is located within Golden Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Abrigo Road is unpaved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4533H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-39-0018D Current Zoning: AR/10A Parcel Size 10.01 Acres
Legal Description: 4080 W Abrijo Dr.

RECORD OF SURVEY (BOOK 1 OF LAND SURVEYS PG 47) T21N R18W SEC 14 PARCEL 101 E2 W2 CONT 10.01 ACRES 306-09-001A(306-09-001 C & D)

Water Provider: _____ Electric provider: _____ Sewer provider: Septic

Present use of property: recreation

Owner Information

Owner Name(must match current deed): Charles Schramm

Mailing Address: 829 E 1st St City: Port Angeles State: Wn Zip: 98362

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 rezoning:

Proposed to be: Split in half = two equal parcels (AK/SA)

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

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

For the purpose of: Minor Land Division

Authorization

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

Charles B. Schramm

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/10A to AR/5A for the purpose of Minor Land Division.

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,

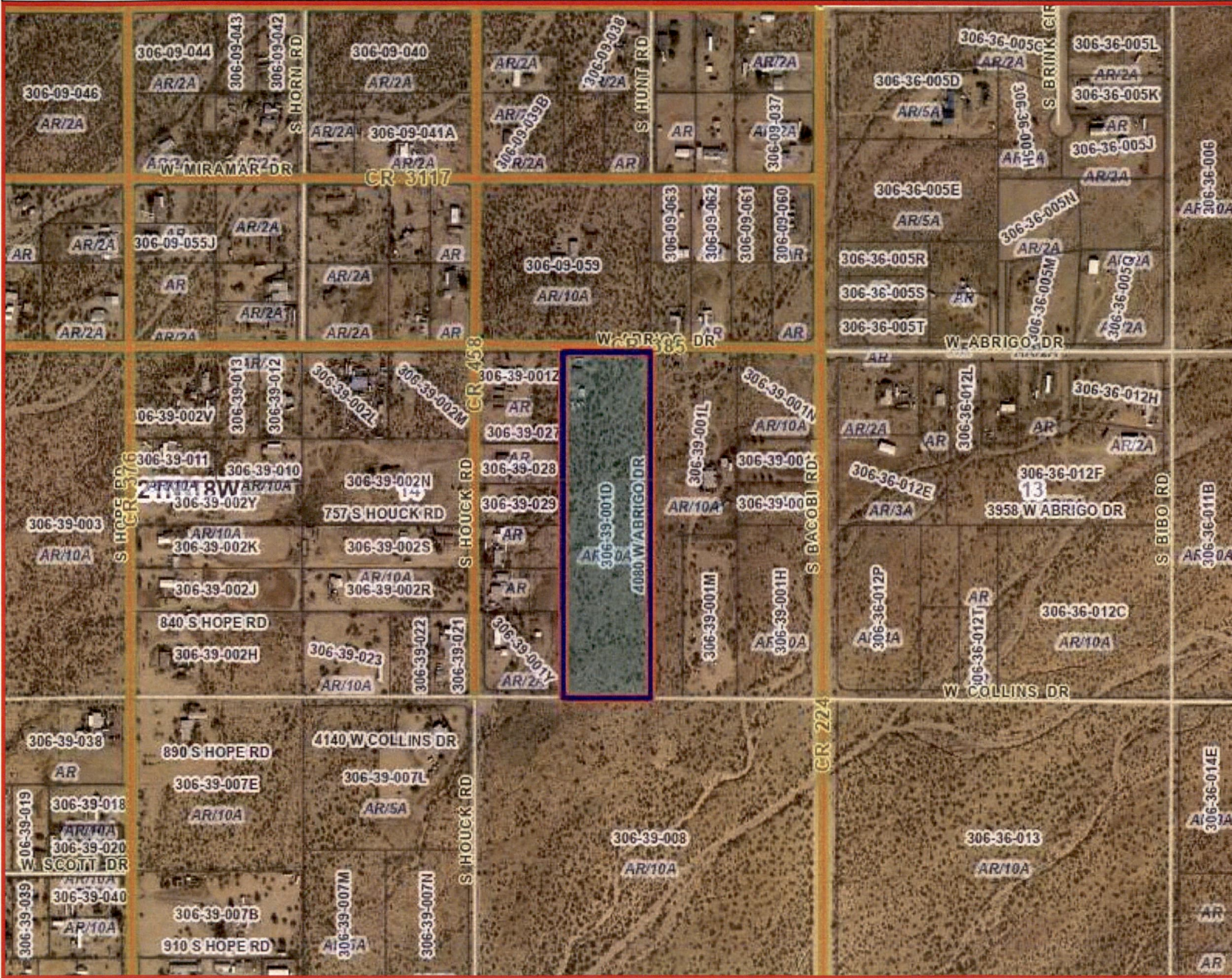
Charles Schramm
Applicant / agent

Contact information:

Charles Schramm
829 East 1st Street
Port Angeles Wa 98362

Assessor Parcel Number and Legal Description of proposed subject property:

RECORD OF SURVEY (BOOK 1 OF LAND SURVEYS PG 47) T21N R18W SEC 14 PARCEL 101 E2 W2 CONT 10.01 ACRES 306-09-001A(306-09-001 C & D)



Legend

- Street Intersection
- 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

1:8,309

0 692.4 1,384.9 Feet

(approximate scale)

Map Created: 4/28/2026

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:

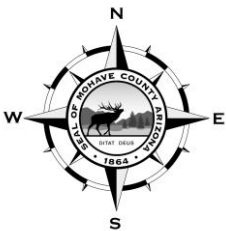
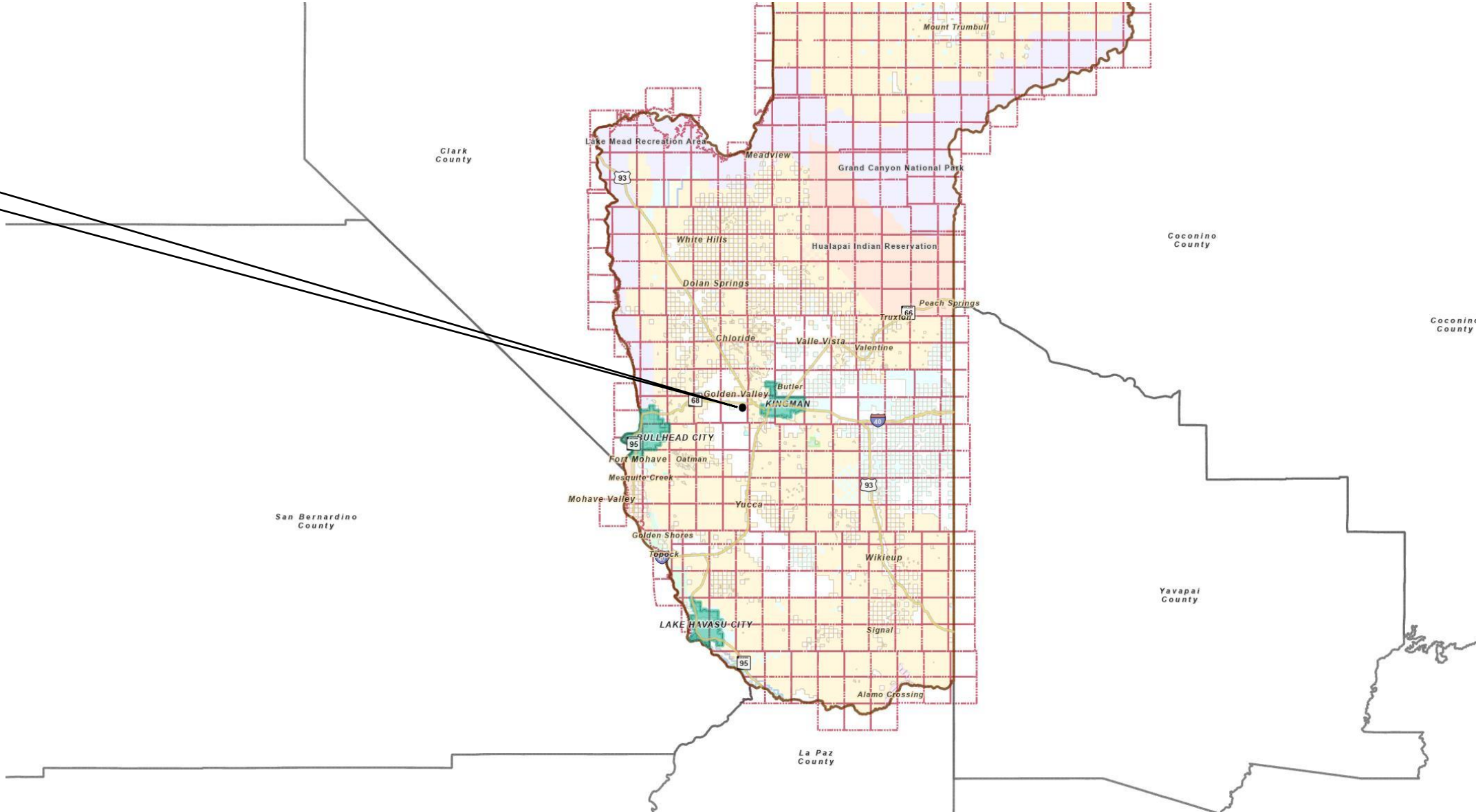
REZONE 306-39-001D

