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(100095)
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR
I. Name: Nyx Home Works LLC
II. The address of the known place of business is: 3320 N Stockton Hill Rd Bldg #C #1036, Kingman, AZ, Mohave, 86409
III. The name and street address of the Statutory Agent is:Jaimye Lanae Ashley, 3320 N Stockton Hill Rd Bldg #C #1036, Kingman, AZ, Mohave, 86409
IV. Management of limited liability company is reserved to the Members. The names and addresses of each Member are: Jaimye Lanae Ashley, 3320 N Stockton Hill Rd Bldg #C #1036, Kingman, AZ, Mohave, 86409
Published: 10/21, 10/28, 11/04/2026
ORDER NO. 100095

(100106)
ARTICLES OF ORGANIZATION

NOTICE OF FILING OF ARTICLES OF ORGANIZATION. Articles of Organization have been filed in the office of the Arizona Corporation Commission for OLECS LLC. ACC Business ID 25131896. I. Name: OLECS LLC. II. The address of the known place of business is: 911 Lake Havasu Ave N, Ste 403, Lake Havasu City, AZ 86403. III. The name and street address of the Statutory Agent is: Troy Wixom, 911 Lake Havasu Ave N, Ste 403, Lake Havasu City, AZ 86403. IV. Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are: Troy Wixom, 911 Lake Havasu Ave N, Ste 403, Lake Havasu City, AZ 86403, Member; Michelle Wixom, 911 Lake Havasu Ave N, Ste 403, Lake Havasu City, AZ 86403, Member.
Pub. 10/21, 10/28, 11/04/2026
Order No. 100106

(100107)
ARTICLES OF ORGANIZATION

NOTICE OF PUBLICATION
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR: I. Name: PinkSisters LLC ACC File No.: 25133951 II. The address of the known place of business is: 4350 N Glen Rd, Kingman, AZ 86409 III. The name and street address of the Statutory Agent is: William R McCord, 4350 N Glen Rd, Kingman AZ 86409 IV. Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are: William R McCord 4350 N Glen Rd, Kingman, AZ 86409 Annette M McCord 4350 N Glen RD. Kingman AZ 86409
Pub. 10/21, 10/28, 11/04/2026
Order No. 100107

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(100108)
REQUEST FOR QUALIFICATIONS

CITY OF KINGMAN
REQUEST FOR QUALIFICATIONS FOR THE CASTLE ROCK DEVELOPMENT OF KINGMAN CROSSING TRAFFIC INTERCHANGE, ARTERIAL ROADWAY IMPROVEMENTS AND ADJACENT CITY-OWNED LAND
2026-RFQ-019
REQUEST FOR QUALIFICATIONS
ISSUED BY: THE CITY OF KINGMAN, 310 N. FOURTH ST., KINGMAN, ARIZONA
ISSUE DATE: October 9, 2026
PUBLISH DATE: October 21, 2026
2ND PUBLISH DATE: October 28, 2026
TO: POTENTIAL BIDDERS
The City of Kingman, Arizona ("City) is seeking Statements of Qualifications (SOQs) from qualified master developers to (i) construct a traffic interchange on Interstate Highway 40 ("I-40") at its point of intersection with the Kingman Crossing Boulevard alignment; (ii) complete the design and construct Kingman Crossing Boulevard; and (iii) develop the adjacent City-owned property on the south side of I-40 at its intersection with the Kingman Crossing Boulevard alignment, consisting of approximately 128 acres with retail, commercial and other complimentary uses. **Responses are due by 5:00 pm, Arizona time, on Thursday, November 19, 2026.** Qualified master developers must have documented experience in developing large-scale infrastructure improvements similar in size, scope, and scale to this project.
The Request for Qualifications (RFQ) may be obtained by visiting the City of Kingman's website: https://procurement.opengov.com/portal/cityofkingman.
Respondents wishing to submit questions regarding this RFQ must do so by 5:00 pm, Arizona time, on Friday, November 6, 2026. Questions must be submitted through the procurement portal.
Responses must be submitted through the OpenGov procurement portal.
The City may reject any response not in compliance with all of the prescribed solicitation procedures and requirements contained herein. The City also reserves the right to reject any response when cancellation is in the best interest of the City.
Firms wishing to submit a response should register for a free OpenGov account at: https://procurement.opengov.com/portal/register. To receive notification of future solicitations, please subscribe to the City of Kingman OpenGov solicitations by clicking here: https://procurement.opengov.com/portal/cityofkingman?status=all. For detailed instructions on how to register and subscribe, you can also visit the City of Kingman's website at: https://www.cityofkingman.gov/government/advanced-components/list-detail-page/rfp-posting-list.
Mailed, faxed, hand-delivered, and e-mailed bids will not be accepted. Mailed bids will be disposed of, unopened, and will not be returned to the Bidder.
The right is hereby reserved to accept or reject any or all bids or parts thereto, to waive any informality in any proposal, and to reject the bids of any persons who have been delinquent or unfaithful to any contract with the City of Kingman.
The City reserves the right to reject any and all bids.
Pub. 10/21, 10/28/2026
Order No. 100108

