

Planning and Development Dept

For Mojave County AZ

Re: Special Use permit for Devon Young

We are totally in opposition to this request. We purchased our property in 2019 as bare land. At that time there was nothing on the parcels in question owned by Mr. Young. Not sure if he even had purchased at that time but maybe shortly after. He bought the first lot where originally put a mobile home on and another small building. Then put on a small shop. Later he purchased the lot to the S. of him. At the beginning there were only a couple of rigs there that he worked on in the smaller shop parting out since he worked elsewhere. As time has progressed that extra lot has become a storage area for lots of vehicles in mostly non runnable condition. Some of the vehicles have been there for several years not moving, and then there is a constant traffic of vehicles coming and going and stacking up.

Mr. Young bought as a residential property. A couple of years ago he built a hugh shop which sits now behind and new residential home built in 2026. There are approx. 3-4 buildings on the 1 ac which also has multiple vehicles sitting around in the back and to the side. The other lot 1ac. Is full of vehicles, I have included some photos that I took at the tail end of Aug 2026 showing approximately 25 -30 vehicles. This appears to be some less than was there before. We believe that this will no doubt increase as it has turned into a junk yard for vehicles.

Mr. Young in applying for a special use permit as a Cottage Industry simply doesn't fit. This is not a homebased business as you would think. This has become something that covers 2 ac right in the middle of homes. Some of the issues are the parking. There isn't any because his area is taken up with all of the vehicles. This is a dead end road with no outlet, the traffic coming in and out of this property is overwhelming for the street. Not to mention the noise and dust that emanates from the work being done there with all the banging and clanking and motor reving which becomes excessively loud. The work being done goes on till way late in the early morning hrs. sometimes as well. I might add that the street is dirt and is not maintained by the county, so the excess travel up and down this by the many folks coming and going to this property is really creating a lot of dust and overuse. I also see that you can require fencing of his property. The properties to the West of his are

very elevated above his parcels and no amount of fencing is going to be able to cover up that view of his junk yard. We all look right down into those lots.

The regulations for the Cottage Industries Sec 37.M have several provisions in there that are not specifically met by Mr. Young for this application. We believe that this type of business and entity does not comply and will just become something that all of us neighbors are going to be constantly giving the county a call about violations, because Mr. Young saw fit to not comply in the first place and has done nothing to remedy it further. Further more this is a residential established area and was platted as a subdivision and named as such. It is not compatible with what is going on in the area and the vast improvements that have been done on the surrounding lots for residential use.

By granting this special use you would be opening pandora's box to allow other such uses as anyone want in this area. I might add there is another similar use going on S. Little Bend Rd. towards the end of the dead end street. Major hack shop but without the shop, just cars, and parts everywhere. They just keep coming and going. Right now there is a burned out one parked right on the street in front of the property. That would require your attention as well now and in the future.

So please say no to this. This is not a business district. These folks can either take their business elsewhere on something that is designated or go rent a facility that has that ability for what they are trying to do. Don't put a junk yard right in the middle of a residential area.

Thank you

Steve and Terri Pritchett

3764 S. Little Bend Rd

Scenic AZ 86432

208-390-9964





Tyra Cheney

From: Matthew Gunderson
Sent: Thursday, September 3, 2026 4:55 PM
To: Tyra Cheney
Cc: Vickie Bogan
Subject: Fw: Devon Young Special Use Permit
Attachments: att.fK-FolFOqBSnl2wkvImbNtAD8a7FtW5F0i1hWTiAk9w.jpeg;
att.xw0ah_KuuvaUponGyO9IHefXnVGTKcCyg95j9AQ8bk.jpeg; IMG_7814.jpeg; IMG_7812.jpeg; IMG_7815.jpeg; IMG_7816.jpeg; IMG_7811.jpeg; IMG_7813.jpeg

Opposition for the upcoming P&Z Meeting (Item 1)

Thank you,

Matthew Gunderson
Planning & Zoning Manager
P: 928-757-0903 EXT 5886

My hours: Mon-Thu. 7-6
Development Services: Mon-Fri 7-6

From: cheerstoyou arrowcg.com <cheerstoyou@arrowcg.com>
Sent: Thursday, September 3, 2026 4:52 PM
To: Matthew Gunderson <GundeM@mohave.gov>
Cc: Vickie Bogan <BoganV@mohave.gov>
Subject: Fw: Devon Young Special Use Permit

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Some people who received this message don't often get email from cheerstoyou@arrowcg.com. [Learn why this is important](#)

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From: cheerstoyou arrowcg.com <cheerstoyou@arrowcg.com>
Sent: Thursday, September 3, 2026 9:39 AM
To: Vickie Bogan <BoganV@mohave.gov>
Subject: Re: Devon Young Special Use Permit

I heard Vicki is out of town and this was the proper place to send this

Hello, my name is Bob Brown. I live across the street from Devon Young As his neighbor, I've helped him out several times with use of my equipment. I've given him financial loans. I bought him a dump truck. All

of which he has paid back. I only bring this to your attention to show that if he was going to listen to anyone, he might listen to me.