GENERAL MAP

REZONE of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 14
T 21 N, R 18 W

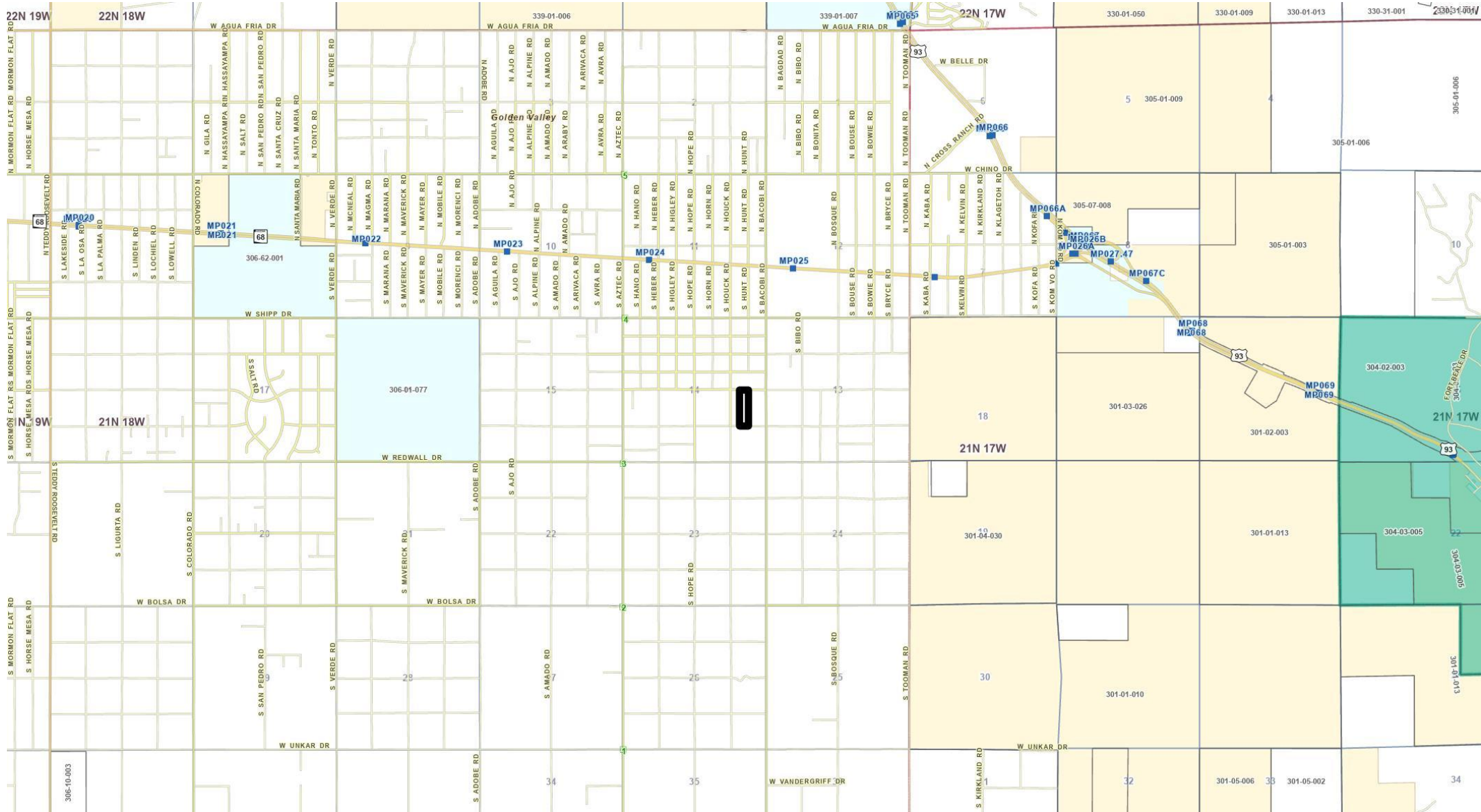
Subject
Property



REZONE 306-39-001D VICINITY MAP

REZONE of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 14
T 21 N, R 18 W



REZONE 306-39-001D

SITE MAP

REZONE of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 14
T 21 N, R 18 W



REZONE 306-39-001D

ZONING MAP

REZONE of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 14
T 21 N, R 18 W



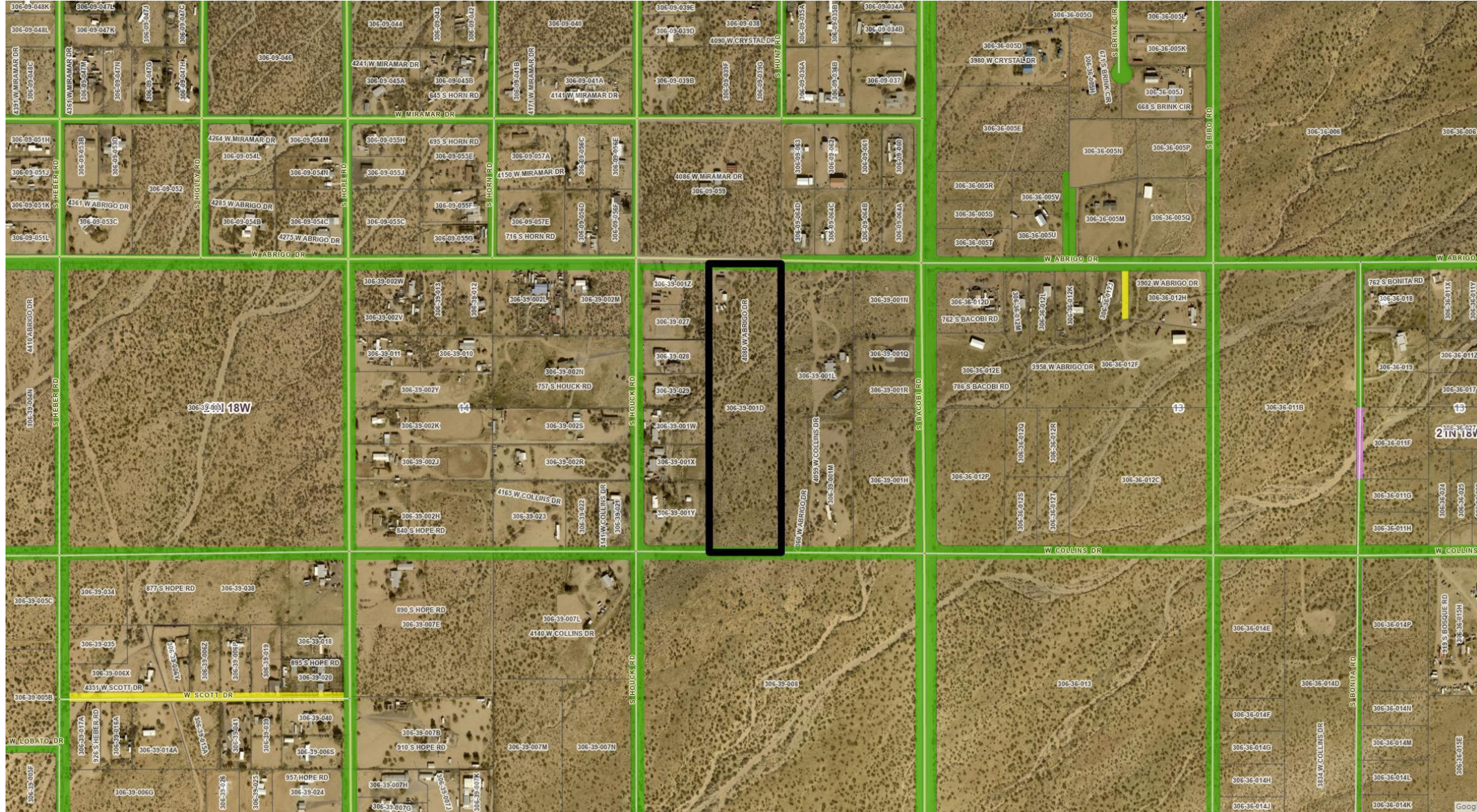
- A
- R-M
- A-D
- R-MH
- A-R
- R-O
- C-1
- R-O/A
- C-2
- R-P
- C-2H
- R-TT
- CITY
- C-M
- S-D/A
- C-MO
- S-D/C
- C-RE
- S-D/C-1
- E
- S-D/C-2
- M
- S-D/C-M
- M-2
- S-D/M
- MIXED
- S-D/R
- M-X
- S-D/R-1
- N-P
- S-D/R-E
- R-1
- S-D/R-M
- R-2
- S-D/R-O
- R-E



REZONE 306-39-001D RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 14
T 21 N, R 18 W



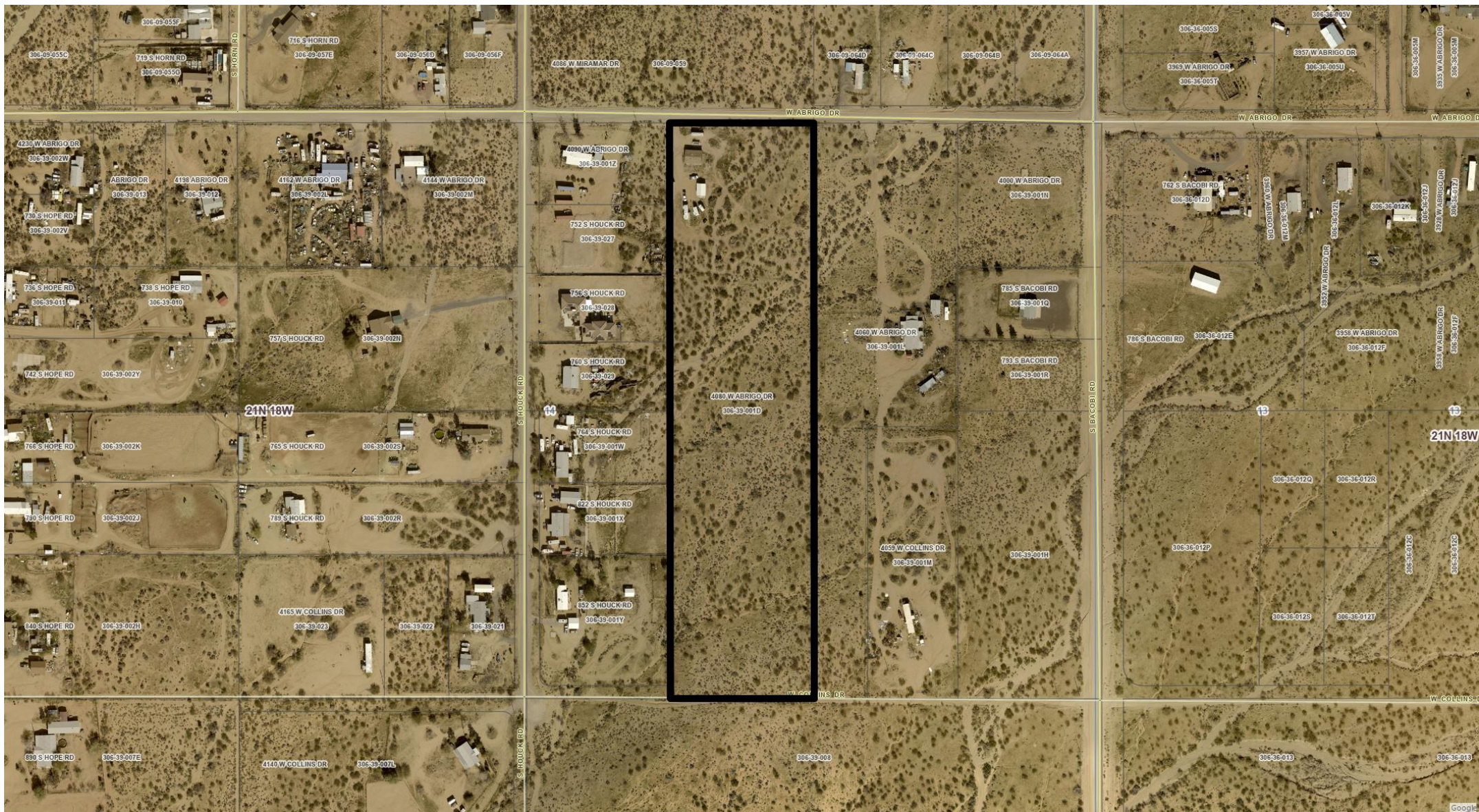
- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Abandonment
- Further Research Req
- Not Public
- No R/W



REZONE 306-39-001D REQUEST

REZONE of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 14
T 21 N, R 18 W



ZONING NOTICE

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

As Follows:
Evaluation of a request for a REZONE of Applicant's Parcel No. 202-39-0012 from an A-1 (R-121) Agricultural Residential Use to an A-1 (A-1) Agricultural Residential Use. The Applicant is requesting to allow for a mixed land division, in the Golden Valley vicinity east of Beale Road, south of Abajo Drive, Mohave County, Arizona. Charles Schramm, VII

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 909-797-0903 OR PLANNING@MOHAVE.CO.AZ

09. **Evaluation a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and for a REZONE of Assessor's Parcel No. 215-02-032A, -047A from an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini mart and caretakers quarters, in the Golden Valley vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property, as requested by KTH Consulting on behalf of Mohave Developments Inc of Simi Valley, California.

Assessor's Parcel No. 215-02-032A and -047A as described as Golden Valley Ranchos Unit 11 Block C Lot 1, located in Section 1, Township 20 North, Range 18 West.

The site is approximately 2.34 acres and is south of Shinarump Drive and east of Pine Road. The site is accessed from State Highway 68, then south on Bacobi Road, then east on Shinarump Drive approximately 1.14 miles to the site.

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

The applicant requests this rezone:

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a General Commercial land use designation, and
2. Rezone from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini mart and caretakers quarters.

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

A review of FEMA FIRM Panel #04015C-4545G indicates the parcels described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other densities similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There does not appear to be any environmental features affecting the site.
- g. Electric services appear to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan shall be amended to a General Commercial land use designation.
2. The site will be rezoned to a C-1 (Neighborhood Commercial) 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 will be obtained prior to construction.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 215-02-032A
215-02-047A Current Zoning: AR/ZA Parcel Size 6.02 Acres

Legal Description:

PORTIONS OF GOLDEN VALLEY RANCHOS, UNIT 11, BLK C, LOTS 1 & 16, EXCEPT THE NORTH 10', A PART OF T20W, R16W, SEC 1.

Water Provider: WELL/WATER HAUL Electric provider: UNS ELECTRIC Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED

Owner Information

Owner Name (must match current deed): MOHAVE DEVELOPMENTS, INC

Mailing Address: 543 COUNTRY CLUB DRIVE, #3412 City: SIMI VALLEY State: CA Zip: 93065

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

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-1

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

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

For the purpose of:

developing a small, rural mini-mart store, with caretakers quarters.

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: RURAL DEVELOPMENT AREA Proposed to be: GENERAL COMMERCIAL

Describe how the change will benefit the county.

This change will benefit the County because it will allow for conversion of a vacant property into a small commercial shop, which creates greater tax revenue to the County general fund. In addition, this request aligns with the proposed growth of the Harmony development, which is just to the west, and will provide the only small storefront where laborers and local residents can purchase cold beverages, snacks and limited staples.

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

The property fronts W. Shinarump Drive, which is a paved roadway with direct access onto I-40 located a few miles to the East. There are existing UNS power lines along Shinarump. Septic will be addressed with a standard septic system, and water will be by future well, or water haul.

Describe any change in the character of the surrounding neighborhood.

With the increase in general population in Golden Valley, and the general increase in traffic along Shinarump Drive, there is a fundamental need for other land use enhancements, including small commercial sites for the local and travelling public. This need will increase in a significant manner when the proposed Harmony development begins construction. There will be a strong need for the workers to have a site where they can get limited supplies without having to drive all the way to Hwy 68 and cross over.

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 is a fluid planning document and it is intended to allow for growth potential as the market and economy dictates. The Harmony (previous Pravada) development had land uses fundamentally vested over 20 years ago. It was announced in the past year that the Harmony project is finally being pursued again, which means adjacent properties and this region, will be effected in majors ways. The General Plan anticipates growth related requests for surrounding lands impacted by the massive growth.

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

The changes which make this request reasonable and appropriate include the Harmony development moving forward, the steady growth in the Golden Valley area, the direct access to the I-40 corridor from Shinarump, and the increased traffic along the paved Shinarump Drive.

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/2A

to C-1 for the purpose of developing a small, rural mini-mart store, with caretaker residence.

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.

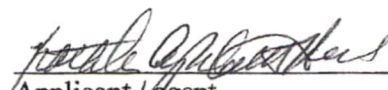
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by 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

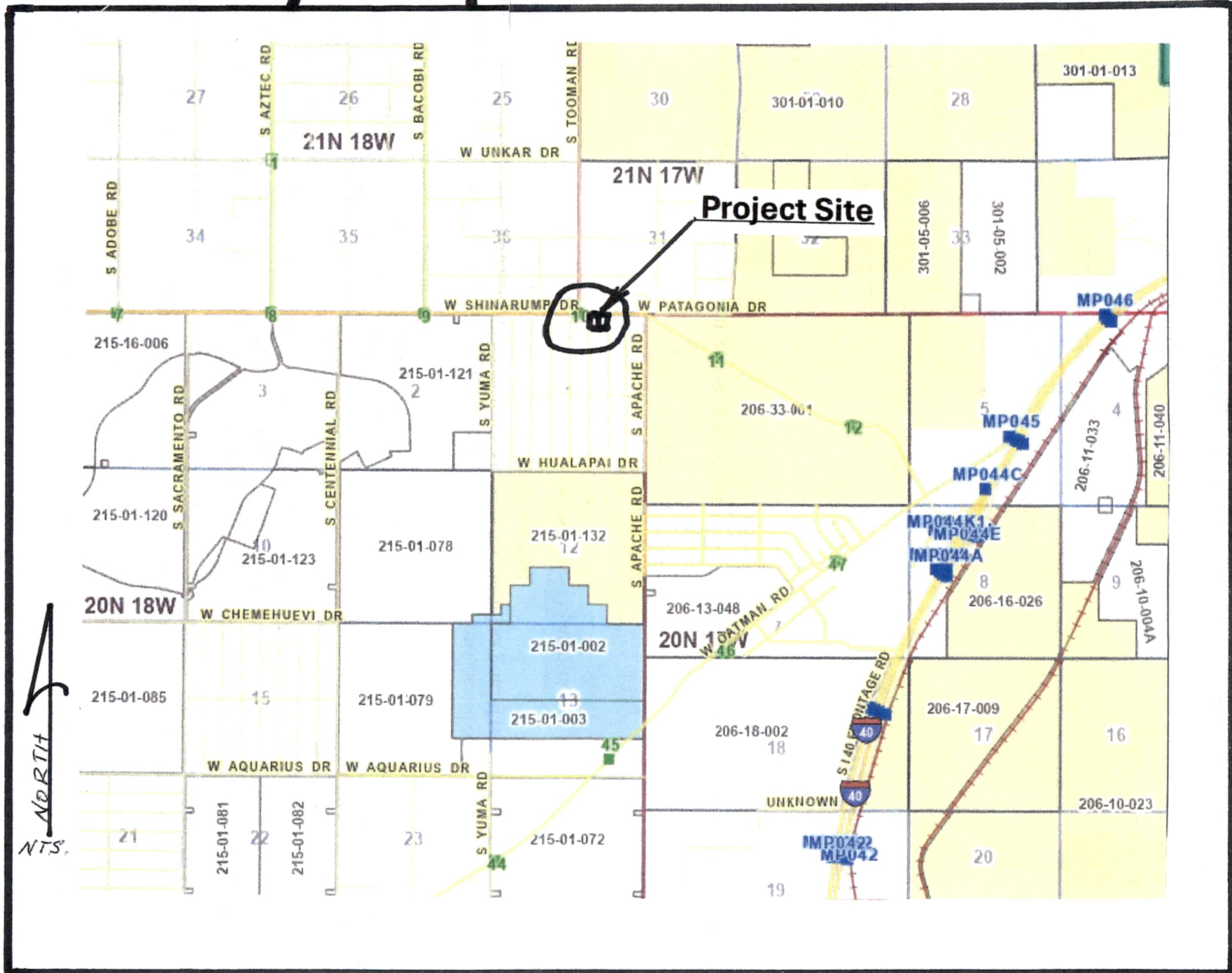
Contact information:

KTH Consulting / KATHY TACKETT-HICKS
3751 Martingale Drive Kingman, AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: APN'S: 215-02-047A
215-02-032A

PORTIONS OF GOLDEN VALLEY RANCHOS, UNIT II, BLK C, LOTS 1 & 16, EXCEPT
THE NORTH 10', A PART OF T20N, R18W, SECTION 1.