(100112)
SUMMONS

Kenneth L. Sondgeroth
AZ State Bar No. 012896
KENNETH L. SONDGEROTH, P.C.
2020 Silver Creek Rd., Ste D101
Bullhead City, AZ 86442
(928) 758-5997
reception@sondgerothlaw.com
assistant@sondgerothlaw.com
Attorney for Plaintiff
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
KYLE VILLAMOR
Plaintiff,
DANIEL MODJESTIC, and heirs,
Defendant
Civil Case No: S8015-CV-2026-00646
SUMMONS
STATE OF ARIZONA TO THE ABOVE-NAMED DEFENDANT(S):
Diane Modjestic, and heirs
YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. Where process is served upon the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this state, the insurer shall not be required to appear, answer or plead until expiration of 40 days after date of such service upon the Director. Service by registered or certified mail without the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete 30 days after the date of first publication. Direct service is complete when made. Service upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return.
YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend with the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.
YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney.
The name and address of plaintiffs' attorney is:
KENNETH L. SONDGEROTH, P.C.
2020 Silver Creek Rd., Ste. D101
SIGNED AND SEALED:
Bullhead City, AZ 86442
October 15, 2006
C Spurlock
Deputy Clerk
Pub. 10/21, 10/28, 11/07, 11/11/2026
Order No. 100112