With that being said, I've asked him to be quiet past 9 o'clock at night, he hasn't. I've asked him to pick up trash that blows on my property, He hasn't. I've asked him to simply keep his trash container lid closed, He hasn't. I've asked him to have his employees not speed down our dirt road as it creates dust and they've never stopped. His employees do burnouts on his concrete pads which create a lot of noise and smoke. We've asked them to stop and they haven't.

He's already had issues with the local fire dept for illegally burning a trailer. He's had issues with the county for burning oil. After being told to stop, he did but then would burn oil soaked wood. He had issues with the county that required him to put up a fence and screen on the fence which has now been blown apart and he hasn't fixed it. And only covered part of his property not the whole thing.

What led to him applying for this application is another neighbor had made a complaint and the county called him and said they were coming up to inspect. He spent that week dramatically cleaning up his property. Removing approximately 30 vehicles. And removing all of the parts and trash around his property. Yet still when the county official arrived she (Jacey Foss) said he was still not compliant with county regulations and was told he needs to have fewer vehicles and advised to apply for this application. Meanwhile, he never removed any more vehicles, and in fact added more vehicles (see photos), most recent photo was last week showing at least 20 vehicles there. Once again showing he's not going to listen to the county.

It took him months from the time the county official inspected his property to even apply for this application. Why didn't he apply one week later.

If you look at the plot map you will see that 10 properties physically touch his 2 lots. Of those 10, I own 4 and I believe you will be getting similar letters from 3 more lot owners. The other 3 probably don't want to get involved. 7 of the 10 lots that touch his are against this.

In the attachments I've provided you can see examples of the number of cars that he had on his property at one time. If the county has access to timeline Google Photos, I urge you to look at his property prior to the counties phone call advising him of there inspection.

Also, one of the attachments is of your code which states that it can't be more than 50% of his dwellings be part of this application. His house is 2000 ft.². He has a shop that is 3200 ft.² and another shop that is 750 ft.². His two shops will be utilized for his business therefore close to 4000 of the 6000 ft.² of dwellings will be utilized for this business and that is only the interior of the buildings. He will then also have cars outside on his lot.

You also require a 6 foot high "solid" fence around the whole property. Even when asked to put up the fence, he only covered half of one lot yet He operates on both of his lots and it is a chain-link fence with a screen attached to it that the wind has blown apart.

Another section talks about not creating any noise or smoke along with other things. I don't know how a mechanic shop could not create noise and smoke. As stated earlier, his employees have done burnouts and creates smoke. They have trailers dropping off trucks very late at night and very early in the morning, which creates a lot noise.

Also, he currently has a state license to sell cars “wholesale only”. He’s supposed to deliver the cars to a dealership in St. George Utah for retail sale yet he still also sells directly to the buyer.

He has also told me that even if he doesn’t get this application he as an attorney that has advised him that he will be able to keep right on working for at least a few more years and I’m sure he plans to do that.

My point to all of this is that while Devon always tries to have good intentions, he doesn’t really concern himself with rules and regulations and I don’t see any way he can physically follow your regulations even if he wanted too. And in reality I don’t think he would follow them.

I urge you not to grant this application and order a cease and desist from him continuing his practices. Considering he has “ZERO” debt including his home he could easily find a commercial facility to rent and continue to provide for his family.

Thanks

Bob Brown

3786 S. Riverside Dr Scenic, AZ 86432
801-580-7774

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From: Vickie Bogan <BoganV@mohave.gov>
Sent: Tuesday, 25 August 2026 08:10:11
To: cheerstoyou arrowcg.com <cheerstoyou@arrowcg.com>
Subject: RE: Devon Young Special Use Permit

Email is fine.

From: cheerstoyou arrowcg.com <cheerstoyou@arrowcg.com>
Sent: Sunday, August 23, 2026 4:54 PM
To: Vickie Bogan <BoganV@mohave.gov>
Subject: Devon Young Special Use Permit

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Hello, I just received the attached letter. My question is can I reply in the form of an Email or must it be an actual letter

Thanks

Robert Brown

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Objection to Special Use Permit Application

My name is Sharlene Carter. My husband and I live immediately west of Devon Young's property. I am writing about the Special Use Permit application for Assessor Parcel Numbers 402-23-328 and 402-23-329, Lots 328 and 329.