Vicinity Map





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

1:4,155



0 346.2 692.4 Feet

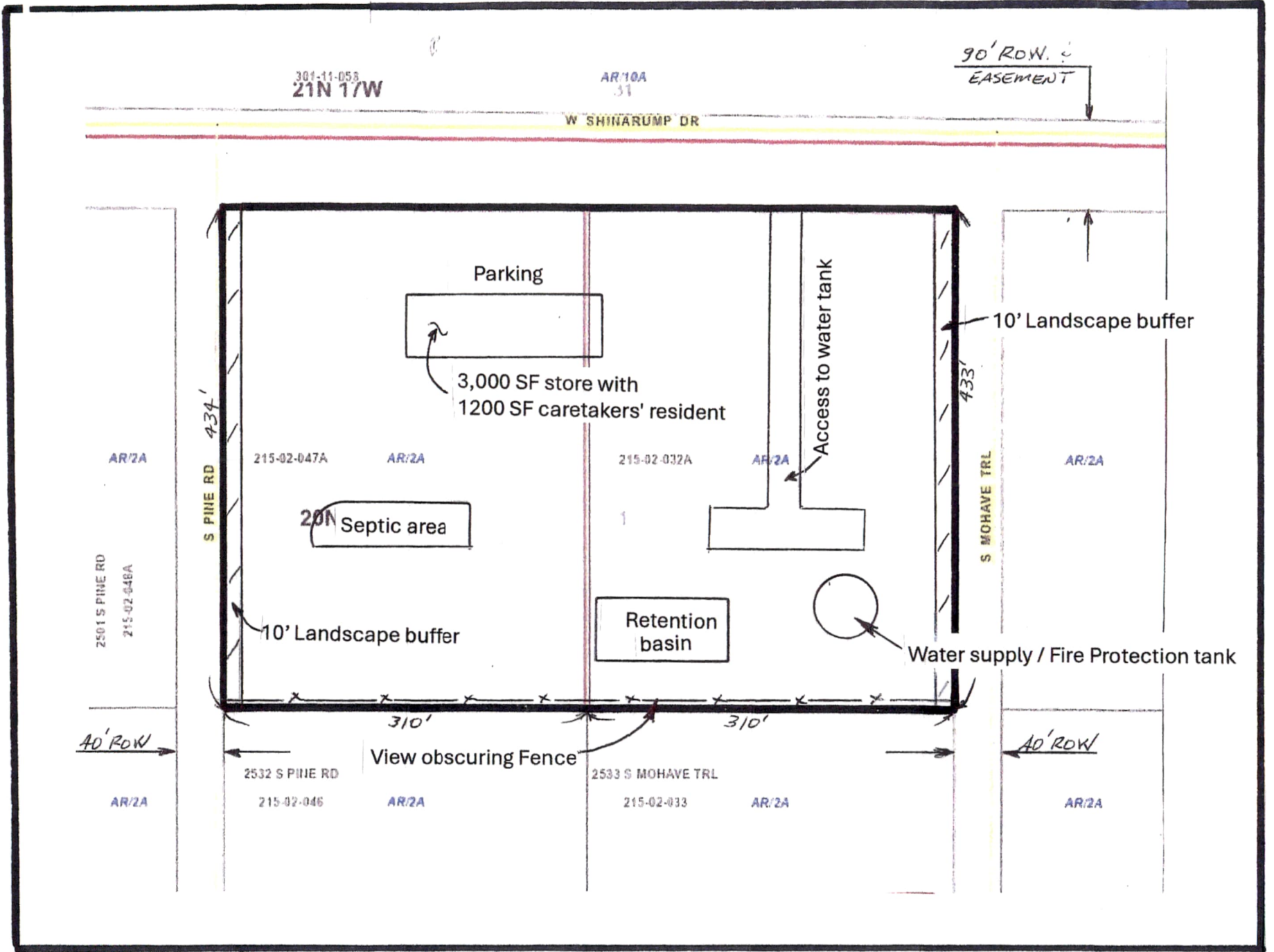
(approximate scale)

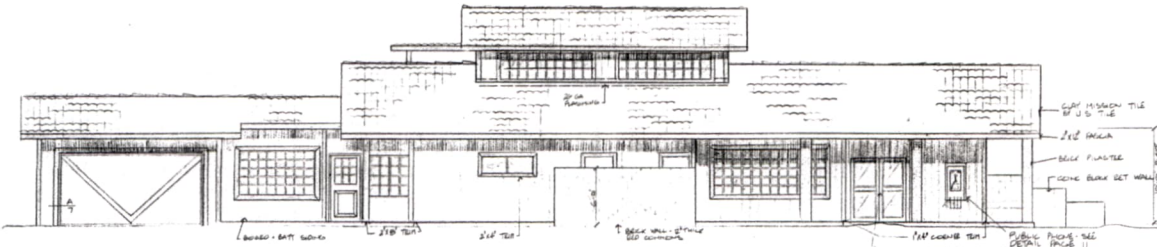
Map Created: 4/30/2026

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Notes:

Site Plan





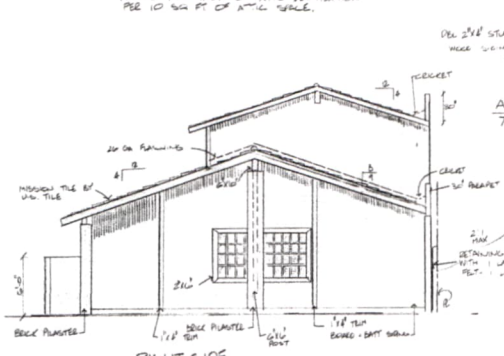
**FRONT
ELEVATION**
60-1071-01

NOTE:

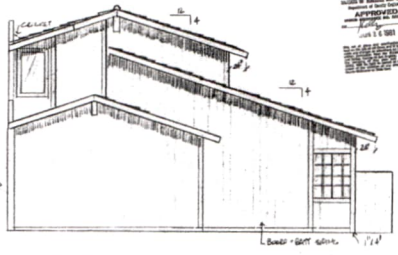
- OPENINGS INTO ATTIC & OTHER ENCLOSURE AREAS SHALL BE COVERED WITH 6" X 6" COMBUSTION RESISTANT WIRE MESH EXCEPT FOR OPENINGS TO EXHAUST OR EXITS
- PROVIDE 1500 INCH OF ATTIC VENTILATION PER 10 SQ FT OF ATTIC SPACE.

NOTE SECURITY & WINDOWS

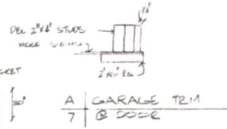
- ALL WINDOWS TO BE FULLY TEMPERED
- ALL GLASS DOORS RESISTANT
- ALL GLASS WINDOWS SHALL BE LABELED
- LISTING COMPLIANCE WITH ANGL (B/C/W)
- ALL EXTERIOR DOORS SHALL BE FULLY
- RESISTANT (B/C/W)
- SEE ADDITIONAL NOTES PAGE 14



**RIGHT SIDE
ELEVATION**
60-1071-02



**LEFT SIDE
ELEVATION**
60-1071-03



AMERICAN DRAFTING SERVICE
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.AMERICAN-DRAFTING.COM

ELEVATIONS

7

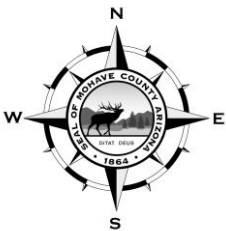
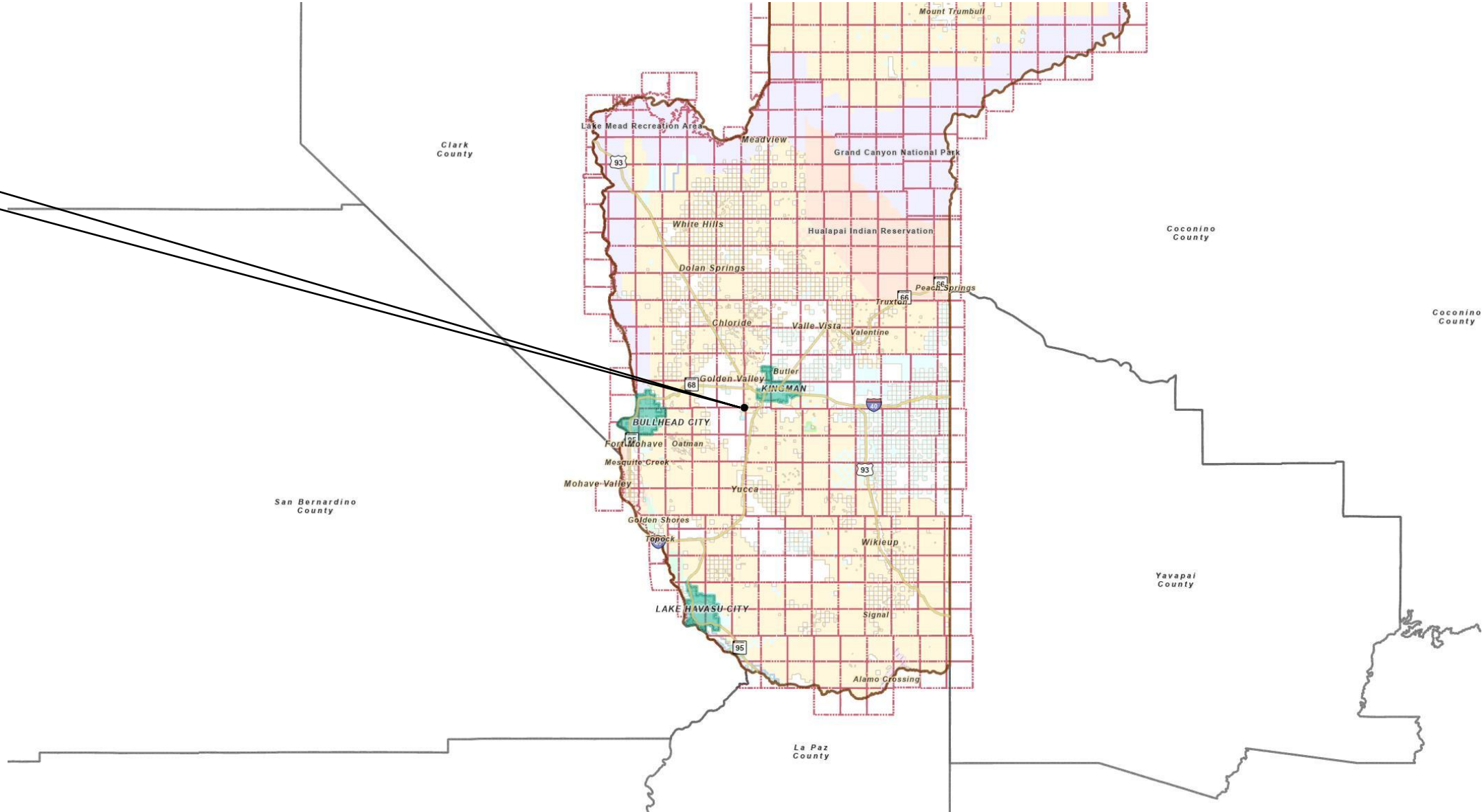
GENERAL PLAN AMENDMENT & REZONE 215-02-032A & -047A

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 215-02-032A, -047A from an A-R/2A (Agricultural Residential/Two Acre Minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini-mart store and caretaker's quarters, in the Golden Valley vicinity.

Section 1
T 20 N, R 18 W

Subject
Property

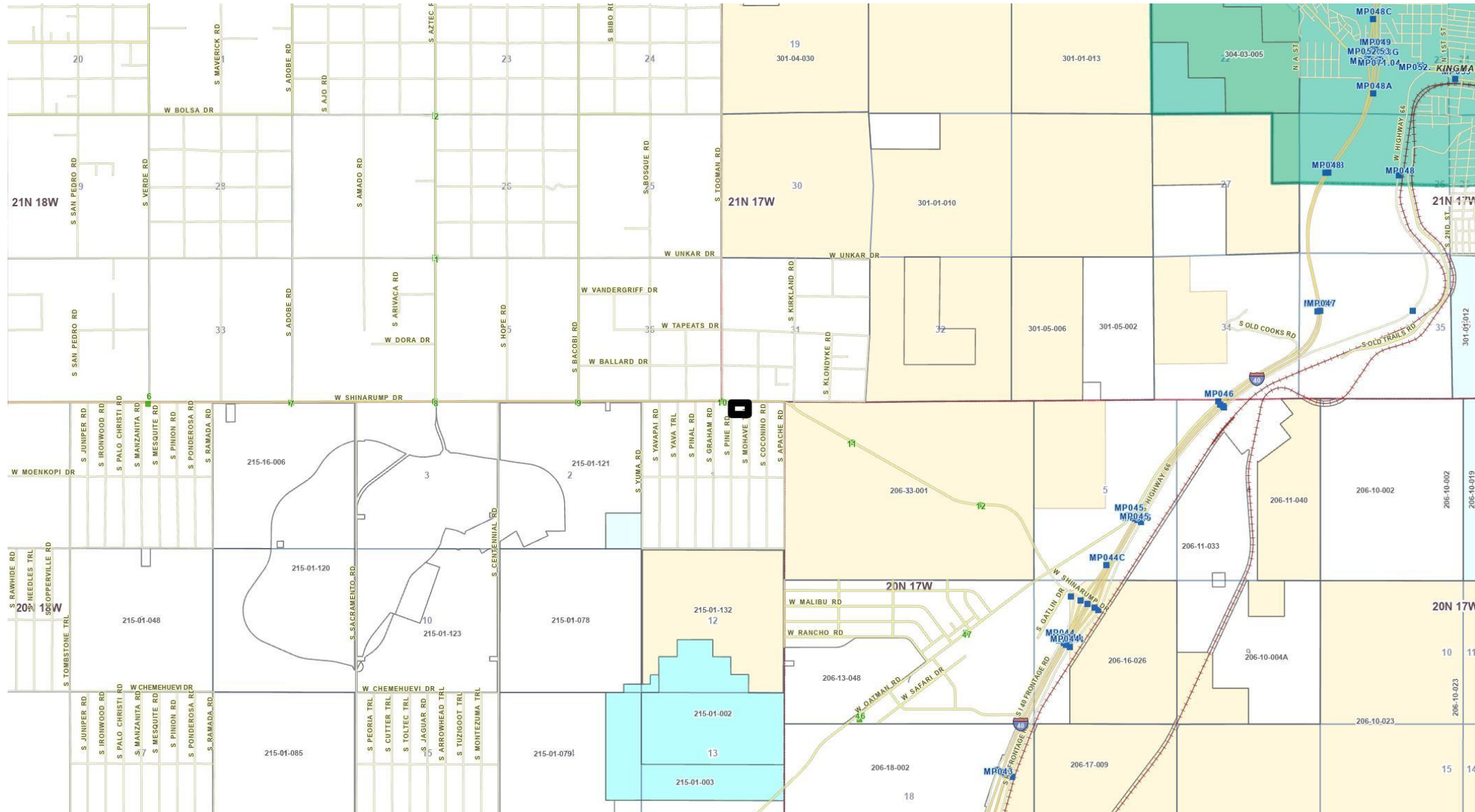


GENERAL PLAN AMENDMENT & REZONE 215-02-032A & -047A

VICINITY MAP

Section 1
T 20 N, R 18 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 215-02-032A, -047A from an A-R/2A (Agricultural Residential/Two Acre Minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini-mart store and caretaker's quarters, in the Golden Valley vicinity.