(100113)
NOTICE OF HEARING

Notice is hereby given that on **THURSDAY, NOVEMBER 12, 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 A.M.** in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:
DOLAN SPRINGS / WHITE HILLS AREA
01. Evaluation of a request for a **REZONE** of Assessors Parcel No. 329-05-078 from an R-1/A (Single Family Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for temporary RV, in the White Hills vicinity (east of Silver Eagle Drive, north of Las Cruces Drive), Mohave County, Arizona. **Joyce Ann Fischer** MS
02. Evaluation of a request for a **REZONE** of Assessors Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Holiday Drive, south of 9th Street), Mohave County, Arizona. **Aaron Perez and Angie Amaya** JS
03. Evaluation of a request for a **REZONE** of Assessors Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Hopi Drive, south of 7th Street), Mohave County, Arizona. **Aaron Perez and Angie Amaya** SB
04. Evaluation of request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a **RE-ZONE** of Assessors Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 Hermosa Drive, south of 5th Street), Mohave County, Arizona. **Aaron Perez and Angie Amaya**. JS
05. Evaluation of request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a **RE-ZONE** of Assessors Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two 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 Hopi Drive, south of 4th Street), Mohave County, Arizona. **Aaron Perez and Angie Amaya**. VB
FT. MOHAVE / MOHAVE VALLEY AREA
06. Evaluation of a request for a **REZONE** of Assessors Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity (north of Maverick Drive, west of Vanderslice Road), Mohave County, Arizona. **Lynn Robison on behalf of Jordan Floyd** VB
07. Evaluation of a request for a **REZONE** of Assessors Parcel No. 225-25-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity (south of King Street, west of State Highway 95), Mohave County, Arizona. **Willow Valley Enterprises LLC** MS
08. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a **REZONE** of Assessors Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity (east of Andrew Road, north of Camino Colorado Road), Mohave County, Arizona. **Fort Mojave Mesa Fire Department**. SB
GOLDEN VALLEY AREA
09. Evaluation of a request for a **REZONE** of Assessors Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity (north of Bolsa Drive, west of Estrella Road), Mohave County, Arizona. **KTH Consulting on behalf of LHJJD LLC** JS
10. Evaluation of a request for a **REZONE** of Assessors Parcel Nos. 306-07-172, -173A, -184A, and 185 from a C-2/1A (Highway Commercial/One Acre minimum lot size) zone to a C-RE (Commercial Resort) zone, to allow for a school, in the Golden Valley vicinity (east of Hope Road, north of State Highway 68), Mohave County, Arizona. **Crystal Anderson on behalf of Seitz 2024 TX-AZ Holdings LLC** MS
11. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessors Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity (south of State Highway 68, east of Hope Road), Mohave County, Arizona. Rex Atkinson on behalf of **Zayo Group LLC** VB **(Postponed from October)**
MOHAVE COUNTY GENERAL AREA
12. Evaluation of a request for a **REZONE** of Assessors Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity (east of Monet Road, south of Rands Way), Mohave County, Arizona. **Karim Elhaidari**. VB
KINGMAN AREA
13. Evaluation of a request for a **REZONE** of Assessors Parcel No. 331-13-046 from an A-R/20A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity (south of Oatman Road, east and west of McConnico Road), Mohave County, Arizona. **KTH Consulting on behalf of The Campa Family Living Trust** JS
14. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessors Parcel No. 301-09-011 to allow for a 195 wireless communications tower and facility in an A (General) zone, in the Kingman vicinity (east of Interstate 40, north of State Route 66), Mohave County, Arizona. **Logan Williams with Pinnacle Consulting INC for J Peter Meyer**. VB
OTHER
15. Approve the Submittal Deadline Calendar for 2027 Planning and Zoning Commission Meetings.
16. Quarterly Report of fees and new software for Temporary RV permits as requested by the commission from July meeting.
17. Commissioners comments limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
18. Call to the Public

Adjournment
According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services to all persons with disabilities. If you need accommodation for this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5876.
Supporting documentation for agenda items may be reviewed by visiting www.mohave.gov or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.
MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
Scott Holtry, Director
Pub. 10/21/2026
Order No. 100113

(100165)
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR
I. Name: Motis Sanare LLC
II. The address of the known place of business is: 1132 Pronghorn Ave, Kingman, AZ, Mohave, 86409
III. The name and street address of the Statutory Agent is:Alfonso Scandrett, 1132 Pronghorn Ave, Kingman, AZ, Mohave, 86409
IV. Management of limited liability company is reserved to the Managers. The names and addresses of each Manager are: Kay2-dlegacy LLC, 1132 Pronghorn Ave., KINGMAN, AZ, Mohave, 86409
Published: 10/21, 10/28, 11/04/2026
ORDER NO. 100165

(100170)
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR
I. Name: K & R Garage Doors LLC
II. The address of the known place of business is: 3421 Bimini Ave, Bullhead City, AZ, Mohave, 86429
III. The name and street address of the Statutory Agent is:Robert Eugene Moore, 3421 Florence Ave, Bullhead City, AZ, Mohave, 86429
IV. Management of limited liability company is reserved to the Members. The names and addresses of each Member are: Robert Eugene Moore, 3421 Florence Ave, Bullhead City, AZ, Mohave, 86429, Kody Robert Moore, 3421 Florence Ave, Bullhead City, AZ, Mohave, 86429
Published: 10/21, 10/28, 11/04/2026
ORDER NO. 100170