Ongoing Nuisance Concerns

I recently contacted Mohave County to report nuisance conditions on these properties. The property appears to be used as a repair shop and/or salvage yard. After the County inspected the site, we saw Devon and his employees complete a significant cleanup and remove approximately 25 to 30 vehicles. However, the cleanup was not sufficient to bring the property into compliance, and no meaningful additional cleanup has occurred since he applied for this permit.

The nuisance conditions continue. Vehicles come and go at all hours of the night, disrupting our sleep. Vehicles are also brought onto the property and left parked there indefinitely. Nighttime burnouts on the cement driveway create loud noise, the smell of burned rubber, and black smoke.

We are also concerned about unsafe activity on the property. A trailer house was intentionally set on fire there, and the fire department was called because of the heavy black smoke. Devon's comments to the fire department suggested he did not take the situation seriously. After the trailer burned, Devon did not properly dispose of the remains. Instead, we watched him dig a large hole and bury the burned trailer on the property.

Devon was also expected to install a six-foot fence around the property. Instead, only the front portion of the lot has chain-link fencing with a wrap, and that wrap has blown apart. A fence has never been installed on the back side of the property.

Trash, Debris, Dust, and Street Damage

Trash and debris regularly blow from these lots onto our property, including parts boxes, discarded debris, wrappers, and drink containers that are not placed in proper garbage receptacles. Devon is aware of this issue. On one occasion, while I was picking up garbage on our property, his employees were outside. I asked Devon and his employees if they would help, he directed his employees to assist. Everyone helped clean it up, but unfortunately, the garbage continues to be a problem.

We also hear and see vehicles traveling at excessive speeds on the unpaved street, creating significant dust and contributing to unsafe conditions.

Encroachment and Property Line Damage

The owner has also encroached onto our property with vehicles and trailers. This activity damaged the poles we placed to mark the property line. Although the poles were later set upright, they were not properly repaired or secured. These actions suggest that our property boundaries are not being respected.

Lack of Follow-Through

Based on past conversations with Devon, we have little confidence that these conditions will improve. He has said several times that he would clean up the property, but we have not seen meaningful progress. During one conversation on our property, he acknowledged the view we have of his property and said, “So, this is what you have to look at.” Although he said he would address the problem, no cleanup followed.

Position on the Application

For these reasons, we oppose the Special Use Permit application submitted by Devon Young for light-duty diesel and automotive repair on the identified lots, including Assessor Parcel Numbers 402-23-329 and 402-23-327. I have tried to contact the enforcement agent who handled my nuisance complaint to ask why the County has not enforced the zoning requirements after inspecting Devon’s property and why Devon was advised to apply for this permit. As the time of writing this letter, I have not received a call back. This permit will not resolve the ongoing problems with the property.

Attached are a few pictures of what the property looks like from our view.

Sincerely,

Sharlene Carter
801-791-0444

Tyra Cheney

From: Matthew Gunderson
Sent: Tuesday, September 8, 2026 4:36 PM
To: Tyra Cheney; Vickie Bogan; Jamie Arney
Cc: Robert Dmohowski
Subject: Fw: Devon Young

More opposition, Item 1 for tomorrow's meeting

Thank you,

Matthew Gunderson
Planning & Zoning Manager
P: 928-757-0903 EXT 5886

My hours: Mon-Thu. 7-6
Development Services: Mon-Fri 7-6

From: Kelly Thomas <kctdogg@gmail.com>
Sent: Tuesday, September 8, 2026 4:12 PM
To: Matthew Gunderson <GundeM@mohave.gov>; Bogan@mohave.gov <Bogan@mohave.gov>
Subject: Devon Young

Caution: The sender name (Kelly Thomas) is different from their email address (kctdogg@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Hello my name is Kelly Thomas I live behind 1 of Devon Young's lots.

It happens to be the lot he parks his vehicles on.

I know Devon received permission to continue his work from the county about 2 or 3 years ago. This permission was granted with regulations that he needed to follow. I am not sure what these regulations are but he did clean up his properties.

As time went on he added more vehicles to his lot. I do think the county needs to take some of the responsibility for this due to lack of followup.

I also know that Devon and another one of my neighbors on Little Bend was told that they needed to clean up their lots in so many days last spring. Devon did this and has applied for this Special Use Permit.

I was in Scenic at the end of July and noticed that the other neighbor had not even started cleaning up his property. So I state again this is due to lack of followup.

I know it takes manpower to do this but we pay taxes just like any other tax payer in the county and should get the same services.

Thanks,
Kelly Thomas