GENERAL PLAN AMENDMENT & REZONE 215-02-032A & -047A

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 215-02-032A, -047A from an A-R/2A (Agricultural Residential/Two Acre Minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini-mart store and caretaker's quarters, in the Golden Valley vicinity.

Section 1
T 20 N, R 18 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 215-02-032A & -047A

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 215-02-032A, -047A from an A-R/2A (Agricultural Residential/Two Acre Minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini-mart store and caretaker's quarters, in the Golden Valley vicinity.

Section 1
T 20 N, R 18 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 | | |

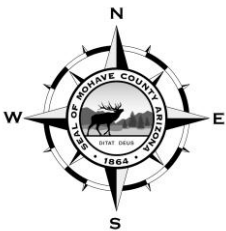


GENERAL PLAN AMENDMENT & REZONE 215-02-032A & -047A

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 215-02-032A, -047A from an A-R/2A (Agricultural Residential/Two Acre Minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini-mart store and caretaker's quarters, in the Golden Valley vicinity.

Section 1
T 20 N, R 18 W





Pine Rd
Shinarump Dr



ZONING
NOTICE



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held before the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting of the Commission, 300 W. State Street, Kingman, Arizona, on Wednesday, June 18, 2020, at 10:00 A.M.

AGENDA
1. A hearing on the **AMENDMENT TO THE UNIFIED ZONING ORDINANCE** to allow for the use of **COMMERCIAL** in the **RESIDENTIAL** zones of the County. The Commission will hear and act on the proposed amendment at the meeting on Wednesday, June 18, 2020, at 10:00 A.M.

The hearing and decision on this matter will be held at the meeting on Wednesday, June 18, 2020, at 10:00 A.M.

10. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca 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 Anthony Beavers, on behalf of Loves's Travel Stops & Country Stores, Inc of Oklahoma City, Oklahoma.

Assessor's Parcel No. 206-25-001 is described as Parcel Plat BK3 PG20 Parcel 1 of Township 19 North, Range 17 West, Section 18.

The site is approximately 25.66 acres and is located north of Griffith Road and west of I-40 Frontage Road. The site is accessed from Interstate 40, then west on Griffith Road, approximately 0.08 miles to the site.

The site is currently under construction, and the terrain appears to be relatively flat. The surrounding land uses primarily consists of commercial properties and vacant land.

The applicant requests this Special Use Permit to allow for a 90-foot-tall freestanding sign and an increase in total sign area to 1126.5 square feet per face. The Mohave County General Plan designates the site as Rural Development Area.

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

A review of FEMA FIRM Panel #04015C-4850H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does not contain uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There does not appear to be any 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. This Special Use Permit shall allow for a 90-foot-tall freestanding sign and an increase in total sign area to 1126.5 square feet per face on Assessor's Parcel No. 206-25-001.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits shall be obtained prior to construction.
4. If construction or the use has not commenced within one (1) year of Board of Supervisors approval of the Special Use Permit, or if the use has been discontinued for six (6) months, then approval shall terminate at that date.
5. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 206-25-001 Current Zoning: C-MO Parcel Size 25.7+- Acres

Legal Description:

PARCEL 1, OF RECORD OF PARCEL PLAT RECORDED IN BOOK 3 PARCEL PLATS, PAGE 20 AND BEING A PORTION OF THE WEST HALF OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 17 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,, MOHAVE COUNTY, ARIZONA.

Water Provider: Mohave County Electric provider: Unisource Energy Services Sewer provider: Onsite Treatment System

Present use of property: RDA developing into a Travel Center

Owner Information

Owner Name(must match current deed): Love's Travel Stops and Country Stores, Inc.

Mailing Address: 10601 N. Pennsylvania Ave City: Oklahoma City State: OK Zip: 73120

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Anthony Beavers, Love's Travel Stops & Country Stores, Inc.

Mailing Address: 10601 N. Pennsylvania Ave City: Oklahoma City State: OK Zip: 73120

Phone number: [REDACTED] Email: [REDACTED]

**** Local contact: Susan F [REDACTED] m**

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:

90' OAH freestanding sign where 45' maximum is allowed; an increase in total sign area to 1126.5sf per face where 250sf is allowed;

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.


Shane Wharton, President

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

**WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**

The undersigned, being all of the members of the Board of Directors (the "Board") of Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation (the "Corporation"), acting by written consent without a meeting pursuant to Section 1027(F) of the Oklahoma General Corporation Act, do hereby consent to the adoption of the following resolution and direct that this consent be filed with the minutes of the proceedings of the Board of the Corporation:

WHEREAS, Shane Wharton is the duly elected, qualified, and acting President of the Corporation;

WHEREAS, Spencer W. Haines is the duly elected, qualified, and acting Executive Vice President, Chief Financial Officer, and Treasurer of the Corporation;

NOW, THEREFORE, BE IT RESOLVED, that Shane Wharton and Spencer W. Haines, each in their respective capacities as an officer of the Corporation, are authorized and empowered to do and perform or cause to be done all such acts, deeds, and things to make, execute and deliver, or cause to be made, executed and delivered, all such agreements, amendments, undertakings, documents, instruments, or certificates in the name of the Corporation as is authorized by the Corporation and necessary or advisable to conduct the Corporation's business in the ordinary course, including the power to convey property on behalf of the Corporation and the power to execute documents relating to real property on behalf of the Corporation such as deeds, leases, and all other contracts; and

FURTHER RESOLVED, that an executed copy of this Written Consent shall be filed with the minutes of the proceedings of the Board.

IN WITNESS WHEREOF, the undersigned, constituting all of the members of the Board of Directors of the Corporation, have duly executed this written consent effective as of the date set forth above.

DocuSigned by:

Jennifer Love Meyer

04DB74D747C3443...

Jennifer Love Meyer

DocuSigned by:

Greg Love

8D0B9634B15241B...

Gregory M. Love

DocuSigned by:

Frank Love

488BDFCD10DA4BB...

Frank C. Love, IV

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 90' OAH freestanding sign where 45' maximum is allowed; an increase in total sign area to 1126.5sf per face where 250sf is allowed; and a total of (6) freestanding signs per plan to allow visibility to traffic on I-40 for the Love's Travel Center.

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:

Anthony Beavers, Love's Travel Stops & Country Stores

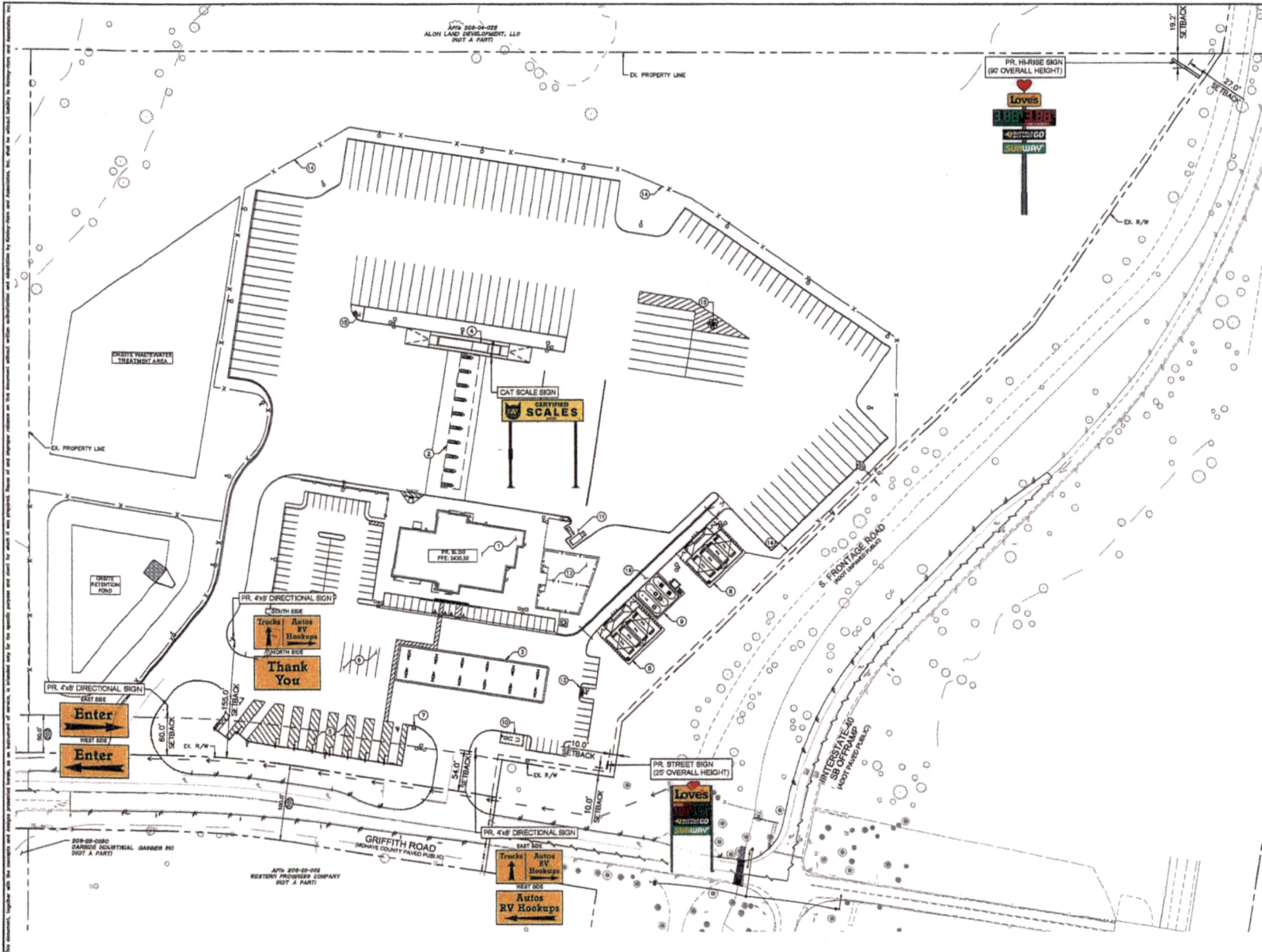
10601 N. Pennsylvania Ave

Oklahoma City, OK 73120

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

206-25-001

PARCEL 1, OF RECORD OF PARCEL PLAT RECORDED IN BOOK 3 PARCEL PLATS, PAGE 20 AND BEING A PORTION OF THE WEST HALF OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 17 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.



PROJECT SITE DATA
 PARCEL NUMBER: 208-25-001
 JURISDICTION: MOHAVE COUNTY, ARIZONA
 MAJOR CROSS STREETS: INTERSTATE-19 AND GRIFFITH ROAD
 TOWNSHIP ADDRESS: 3375 W GRIFFITH ROAD
 NET SITE AREA: 2,547 ACRES
 LAND USE: RURAL DEVELOPMENT AREA (RDA)
 ZONING: COMMERCIAL-MANUFACTURING/OPEN LOT (C-MO)

PROJECT CONTACTS
 OWNER/DEVELOPER: PROJECT ARCHITECT: PASCAL AUGUSTY & ASSOCIATES, PC
 627 EAST BRITTON ROAD
 DELAWARE CITY, OH 43114
 CONTACT: PASCAL AUGUSTY, AIA, NCARB (402) 463-5441
 PASCAL@PASCALARCH.COM
 CIVIL ENGINEER: RILEY-HORN AND ASSOCIATES, INC.
 8971 S LAS VEGAS BLVD SUITE 320
 LAS VEGAS, NV 89119
 CONTACT: KALEE LOA-SUGHARA (702) 790-0210
 KALEE.LOA-SUGHARA@RILEY-HORN.COM

SETBACK REQUIREMENTS
 MAXIMUM BUILDING HEIGHT: 80'
 FRONT BUILDING SETBACK: 10'
 SIDE BUILDING SETBACK: 5'
 REAR BUILDING SETBACK: 5'
 PARKING SETBACK: 5'

PARKING DATA

REQUIRED PARKING		
RESTAURANT	1,100 SF INDOOR SERVICE @ 1 SPACE/20 SF +	27
GENERAL BUSINESS (CONVENIENCE STORE)	8,600 SF @ 1 SPACE/200 SF	32
		TOTAL REQUIRED PARKING: 59
OVERALL SITE PARKING PROVIDED:		64
PASSENGER STALLS:		128
RV STALLS:		+ 13
		TOTAL STALLS PROVIDED: 230

SITE PLAN NOTES

- 1 CONVENIENCE STORE AND RESTAURANT BUILDING
- 2 TRUCK FUELING CANOPY
- 3 AUTO FUELING CANOPY
- 4 TRUCK SCALE
- 5 OVERNIGHT RV PARKING (8 STALLS)
- 6 STANDARD RV PARKING (4 STALLS)
- 7 RV KITCHEN
- 8 ABOVE GROUND FUEL STORAGE
- 9 UNDERGROUND FUEL STORAGE
- 10 PROPANE STORAGE AREA
- 11 TRASH COMPACTOR/DUMPSTER ENCLOSURE
- 12 DOG PARK
- 13 ISLAND
- 14 PERIMETER FENCE
- 15 CENTRALIZED TRASH CAN AREA
- 16 FUELING TRUCK ACCESS ARMS

RIGHT-OF-WAY AND EASEMENTS

- 1 EX. GRIFFITH ROAD RIGHT-OF-WAY RECORDED PER BOOK 104 OF OFFICIAL RECORDS, PAGE 110.
- 2 EX. RIGHT-OF-WAY EASEMENT RECORDED PER DOCKET 86, PAGE 20.
- 3 EX. EASEMENT RECORDED PER BOOK 3 OF PARCEL PLATS, PAGE 20.

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOHAVE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1, OF RECORDS OF PARCELS PLAT RECORDED IN BOOK 3 OF PARCEL PLATS, PAGE 20 AND BEING A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 17 WEST, S. 8, S.4.M., AS SHOWN IN BOOK 25, PAGE 93 OF SURVEYS ON FILE AT THE MOHAVE COUNTY, ARIZONA CARTOGRAPHY OFFICE.

BASIS OF BEARING
 SOUTH 89°01'15" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER OF 1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 17 WEST, S. 8, S.4.M., AS SHOWN IN BOOK 25, PAGE 93 OF SURVEYS ON FILE AT THE MOHAVE COUNTY, ARIZONA CARTOGRAPHY OFFICE.