(98943)
NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Recorded on: 9/9/2026 TS No. AZ-26-1062813-BF Order No.: FIN-26025940 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated **10/22/2021** and recorded **10/27/2021** as **Instrument No. 2021085857** in the office of the County Recorder of **MOHAVE** County, Arizona. **Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final** and will occur at public auction to the highest bidder. Sale Date and Time: **12/28/2026** at **10:00 AM** Sale Location: **On the front steps to the Mohave County Courthouse, 401 East Spring Street, Kingman AZ 86401** Legal Description: Lot 16, Block 4, Tract 2258, Lake Havasu City, Arizona, according to the plat of record in the office of the County Recorder of Mohave County, Arizona, recorded October 18, 1971, at Fee No. 71-18069. Except an undivided 1/16th of all oil, gases, and other hydrocarbon substances, coal or stone, metals, minerals, fossils, and fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, the State of Arizona, or decisions of courts to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona, in Section 37-231, Arizona Revised Statutes; and in patent of record. Except all oil, gas, coal, and minerals whatsoever already found or which may hereafter be found in or under said land, and all underground water in, under, or flowing through said land, and water rights appurtenant thereto as reserved in instrument recorded in Book 279 of Official Records, Page 854, Purported Street Address: **2606 SUNKENTREE DR, LAKE HAVASU CITY, AZ 86403-3856** Tax Parcel Number: **306-26-133** Original Principal Balance: **$130,850.00** Name and Address of Current Beneficiary: **Wells Fargo Bank, N.A. 1015 West Magnolia Blvd. Ste. 100 Blue Gentian Rd, Suite 200 Eagan, MN 55121** Name and Address(es) of Original Trustor(s): **Joyce A Langwell a widow 2606 Sunkentree Dr., Lake Havasu City, AZ 86403** Name and Address of Successor Trustee/Agent: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com/ Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1062813-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions.** If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be Purchaser's sole and exclusive remedy. The purchaser shall not have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. No. AZ-26-1062813-BF Dated: 9/9/2026 QUALITY LOAN SERVICE CORPORATION By: **Daniel Lacos, Assistant Secretary** A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: **California** County of: **San Diego** On 9/9/2026 before me, A. Pigram a **notary public, personally appeared Daniel Lacos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.** I certify under PENALTY OF PERJURY under the laws of the State of **California** that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2357628 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0317231 10/14/2026 10/21/2026 10/28/2026 11/4/2026
Pub. 10/14, 10/21, 10/28, 11/04/2026
Order No. 98943

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(98951)
NOTICE OF TRUSTEE'S SALE

TS No. AZ06000084-26-1 APN 114-08-247 TO No. 260397242-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated July 1, 2021 and recorded on July 7, 2021 as Instrument No. 2021054895 of official records in the Office of the Recorder of Mohave County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the front steps of the Mohave County Courthouse, Mohave County Superior Court, Kingman Office, 401 East Spring Street, Kingman AZ 86401 on November 30, 2026 at 10:00 AM on said day. The street address and other common designation, if any, of the real property described above is purported to be: 661 PAPOOSE DRIVE, LAKE HAVASU CITY, AZ 86406 Lot 18, Block 8, Tract 2258, Lake Havasu City, Arizona, according to the plat thereof, recorded April 27, 1970 at Fee No. 70-5754, in the office of the County Recorder of Mohave County, Arizona EXCEPT all oil, gas, coal and minerals whatsoever already found or which may hereafter be found in or under said land and all underground water in, under or flowing through said land and water rights appurtenant thereto as reserved in mineral instruments of record. EXCEPT an undivided 1/16th of all oil, gases and other hydrocarbon substances, coal or stone, metals, minerals, fossils and fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, the State of Arizona or decisions of Courts to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved by the State of Arizona, in Section 37-231, Arizona Revised Statutes and in patent of record. Except all oil, gas, coal and minerals whatsoever already found or which may hereafter be found in or under said land, and all underground water in, under, or flowing through said land, and water rights appurtenant thereto as reserved in instrument recorded in Book 279 of Official Records, Page 854, Purported Street Address: **661 PAPOOSE DR, LAKE HAVASU CITY, AZ 86406** Tax Parcel Number: **114-08-247** Original Principal Balance: **$130,000.00** Name and Address of Current Beneficiary: **Wells Fargo Bank, N.A. 1015 West Magnolia Blvd. Ste. 100 Blue Gentian Rd, Suite 200 Eagan, MN 55121** Name and Address(es) of Original Trustor(s): **Joyce A Langwell a widow 2606 Sunkentree Dr., Lake Havasu City, AZ 86403** Name and Address of Successor Trustee/Agent: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com/ Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1028134-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions.** If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall not have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. No. AZ-25-1028134-BF Dated: 9/9/2026 QUALITY LOAN SERVICE CORPORATION By: **Daniel Lacos, Assistant Secretary** A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: **California** County of: **San Diego** On 9/9/2026 before me, A. Pigram a **notary public, personally appeared Daniel Lacos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.** I certify under PENALTY OF PERJURY under the laws of the State of **California** that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2357628 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0317231 10/14/2026 10/21/2026 10/28/2026 11/4/2026
Pub. 10/14, 10/21, 10/28, 11/04/2026
Order No. 98951

(99151)
SUMMONS

TIMOTHY D. BENNETT
Attorney at Law
7712 Canyon Dr,
Las Vegas, NV 89123
(928) 222-1902
AZ Bar # 021426
Attorney for the Plaintiff
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
BRADSHAW UNION, LLC a Wyoming Limited Liability Company
Plaintiff,
Vs.
DIANA A HEPPLER aka DIANA A and JOHN DOE LOUSTAUNAU, spouse; MOSES and JANE DOE LOUSTAUNAU JR, spouse; MOHAVE COUNTY TREASURER; DOES I-X,
Defendants.
The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.
No. CV-2026-01627 SUMMONS
STATE OF ARIZONA, COUNTY OF MOHAVE TO:
DIANA A HEPPLER aka DIANA A and JOHN DOE LOUSTAUNAU, spouse; MOSES and JANE DOE LOUSTAUNAU JR, spouse; MOHAVE COUNTY TREASURER; DOES I-X

Public Notices

To submit a Public Notice call 928-753-6397 ext. 2
or email: legals@kdminer.com

NOTICES YOU WILL FIND INSIDE THE KINGMAN DAILY MINER



CORPORATION AND PARTNERSHIPS
When an Arizona business incorporates, a company from another state is planning to do business in Arizona or a business partnership is being formed, the company is required to publish a notice of the filing. Incorporating a business or creating a partnership or a limited liability company provides a means by which the owners can be protected in part from liability. The notices are also a useful resource for those who want an advanced look at the developing business activity.

CONSERVATORS AND ADOPTIONS
Notices of court hearings are scheduled on applications by individuals who want to be appointed conservators or to adopt minors.

CIVIL CASES
When a plaintiff has not been able to locate a defendant, they will publish a summons for defendant to come to court. Civil and domestic relations cases. These can include domestic and civil matters, including matters of divorce and small claims.

WILLS
When a claim can be filed against an estate, notices of courts hearings to probate will are published. These notices include Notice of Creditors.

PROPERTY SALES AND AUCTIONS
Among these notices are foreclosure or "Trust Sales." They give notice of impending sales or auction of property on which required payments have not been made or other legal requirements have not been met. Inside these notices are the date of the sale and other pertinent information. Auctions by the State, Land Trust, which include notice of upcoming auctions of land owned by the state are also listed. The details include the parcel number(s), appraisal value and bidding information.

PUBLIC NOTICES ARE ALSO ONLINE AT WWW.KDMINER.COM
For a complete listing of Public Notices published in Arizona visit: publicnoticeads.com

56 / LEGAL NOTICES

that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, 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 Mortgagor, the Mortgagee or the Mortgagees attorney.NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Networks Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information.
Publish: September 30, 2026
October 7, 2026
October 14, 2026
October 21, 2026
#99170

NOTICE OF TRUSTEES SALE File ID. #26-09817-NS-AZ Cleary The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 06/04/2025 as Document No. 2025038469 and Affidavit of Scrivener's Error recorded on 8/25/2026 in Fee #2026044246 to correct the legal description, Mohave County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on December 29, 2026 at 11:00 AM on the front steps of the Mohave County Courthouse located at 401 Spring Street, Kingman, AZ 86401 and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Lot 345, VALLE VISTA – TRACT NO. 1192, according to the plat of record in the office of the County Recorder of Mohave County, Arizona, recorded May 15, 1972 at Fee No. 72-9552. EXCEPT all oil, gas, coal and minerals as set forth in instrument recorded in Book 78 of Deeds, Pages 143-150.. The street address/location of the real property described above is purported to be: 9121 N Cerbat Dr Kingman, AZ 86401-8173. Tax Parcel No.: 31344345. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an as is condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust Original Principal Balance: $262,775.00 Original Trustor: Brian Arthur Cleary, an unmarried man, 9121 N Cerbat Dr, Kingman, AZ 86401-8173. Current Beneficiary: Rocket Mortgage, LLC; Care of/Servicer: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd. Coppell, TX 75019; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 09/28/2026 before me, /S/Stephen Daniel Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, 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 Mortgagor, the Mortgagee or the Mortgagees attorney.NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Networks Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information.
Publish: October 7, 2026
October 14, 2026
October 21, 2026
October 28, 2026
#99600