BENCHMARK
 NATIONAL GEODETIC SURVEY VERTICAL CONTROL BENCHMARK NO. "S 484"
 3" BRASS DISK IN TOP OF THE SOUTH END OF THE EAST ABUTMENT OF GRIFFITH ROAD OVERPASS, 14 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 10.2 FEET EAST OF THE WEST END OF THE CURBING.
 ELEVATION = 751.436 METERS
 2445.41 FEET
 NATIONAL GEODETIC SURVEY VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119
 PHONE: 702-652-3600
 WWW.KIMLEY-HORN.COM

KHA PROJECT: 192243007
 DATE: 04/14/2026
 SCALE: AS SHOWN
 DESIGNED BY: KH
 DRAWN BY: KH
 CHECKED BY: KH

LOVE'S TRAVEL STOP - KINGMAN
 PREPARED FOR
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

SIGN SPECIAL USE PERMIT - SITE PLAN EXHIBIT

SHEET NUMBER
A



Legend

- Street Intersection
- 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

1: 8,309



0 692.4 1,384.9 Feet

(approximate scale)

Map Created: 4/29/2026

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:

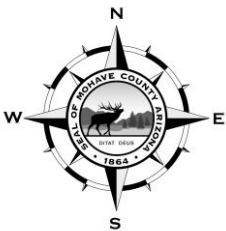
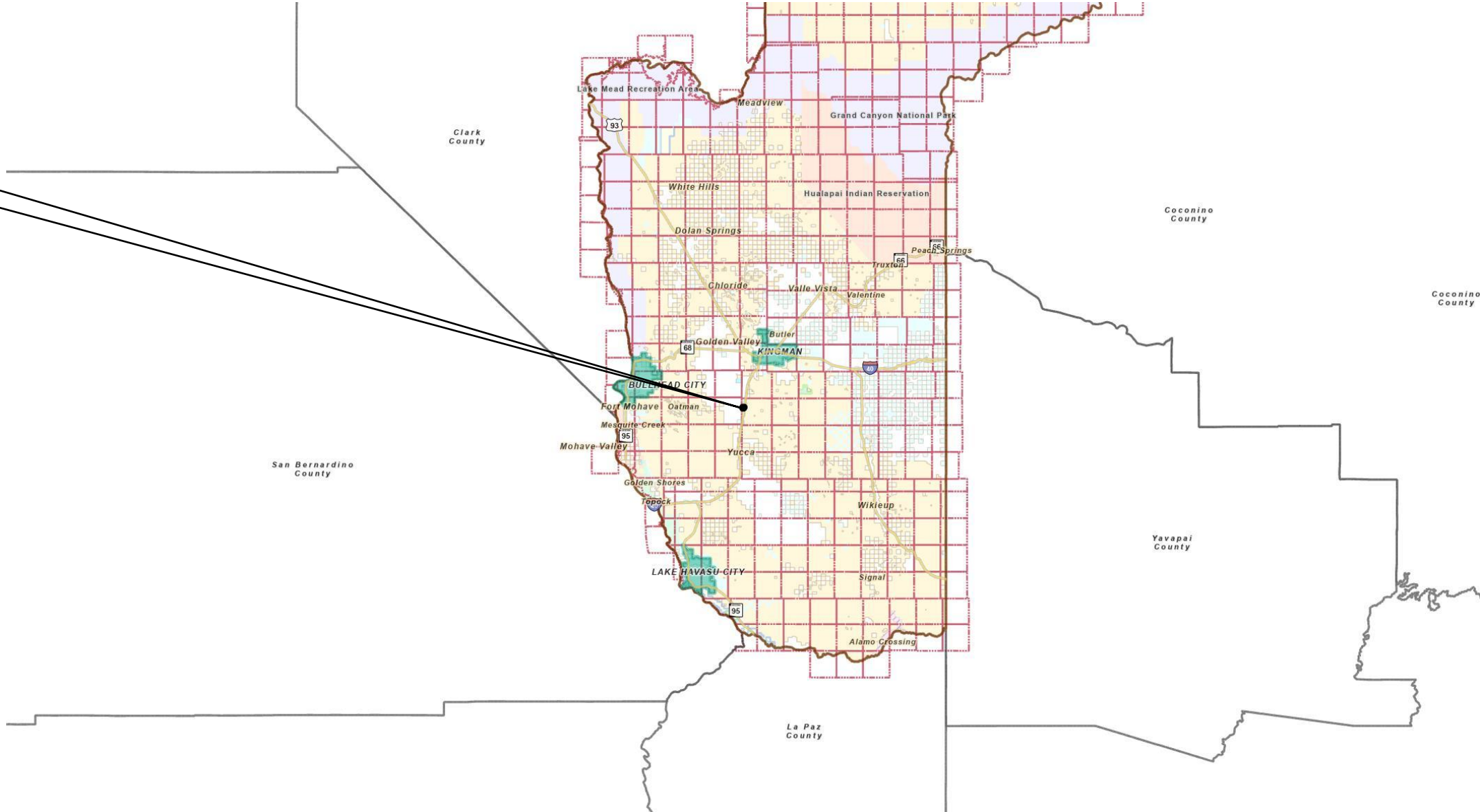
SPECIAL USE PERMIT 206-25-001

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity.

Section 18
T 19 N, R 17 W

Subject
Property

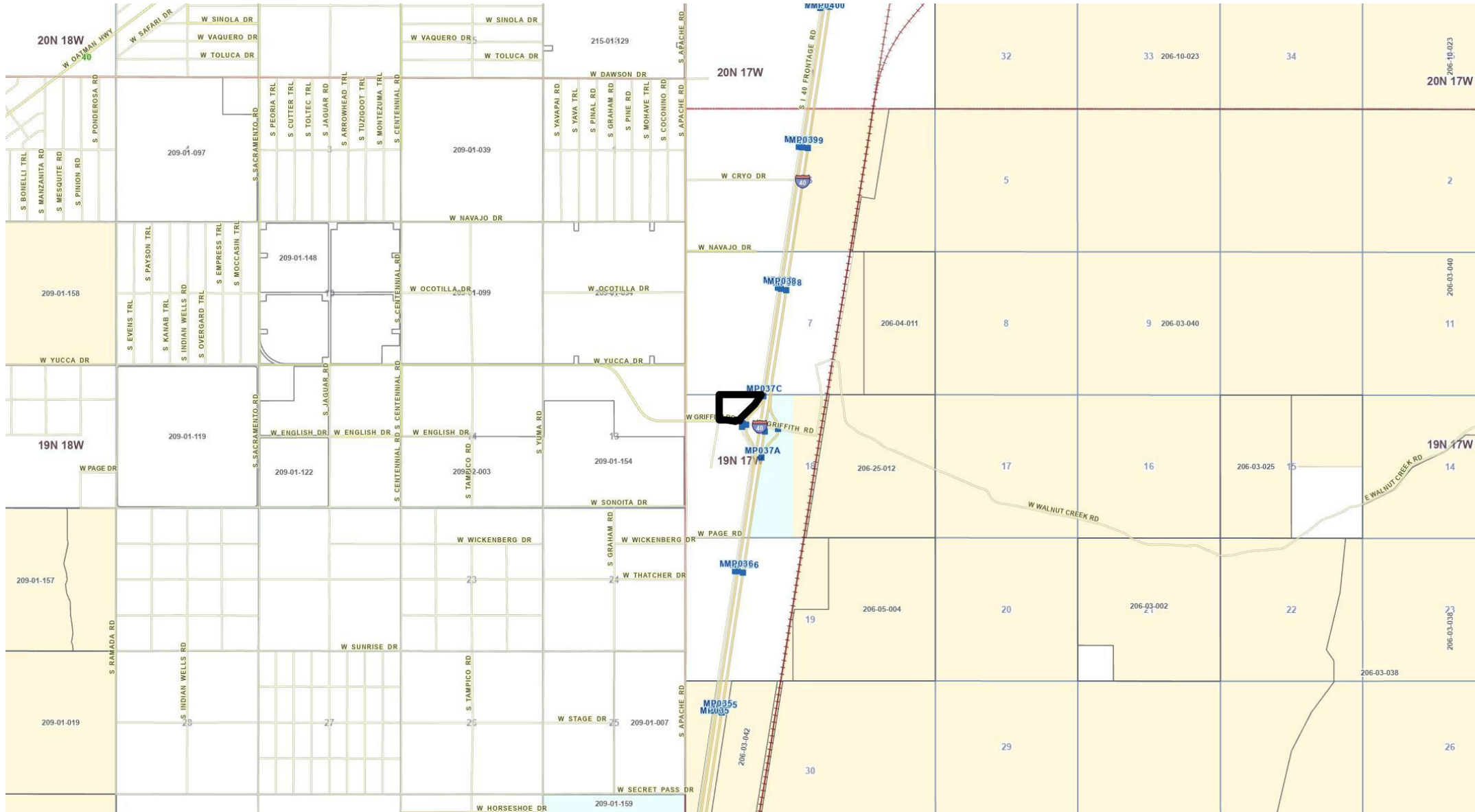


SPECIAL USE PERMIT 206-25-001

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity.

Section 18
T 19N, R 17W



SPECIAL USE PERMIT 206-25-001

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity.

Section 18
T 19N, R 17W



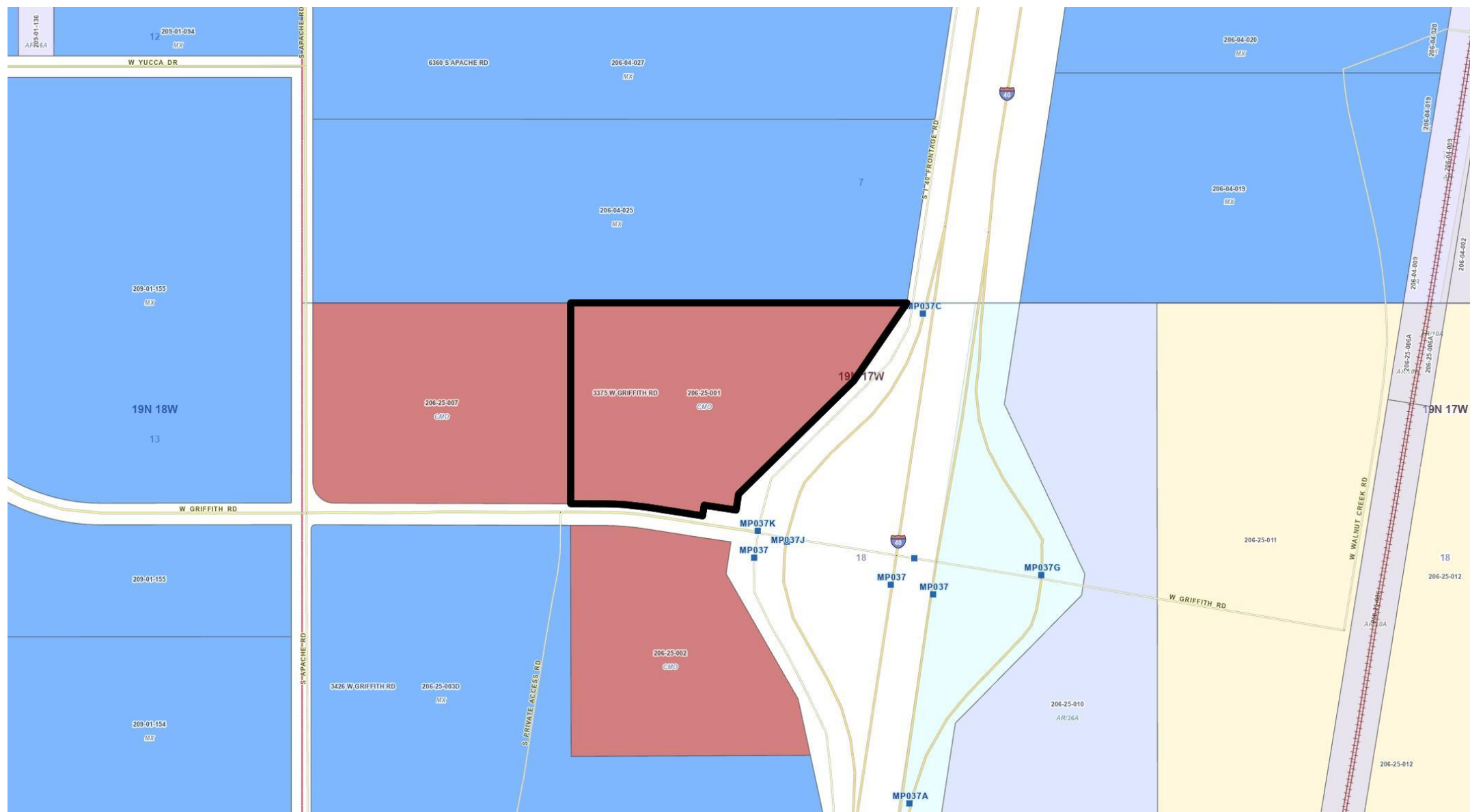
SPECIAL USE PERMIT 206-25-001

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity.

Section 18
T 19 N, R 17 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 | |



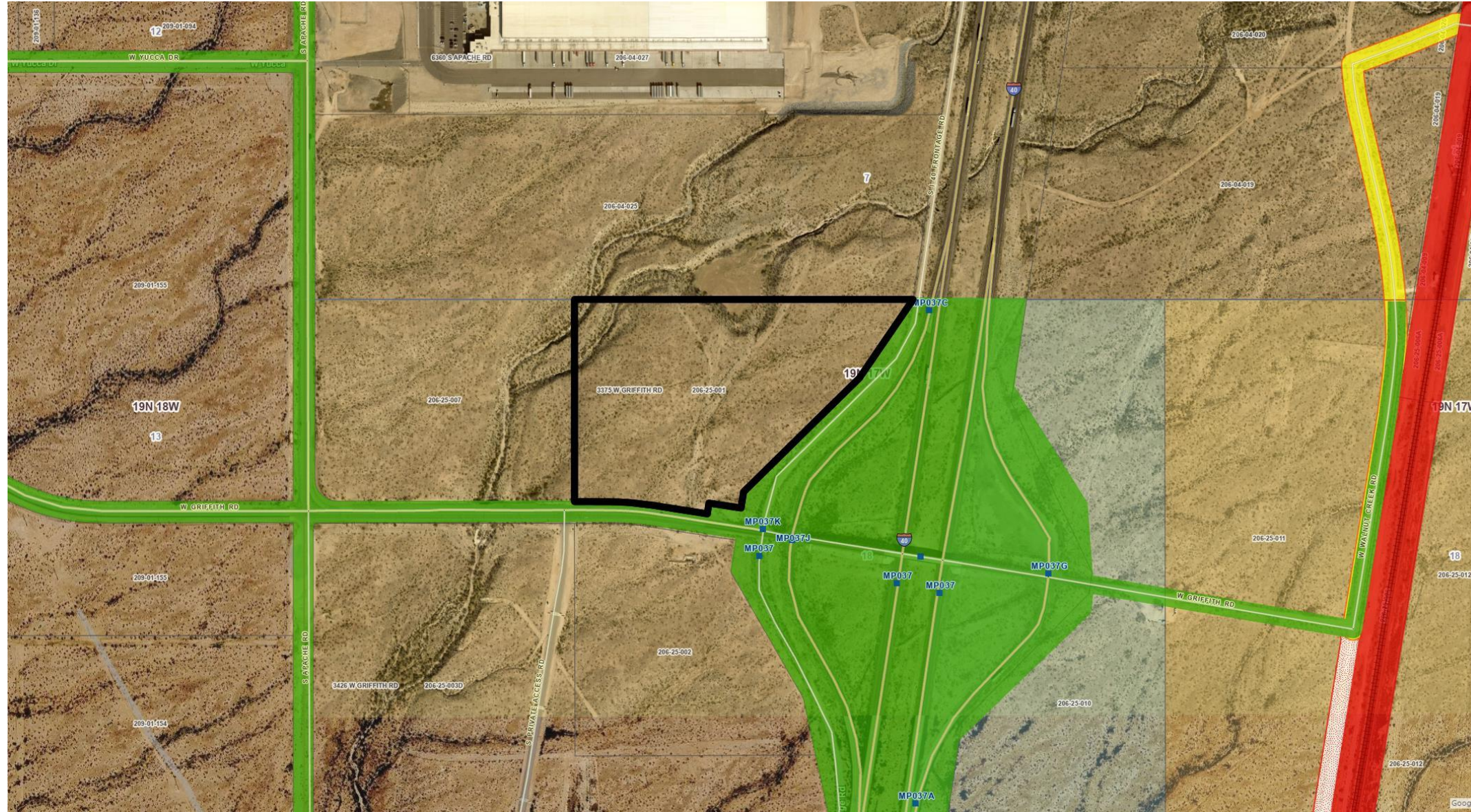
SPECIAL USE PERMIT 206-25-001

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity.

Section 18
T 19N, R 17W

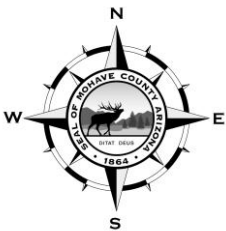
- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Abandonment
- Further Research Req
- Not Public
- No R/W



SPECIAL USE PERMIT 206-25-001 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity.

Section 18
T 19 N, R 17 W





Pioneer Earthmovers, Inc.
820-854-5855
1000 W. 10th St. #100
Las Vegas, NV 89102

Loves Loves

mobile office

mobile office

mobile office

mobile office

mobile office

ZONING NOTICE

NOTICE TO THE PUBLIC: The City of Las Vegas is currently reviewing a proposed zoning change for the property located at [Address] in the City of Las Vegas. The proposed zoning change is from [Current Zoning] to [Proposed Zoning]. The City is holding a public hearing on this matter on [Date] at [Time] at the City of Las Vegas, [Address]. The public hearing will be held in the City of Las Vegas, [Address]. The public hearing will be held in the City of Las Vegas, [Address]. The public hearing will be held in the City of Las Vegas, [Address].

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 7900 W. Beale Street, Kingman, Arizona, on **Wednesday, June 10, 2026, at 10:00 A.M.**

As follows: a request for a SPECIAL USE PERMIT for installation of a permit No. 206-24-001 on 3000' x 100' of 200' x 100' of land and is zoned the maximum use allowed in the unincorporated area of Mohave County, Arizona. Planning Board, an agency of Mohave County, Arizona. Applicant: Beavers, an individual, Kingman, Mohave County, Arizona. Inc. 15.

For more information, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 939-981-1000. PLANNING@MOHAVECOUNTY.AZ



11. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125' wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park 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 BMF Development on behalf of A and A Property Consultants LLC of Centennial Park, Arizona.

Assessor's Parcel No. 404-19-170 is described as a portion of section 17 and 20, Township 41 North, Range 6 West.

The site is approximately 69.78 acres and is located west of State Highway 389 and north of Cane Beds Road. The site is accessed from State Highway 389, then west on Cane Beds Road.

The site is currently vacant. The terrain gradually slopes to the west, with a wash running from the east to south west. The surrounding land uses consist of vacant land, scattered single-family residences and commercial uses.

The applicant requests this Special Use Permit to allow for a 125' wireless communication facility. The Mohave County General Plan designates this site as a Rural Development Area.

The site is within the Colorado City Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. State Highway 389 is paved and on the Arizona Department of Transportation's maintenance system.

A review of FEMA FIRM Panel #04015C-0300G indicates the parcel described to be in Zone D, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain similar uses to the above described action.
- e. The site appears to have legal access via paved roads.
- f. There is a wash running east to southwest affecting the site
- g. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds the proposed Special Use Permit proper for consideration subject to the following:

1. This Special Use Permit is for one (1) 125' wireless communication facility in an A-R (Agricultural Residential) zone.
2. The appropriate permits will be obtained prior to construction.
3. 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.
4. 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: 404-19-170 Current Zoning: AR Parcel Size 69.78 Acres

Legal Description:

BEGINNING AT THE CORNER OF SEC 16, 17, 20 & 21 (SE CORNER OF SEC 17) T41N R6W OF THE G&SRBM AND RUNNING TH N89DEG57'13" W ALONG THE S BOUNDARY OF SAID SEC

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

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): A and A Property Consultants LLC

Mailing Address: 6034 Sunbird Drive City: Las Vegas State: NV Zip: 8915

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Ben Feldman, BMF Development on behalf of SBA

Mailing Address: 1345 East Chandler Blvd #203 City: Phoenix State: AZ Zip: 85048

Phone number: [REDACTED] Email: [REDACTED]

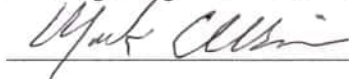
Request

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

New 125' cell tower within a 50'x60' fenced compound

Authorization

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



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

Special Use Permit 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 New 125' cell tower within a 50'x60' fenced compound

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:

Ben Feldman

BMF Development, LLC

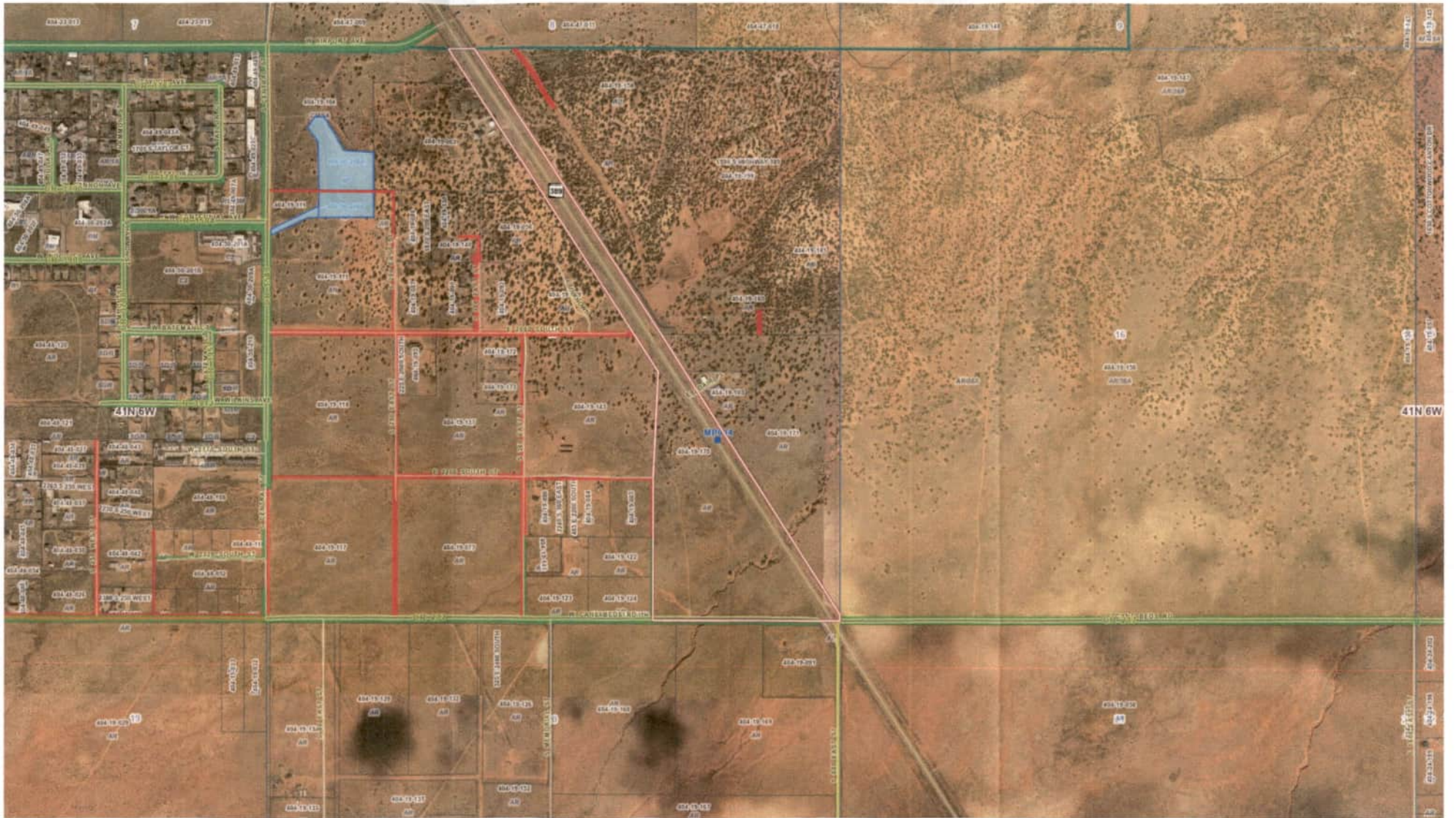
1345 East Chandler Blvd #203

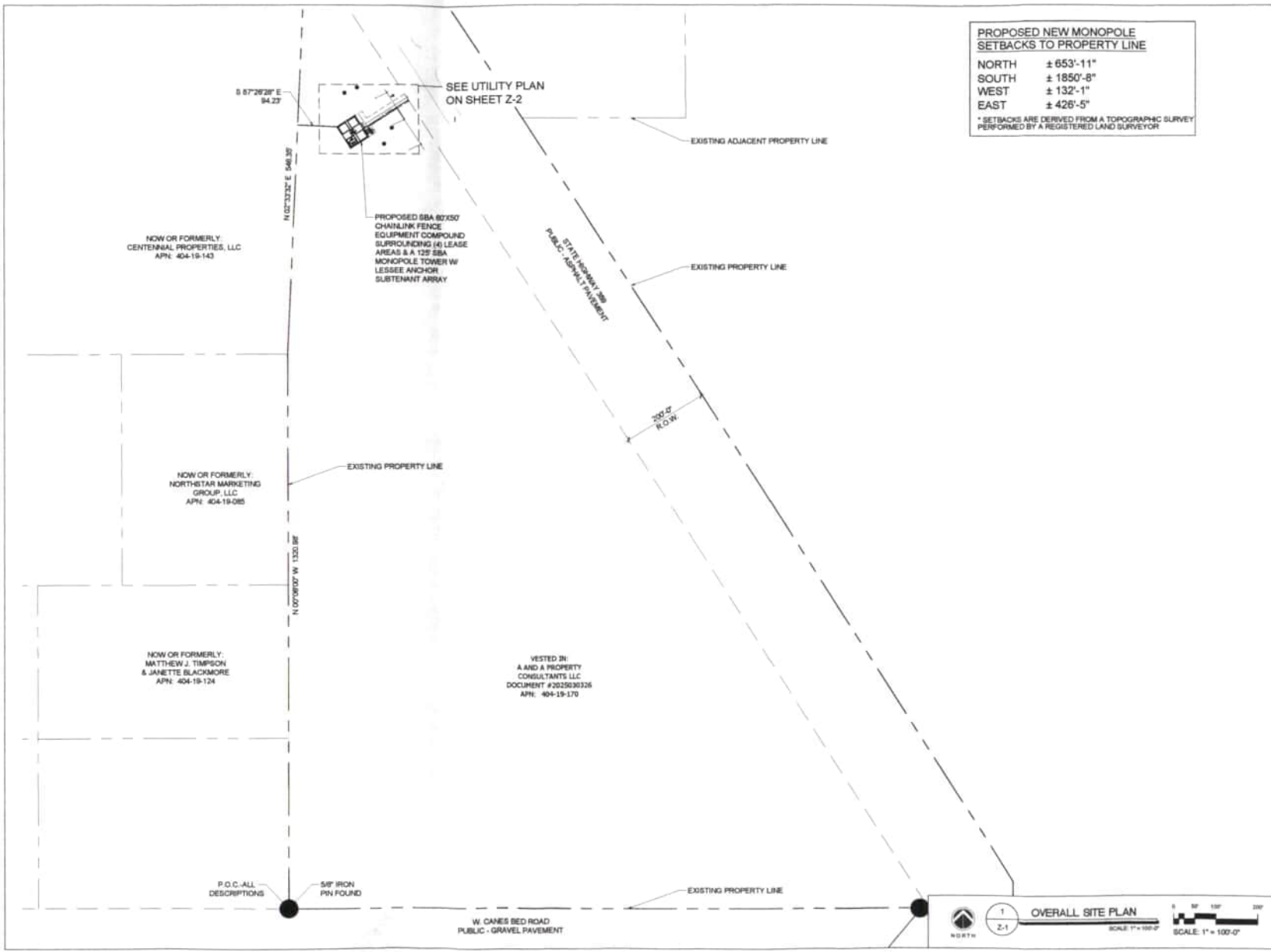
Phoenix, AZ 85048

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

404-19-170

BEGINNING AT THE CORNER OF SEC 16, 17, 20 & 21 (SE CORNER OF SEC 17) T41N R6W OF THE G&SRBM AND RUNNING TH N89DEG57'13" W ALONG THE S BOUNDARY OF SAID SEC 17, 1713.25 FEET; TH N 00DEG06'06" W 1320.98 FEET; TH N 02DEG33'31" E 982.08 FEET TO THE WLY





**PROPOSED NEW MONOPOLE
SETBACKS TO PROPERTY LINE**

NORTH ± 653'-11"
 SOUTH ± 1850'-8"
 WEST ± 132'-1"
 EAST ± 426'-5"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

CLIENT



SBA COMMUNICATIONS CORPORATION
 5800 BROKEN SOUND PARKWAY, NW
 BOCA RATON, FLORIDA, 33487
 PHONE: 1-800-487-7403

PLANS PREPARED BY



architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e-mail: corparis@youngdesign.com

CARRIER



2800 W. GERONIMO PL.
 CHANDLER, AZ 85224

SEAL



REVISIONS

NO.	DATE	DESCRIPTION
1	02/18/2016	PRELIM 20%

ARCHITECTS JOB NO.
 YDC-10541

PROJECT INFORMATION

AZ1 COLORADO CITY
 AZ21946-B

2100 STATE HIGHWAY 389
 COLORADO CITY, AZ

SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL



SHEET NUMBER

Z-1

1 OVERALL SITE PLAN
 Z-1

SCALE: 1" = 100'-0"
 SCALE: 1" = 100'-0"

Narrative for Special Use Permit – Proposed 125-Foot Wireless Communications Tower (SBA Communications / Verizon Wireless)

SBA Communications Corporation (“SBA”) respectfully submits this narrative in support of a Special Use Permit to construct and operate a 125-foot wireless communications tower and associated ground equipment within Mohave County, Arizona. SBA will own and maintain the facility, while Verizon Wireless will serve as the primary carrier colocating on the structure to significantly enhance wireless coverage and network reliability for the surrounding community.

This location has been identified by Verizon Wireless as critical to improving service in an area currently affected by limited coverage and inconsistent signal strength. These deficiencies impact residents, businesses, commuters, and visitors, as well as essential public safety operations. The proposed facility is designed to close this coverage gap and support increasing demand for dependable wireless connectivity that is integral to modern communication, education, commerce, and emergency response.