NOTICE OF TRUSTEES SALE File ID. #26-40243-WF-AZ Lerma The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 03/24/2003 as Document No. 2003022683 BK 4421 PG 223 , Mohave County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on January 14, 2027 at 11:00 AM on the front steps of the Mohave County Courthouse located at 401 Spring Street, Kingman AZ 86401 and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Lot Five Hundred Ninety Three (593), RIVIERA MOBILE GARDENS, UNIT 2, according to the plat of record in the Office of the County Recorder of Mohave County, Arizona, recorded June 29, 1965, at Fee No. 151825. EXCEPT all oil, gas, coal, and minerals reserved in Deed from Santa Fe Pacific Railroad Company, a corporation, recorded in Book 58 of Deeds, Page 470. EXCEPT one-half (1/2) of all oil, gas, coal, and minerals as set forth in Instrument recorded in Book 116 of Deeds, Page 28.. The street address/location of the real property described above is purported to be: 752 Sunset Dr Bullhead City, AZ 86442. Tax Parcel No.: 218-12-174. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an as is condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust Original Principal Balance: $55,000.00 Original Trustor: Rosalba Lerma, an unmarried woman, 1794 North Ave, Bullhead City, AZ 86442; Current Beneficiary: Wells Fargo Bank, N.A.; Care of/Servicer: Wells Fargo Bank, N.A., 3476 Stateview Boulevard, MAC #X7801-014 Fort Mill, SC 29715; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. / S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 09/30/2026 before Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, 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 Mortgagor, the Mortgagee or the Mortgagees attorney.NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Networks Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information.
Publish: October 14, 2026
October 21, 2026
October 28, 2026
November 4, 2026
#99750

NOTICE OF TRUSTEES SALE File ID. #26-15856-SM-AZ Bachman The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 10/30/2025 as Document No. 2025052392 , Mohave County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on January 05, 2027 at 11:00 AM On the front steps of the Mohave County Courthouse located at 401 Spring Street, Kingman, AZ 86401 and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Lot 9, Block 5, TRACT NO. 2274, LAKE HAVASU CITY, ARIZONA, according to the plat of record in the Office of the County Recorder of Mohave County, Arizona, recorded August 6, 2013 as Fee No. 2013041564, andapproval and Ratification of Plat recorded August 16 2013, at Fee No. 2013-43615, in the Office of the County Recorder of Mohave County, Arizona.. The street address/location of the real property described above is purported to be: 1706 E Feather Ash Dr Fort Mohave, AZ 86426-8331. Tax Parcel No.: 227-26-027. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an as is condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust Original Principal Balance: $586,400.00 Original Trustor: Infant L. Bachman, a married woman as her sole and separate property, 1706 E Feather Bush Way, Fort Mohave, Arizona 86426. Current Beneficiary: NewRez LLC; Care of/Servicer: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 600 Greenville, SC 29601; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 10/02/2026 before me, /S/Stephen Daniel Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature (s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal / S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, 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 Mortgagor, the Mortgagee or the Mortgagees attorney.NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Networks Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information.
Publish: October 21, 2026
October 28, 2026
November 4, 2026
November 11, 2026
#99957