Enhanced wireless performance at this site will provide substantial benefits to public safety. Reliable wireless networks are central to 911 call routing, field coordination, and communication among police, fire, EMS, and other first responders. By strengthening coverage and network resiliency, the proposed tower will improve response capabilities across the region, supporting the safety and wellbeing of local communities.

The 125-foot monopole structure has been designed to comply with all applicable Mohave County development standards and industry best practices. The tower will be located within a secure, fenced compound and will include low-profile equipment cabinets and supporting utilities. The site generates no light, odor, or emissions, and once constructed, will produce negligible traffic. The monopole design minimizes visual impact and integrates appropriately with the surrounding landscape and existing vertical infrastructure.

This facility represents a long-term investment in the County’s communications infrastructure. In addition to Verizon Wireless, the tower will be capable of supporting multiple carriers, future technologies, and public safety equipment as needed, maximizing the efficient use of vertical infrastructure and reducing the need for future tower construction in the vicinity.

SBA is committed to ensuring the site is constructed and operated in a safe, compliant, and community-focused manner. The proposed wireless facility will improve service quality for residents, enhance access to emergency services, and support the economic vitality of the region by strengthening broadband connectivity.

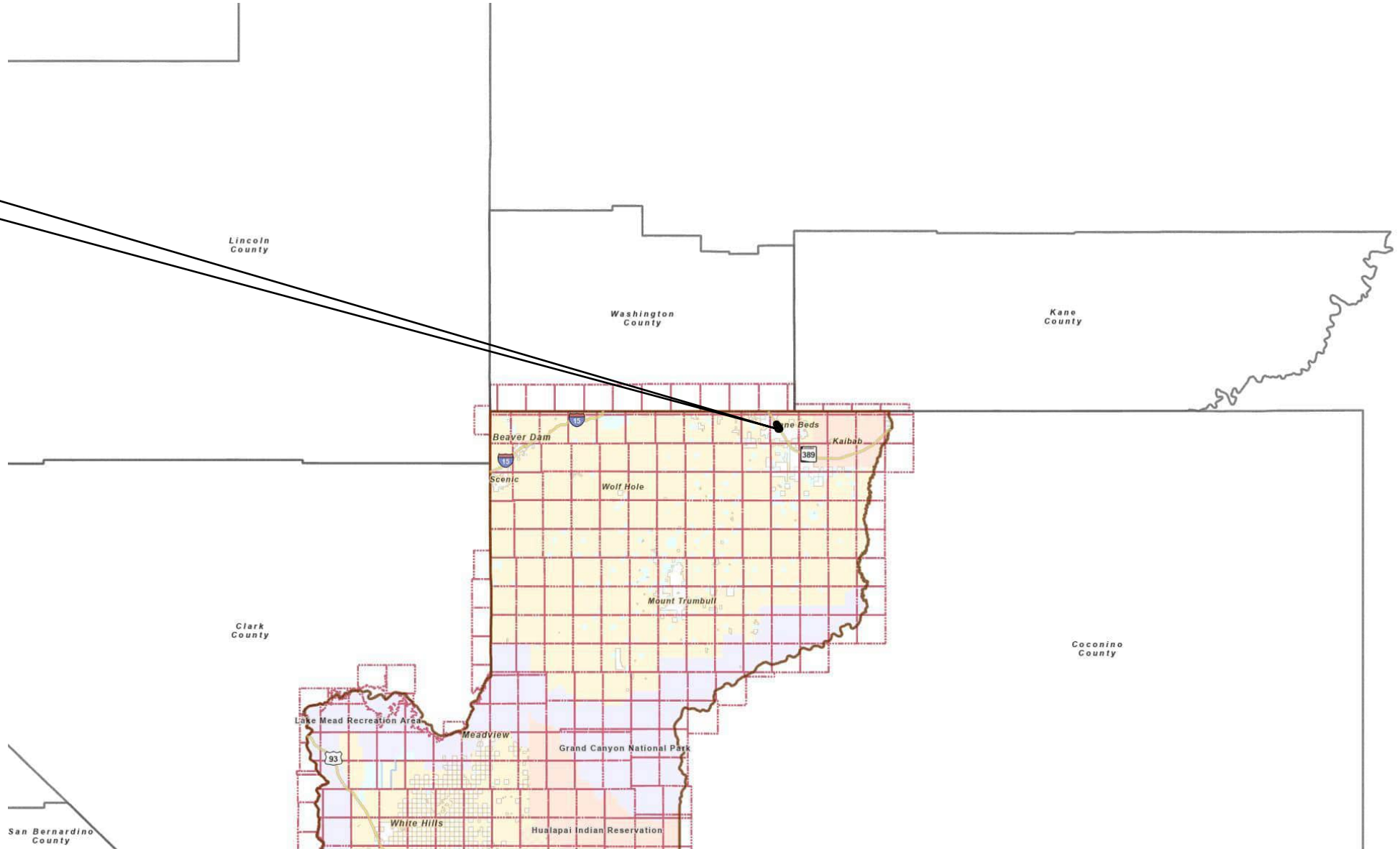
For these reasons, SBA respectfully requests approval of the Special Use Permit, recognizing that this project meets both the public need for improved wireless services and the County’s goals of supporting essential infrastructure.

SPECIAL USE PERMIT 404-19-170 GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W

Subject
Property



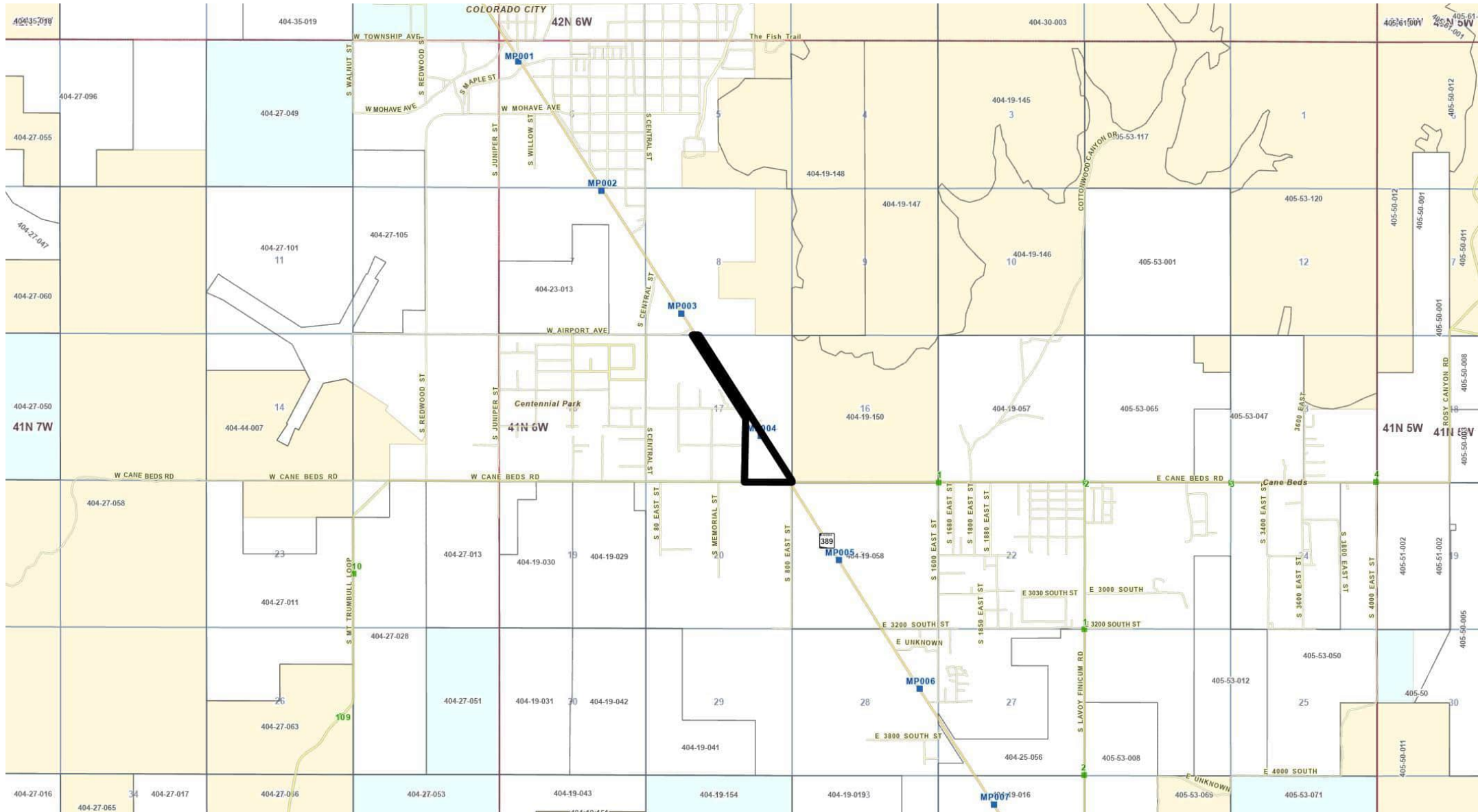
San Bernardino
County

SPECIAL USE PERMIT 404-19-170

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W











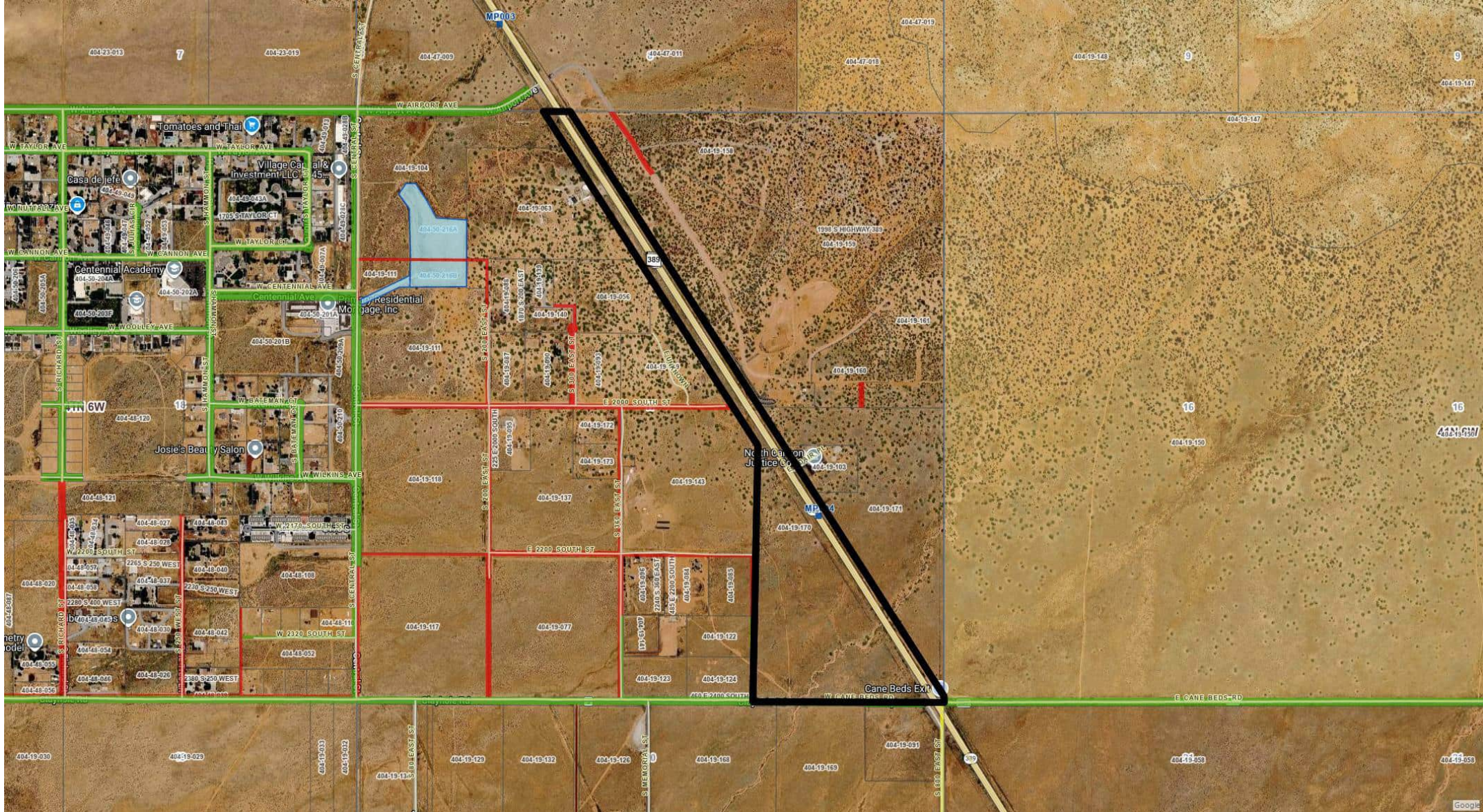
SPECIAL USE PERMIT 404-19-170

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W

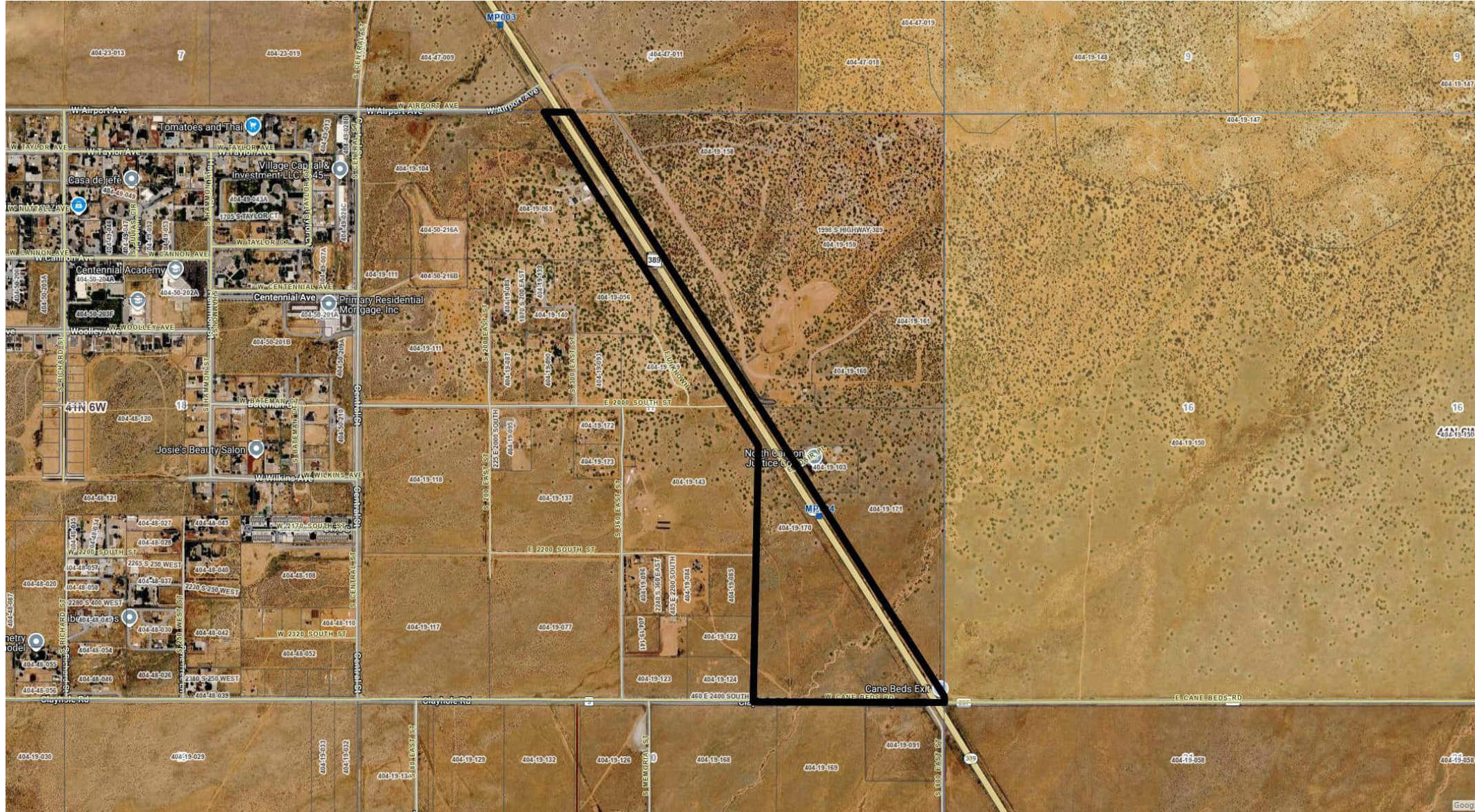
-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



SPECIAL USE PERMIT 404-19-170 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W





**ZONING
NOTICE**

NOTICE TO PROPERTY OWNER: This notice is placed on your property to advise you of a zoning violation. The violation is the presence of a structure on the property that does not conform to the zoning regulations. You are required to remove the structure within a specified period of time. Failure to comply may result in legal action. For more information, please contact the Planning Department at (505) 555-1234.

STORAGE
RENTAL UNIT
1000 S. MAIN ST.
DULLES, VA



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a zoning map will be filed by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting of the Commission at 700 W. State Street, Kingman, Arizona, on Wednesday, May 13, 2026, at 10:00 A.M.

SPECIAL INTERESTS:

As a result of the filing of the zoning map, the following property is designated as a Special Interest:

1. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

2. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

3. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

4. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

5. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

6. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

7. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

8. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

9. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

10. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

11. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

12. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

13. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

14. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

15. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

16. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

17. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

18. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

19. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.

20. The property located at 700 W. State Street, Kingman, Arizona, which is currently zoned R-1 Single-Family Residential and is being proposed for rezoning to R-1 Single-Family Residential with Special Interest.



**ZONING
NOTICE**

NOTICE OF ZONING: This notice is posted on the property to inform the public of a zoning change or other regulatory action. For more information, please contact the local planning department.

STORAGE



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a zoning map will be filed by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting of the Commission at 700 W. State Street, Kingman, Arizona, on Wednesday, May 13, 2026, at 10:00 A.M.

SPECIAL INTERESTS:

Any person or entity who has a special interest in the proposed zoning map should file a written statement of such interest with the Planning and Zoning Commission at least 10 business days prior to the meeting. The statement should be filed at the Planning and Zoning Commission, 700 W. State Street, Kingman, Arizona 86401. The statement should be filed in person or by mail. The statement should be filed in person or by mail. The statement should be filed in person or by mail.

Drew Diaz

From: John Knudson <johncknudson@gmail.com>
Sent: Monday, April 27, 2026 9:53 AM
To: Drew Diaz
Subject: Proposed Special Use Permit

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.

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

Hello,

I am writing in response to the notice sent out to Centennial Properties concerning a special use permit application to allow a cell phone tower on parcel number 404-19-170.

We are adamantly opposed to polluting our South and Eastern skyline with this proposed structure. The area that the cell tower is going to service is located further east around the point of the mountain. We feel like there are much better locations that will have MUCH less visual impact to its neighbors.

Please represent to the Planning and Zoning Commission our absolute objection.

Thank you.

John Knudson

Drew Diaz

From: Amanda Hammon <amandahammon@gmail.com>
Sent: Tuesday, May 5, 2026 2:44 PM
To: Planners
Subject: Oppose Item #2

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

Hello,

I write as a concerned citizen of the Centennial Park, AZ area and wish to express my sincere concern and protest for the proposal of a 125 foot cell tower.

Please do not allow this item to be approved by the Mohave County Planning Commission.

Respectfully,

Amanda Hammon

Drew Diaz

From: Danielle Naylor <danielle_naylor23@hotmail.com>
Sent: Tuesday, May 5, 2026 3:10 PM
To: Planners
Subject: Concerning cell tower

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This is the first time you received an email from this sender (danielle_naylor23@hotmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Hello,

I am from Centennial Park AZ and am very concerned that there is a proposal for a new cell tower in Centennial Park. I would like to protest AGAINST a new cell tower! We do not want a new cell tower! Please please take this into consideration.

Thank you,

Get [Outlook for iOS](#)

Drew Diaz

From: Cameron Zitting <zittingcameron@gmail.com>
Sent: Tuesday, May 5, 2026 3:16 PM
To: Planners
Subject: Cell Tower Opposition

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Hello,

I am writing to express my opposition to the proposed cell phone tower planned for our community. I understand the need for reliable communication infrastructure, but I believe this project raises several important concerns that deserve careful consideration before approval is granted. Cell towers emit non-ionizing radiofrequency (RF) radiation, and while many studies suggest no definitive harm below federal limits, a growing body of research suggests potential health risks. Reported issues include increased cancer risks, neuropsychiatric complaints (headaches, sleep disruption), and cellular stress, particularly for residents living within 60–400 meters of towers. I am also concerned about the location selection process and whether alternative sites or less intrusive options have been fully explored. I would encourage the city to consider options such as co-locating equipment on existing structures or placing the tower farther from residential areas.

Drew Diaz

From: Bethany Dockstader <bdockstader@gmail.com>
Sent: Tuesday, May 5, 2026 3:28 PM
To: Planners
Cc: padillaA@mohave.gov
Subject: Proposed Cell Tower in Centennial Park

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To Whom It May Concern,

I am writing to express my strong opposition to the proposed construction of a cell tower near Centennial Park.

Our community is defined by its rural character and scenic beauty—qualities that are increasingly rare and deeply valued by residents and visitors alike. Centennial Park and its surrounding landscape are an important part of that identity. The introduction of a large cell tower in this location would create a significant visual intrusion, undermining the open views, natural skyline, and sense of undeveloped space that make this area special.

Because of the town's visibility and its position within the landscape, the proposed structure would likely be seen from multiple vantage points, including nearby homes, roadways, and recreational areas. This is not a minor or localized impact—it would alter the visual character of a broad area in a lasting way.

In addition to aesthetic concerns, the construction required for such a project raises questions about land disturbance, vegetation removal, and the introduction of access roads into what is currently a relatively undisturbed environment. These changes are inconsistent with the values of preservation and careful land stewardship that our community has long upheld.

Decisions like this shape the long-term character of our community. Once a structure of this scale is built, its impact cannot easily be undone. I respectfully ask that you prioritize the preservation of our rural landscape and deny approval for this proposal in its current location.

Thank you for your time and consideration.

Bethany Dockstader

Centennial Park Citizen

Drew Diaz

From: Planners
Sent: Tuesday, May 5, 2026 3:47 PM
To: Drew Diaz
Subject: FW: 5/13/26 item 2

From: Lillie Williams <lillie.naylor00@gmail.com>
Sent: Tuesday, May 5, 2026 3:43 PM
To: Planners <Planners@mohave.gov>
Subject: 5/13/26 item 2

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This is the first time you received an email from this sender (lillie.naylor00@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Hello, please be advised the citizens of Centennial Park, AZ do not want the permit for the 125 foot tall cell tower across from the courthouse to be granted. Please. Say. No. I am protesting this because I live in Centennial Park. I don't want anymore cell towers installed. I moved here to get away from all of that. This is one of the few rural places left in the US, like the other rural areas it is fleeting fast. I'm hoping to enjoy it as long as I can.

Kind regards,
Lillie Williams

Drew Diaz

From: Planners
Sent: Wednesday, May 6, 2026 8:18 AM
To: Drew Diaz
Subject: FW: Proposed Cell Tower

From: Mary Cawley <marycawley91@gmail.com>
Sent: Tuesday, May 5, 2026 8:03 PM
To: Planners <Planners@mohave.gov>; Alyssa Padilla <Padila@mohave.gov>
Subject: Proposed Cell Tower

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You don't often get email from marycawley91@gmail.com. [Learn why this is important](#)

Hello,

I am emailing in opposition to the proposed 125 foot tall cell tower requesting a special use permit across from the courthouse. I live in Centennial Park, AZ 86021. I am located close to the proposed building site at 1870 S 200 E. I DO NOT support a cell tower being built at the proposed location. I would like to contribute my voice to strike down this cell tower proposal.

Thank you,
Mary Cawley

Drew Diaz

From: Planners
Sent: Thursday, May 7, 2026 7:02 AM
To: Drew Diaz
Subject: FW: Proposed Cell Tower

From: Casey Timpson <casey.knudson1@gmail.com>
Sent: Wednesday, May 6, 2026 8:19 PM
To: Planners <Planners@mohave.gov>
Subject: Proposed Cell Tower

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You don't often get email from casey.knudson1@gmail.com. [Learn why this is important](#)

Good day,

As a resident of Centennial Park, AZ, I am emailing you to inform you that I am a citizen who is opposed to the 125ft cell tower that is being proposed to our area.

The peoples' voices are that we don't want it!!!!

We do NOT want this cell tower here!

Drew Diaz

From: Joyce Steed <jsteed@primeres.com>
Sent: Tuesday, May 12, 2026 12:42 PM
To: Planners
Subject: Re: 125 foot cell tour, May 13th, Item #2 _ Near Centennial Park, AZ and Colorado City, AZ

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

Dear Planning commission,

I am a resident in Centennial Park and landowner closely nearby the area of this proposed cell tower. I am writing this email to request that you do not approve the installation of a cell tower near the neighborhood on Centennial Park, near the Utah and Arizona Border. This area has beautiful views, residential, ranch, and farmlands. The cell tower will start the change from open southwest beauty to industrial. This is a huge negative impact on property values and enjoyment of the area in every direction.

This area has a significant amount of tourism traffic driving between Utah and Coral Pinks state park, North Rim Grand Canyon, and Lake Powel. This historic route is loved and traveled by many that enjoy the beauty of the Southwest desert. As these towers begin to mar the open beauty, other industrial type of development begin to be installed nearby, causing roadside clutter and debris.

It is important that we use prudence immediately and for future generations, to preserve the views of the majestic red cliffs and to preserve the nature a farmland that supports the local area. More planning must be done to find locations for cell towers that are not as visible to travelers and residents. Areas not so detrimental to land values in the North most part of Mohave County.

Please do not allow these towers to mar the beautiful country, roadside and open spaces in our county. There are other cell towers within ten miles; the spacing of so many towers creates clutter and fire hazards along a serene and beautiful open space in our county.

Respectfully,



Joyce Steed | Division Manager | NMLS# 137825
Primary Residential Mortgage, Inc.
1895 So. Central Street | Centennial Park | AZ | 86021
Office: **435-922-1002**
Mobile: **435-467-7641**
www.steedteam.com | jsteed@primeres.com



Be Aware: Wire Fraud Is a Serious Risk

Accepting wire and disbursement instructions by email is dangerous, especially if the instructions include changes. Before sending funds, you must always verify the instructions by calling the person directly. Use contact information that you already have and know is legitimate. The information contained in this electronic communication is intended solely for the addressee. Access to this email by anyone else is unauthorized by the sender. If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution of the contents of this email transmission or the taking or omission of any action in reliance thereon or pursuant thereto is prohibited, and may be unlawful. If you received this email in error, please notify the sender immediately of your receipt of this message by email and destroy this communication, any attachments, and all copies thereof. Your cooperation is greatly appreciated. A copy of our Privacy Policy and Notice is accessible by going to Primary Residential Mortgage's website and clicking on the "Privacy Policy" link located at the bottom of the page or by clicking [here](#).

Drew Diaz

From: Wilma Hammon <wilmahammon@me.com>
Sent: Tuesday, May 12, 2026 5:03 PM
To: Planners
Subject: Cell tower

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To whom it may concern, this is to state that I, and many other residents, am very much against this proposed cell tower going in

-Wilma Hammon
Sent from my iPhone

Robie Crockett

From: Alyssa Padilla
Sent: Wednesday, May 13, 2026 1:14 PM
To: Robie Crockett
Subject: Fw: Good Morning. Please consider:

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,



Mohave County Development Services
Office hours are Mon-Fri; 7AM-6PM
My hours are Mon-Thu; 7AM-6PM

From: Mary Cawley <marycawley91@gmail.com>
Sent: Wednesday, May 13, 2026 10:17 AM
To: Alyssa Padilla <Padilla@mohave.gov>
Subject: Good Morning. Please consider:

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You don't often get email from marycawley91@gmail.com. [Learn why this is important](#)
Hello,

I am reaching to emphasize that I am OPPOSED to the cell tower proposed to be installed across from the Courthouse near Centennial Park, Arizona. I am a resident of Centennial Park and live close to the proposed construction site. This tower is NOT something I want near my home. It is an eye sore and a health risk to my family. Please stop this proposal.

Thank you.
Mary Cawley
1870 S 200 E
Centennial Park, AZ 86021

To the Mohave County Planning Commission,

I am writing to object to Item #2 on the May 13, 2026 agenda: the Special Use Permit request for a 125-foot cell tower on Parcel 404-19-170 in Centennial Park.

My name is Alma Timpson, owner of Timpson Drafting. My father ran this company for 45 years before me. We have helped shape Centennial Park from the beginning. We designed much of the housing in the area, helped start the original master planning, and have been part of the real development of this community for decades.

I am a planner. I know bad placement when I see it. This is bad placement.

The proposed tower happens to be 1,330 ft from my front door. That is too close. It will hurt my property value, hurt my neighbors, and place a 125-foot industrial structure in the path of a growing residential area.

Look at the pattern of development. There is already low-impact residential growth north east of the tower, and the natural expansion of Centennial Park is moving this direction. This site is not on the fringe of nowhere. It is in what will become an important connection point between Centennial Park and Colorado City. Putting a tower here is shortsighted and out of step with the future of the community.

The people building and living around this area care about what this community becomes. They have to live with the consequences. The sellers do not. They live in Las Vegas and are selling off family land. That is their right, but it does not make this a good decision for Centennial Park.

I also have three young daughters, ages 9, 7, and a newborn. The science on long-term health effects from towers like this is not complete, especially for developing children. That should matter. When the science is unsettled, common sense should step in.

Most of all, this tower does not need to be here. There are better locations outside residential areas where service goals can still be met. This location is being chosen because it is easy, not because it is right.

Please deny this Special Use Permit.

Respectfully,

Alma Timpson
Owner, Timpson Drafting