NOTICE OF TRUSTEES SALE File ID. #26-16317-RM-AZ Monk The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 06/07/2006 as Document No. 2006032401, Mohave County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on January 12, 2027 at 11:00 AM On the Front Steps of the Mohave County Courthouse, 401 E. Spring St., Kingman, AZ 86401 and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Lot 13, Block 5, TRACT NO. 2274, LAKE HAVASU CITY, ARIZONA, according to the plat of record in the Office of the County Recorder of Mohave County, Arizona, recorded August 21, 1972, at Fee No. 72-16826. EXCEPT all oil, gas, coal, and minerals reserved in Deed from Santa Fe Pacific Railroad Company, a corporation, recorded in Book 65 of Deeds, Page 226. EXCEPT all oil, gases, and other hydrocarbon substances, coal, stone, metals, minerals, fossils and all volcanic ash materials, together with all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value. EXCEPT all underground water in, under or flowing through said land, with rights appurtenant thereto, as set forth in Instrument recorded in Book 937 of Official Records, Page 9.. The street address/location of the real property described above is purported to be: 1330 Powell Dr Lake Havasu City, AZ 86403-8691. Tax Parcel No.: 114-17-066. The undersigned Trustee Leonard J. McDonald, Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an as is condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust Original Principal Balance: $585,000.00 Original Trustor: Diane L. Monk and Steven E. Monk, wife and husband, 1330 Powell Dr, Lake Havasu City, AZ 86406-8691 Current Beneficiary: Mortgage Corporation, a Delaware Limited Liability Company; Care of/Servicer: Onity Mortgage Corporation, One Mortgage Way Mount Laurel, NJ 08054; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. / S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 10/09/2026 before me, /S/Stephen Daniel Clem a Notary Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, 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 Mortgagor, the Mortgagee or the Mortgagees attorney.NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Networks Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information.
Publish: Ocober 21, 2026
October 28, 2026
November 24, 2026
November 11, 2026
#100100

IN THE SUPERIOR COURT MOHAVE COUNTY, STATE OF ARIZONA
Homorab le Reed Weisberg Judge Pro Tempore Digitally Recorded Courtroom N
Christian Spurlock, Clerk of Superior Court By: Denise Corona, Deputy Clerk Hearing Date: July 30, 2026
Status Conference Case No. DO-2026-00391 Start Time 11:15 am
LESLY LAZOS-ISIJOLA, Petitioner
vs
SEGUN ISIJOLA, Respondent
APPEARANCES: Lesly Lazos-Isijola, Petitioner
This is the time set for a Status Conference regarding Alternative Means of Service.
The Court reviews it filings and notes that this case is currently in "Inactive Status". Petitioner filed an Affidavit of Due Diligence on July 9, 2026, and avowals regarding her service attempts and her attempts to locate Respondent. The Court finds that Petitioner has made diligent efforts to effectuate service.
IT IS ORDERED approving service by publication.
The Court recommends that Petitioner reference Rule 41, subsection M, regarding completion of service by publication, or alternatively would suggest that she retain legal counsel, at least on a limited scope regarding this specific issue, if so possible.
IT IS ORDERED setting a follow-up Status Copnference Regarding Publication on Thursday October 29, 2026, at 9:00 a.m. Remote appearance is authorized. The Clerk is directed to update the case back to "Open Status".
The Court recesses at 11::24 a.m.
The Court's remote appearance information is by ZOOM Meeting ID: 838 2877 0792 and Passcord #: 2141912. Counsel, parties and witnesses are encouraged to stall the Zoom Client App on their personal device. Telephonic Zoom

CONTINUED NEXT COLUMN

appearance number is 833-548-0282 ent4ering access Meeting ID: 838 2877 0792 followed by ##.
Pursuant to A.R.S. 25-331: You may request conclusions of fact and law on the following issues, if they are contested: the issues of child custody, relocation requests, spousal maintenance, community property, community debt and child support. To request conclusions of fact and law, you must file a written request with the Court before the Trial or the Evidentiary Hearing. If you make a written request before the Trial or Evidentiary Hearing, the Court will make conclusions of fact and law as part of the final decision.
Publish: September 30, 2026
October 7, 2026
October 14,, 2026
October 21, 2026
#99033

NOTICE OF HEARING

Notice is hereby given that on **THURSDAY, NOVEMBER 12, 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 A.M.** in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:

FT. MOHAVE / MOHAVE VALLEY AREA

01/ Evaluation of a request for a **REZONE** of Assessors Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity (Mesquite Drive west of Mohave Valley Wash Road), Mohave County, Arizona. **Lynn Robison on behalf of Jordan Floyd** VB

02. Evaluation of a request for a **REZONE** of Assessors Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity (south of King Street, west of State Highway 95), Mohave County, Arizona. **Willow Valley Enterprises LLC** MS

03. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a **REZONE** of Assessors Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity (east of Andrew Road, north of Camino Colorado Road), Mohave County, Arizona. **Fort Mojave Mesa Fire Department. SB**

OTHER

4. Approve the Submittal Deadline Calendar for 2027 Planning and Zoning Commission Meetings.

5 Quarterly Report of fees and new software for Temporary RV permits as requested by the commission from July meeting.

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

7. Call to the Public

Adjournment

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

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

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
Scott Holtry, Director

PUBLISH: WEDNESDAY, OCTOBER 21, 2026
#100084

ORIGINAL TRUSTEE SALE RECORDED ON 09/30/2026 IN THE OFFICE OF THE MOHAVE COUNTY RECORDER. Title No. 230017762 NOTICE OF TRUSTEE'S SALE Trustee's Sale No. 164692 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/18/2006 in Instrument No. 2006102433, Book XX Page XX, records of MOHAVE County, Arizona, at public auction to the highest bidder ON THE FRONT STEPS OF THE MOHAVE COUNTY COURTHOUSE, 401 SPRING STREET, KINGMAN, AZ 86401 on 01/07/2027 at 11:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The property legally described as: SOUTH HALF OF LOT 16, BLOCK J OF GOLDEN SAGE RANCHOS, UNIT 59, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1960, AT FEE NO. 93144, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA. EXCEPT ALL OIL, GAS, COAL AND OTHER MINERAL DEPOSITS, AS RESERVED IN INSTRUMENTRECORDED IN BOOK 61 OF DEEDS, PAGE 35. PURPORTED STREET ADDRESS: 4238 NORTH CANELO ROAD GOLDEN VALLEY, AZ 86413 TAX PARCEL NUMBER(S): 339-21-148B ORIGINAL PRINCIPAL BALANCE: $36,000.00 Name and Address of Beneficiary: MEB LOAN TRUST VI 75 BEATTIE PLACE, SUITE 300 GREENVILLE, SC 29601 Name and Address of Original Trustee: MICHAEL SALVATORE, A SINGLE MAN 4238 NORTH CANELO ROAD GOLDEN VALLEY, AZ 86413 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 11225 N 28th Dr, Suite C210 Phoenix, AZ 85029 Telephone: (877) 914-4356 Dated: 09/30/2026 JOSH BERMUDEZ, AUTHORIZED AGENT The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A. State of Texas County of Collin Before me, the undersigned Notary Pena-Costa Jr, on this day personal JOSH BERMUDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 09/30/2026. (Personalized Seal) RAFAEL PENA-COSTA JR Notary Public, State of Texas Comm. Expires 11-26-2029 Notary ID 135541606 Notary Public's Signature Rafael Pena-Costa Jr This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure upon the subject property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Effective March 1, 2026, new federal regulations (89 Fed. Reg., 72 256) require specified information to be maintained for all trustee transfers of residential real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following: All Successful Bidders: Category Information Required Beneficial Owner(s) Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, unique identifying number (like IRS TIN, or nonexpired passport no.) Legal Name Full legal name of transferee Trade Name Any trade name or "doing business as" name Principal Place of Business Street address, city, state, zip code Tax Identification No. Federal EIN or applicable tax ID Entity type Corporation, LLC, partnership, etc. Additional Information Required for a Trust: Category Information Required Trustee Information Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.) Legal Name Full name of trust Date of trust agreement Date trust agreement executed Whether trust is revocable or irrevocable Trust Tax Identification No. EIN or applicable Tax ID No. Authorized Signer(s) Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique dentification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act Beneficiary List Full legal names of all beneficiaries Beneficiary Information Date of birth, residential address, tax identification no., ownership or beneficial interest details
NPP0495502 To: MOHAVE VALLEY DAILY NEWS
Publish: October 14, 2026
October 21, 2026
October 28, 2026
November 4, 2026
#99747

Publication for CE Projects (floodplain/wetlands)

E-P.3 - NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS AND NOTICE OF DECISION REGARDING PROJECT TO BE LOCATED IN (OR THAT WILL IMPACT ON) A FLOODPLAIN OR WETLANDS

October 21, 2026
Name of Responsible Entity (RE) City of Bullhead City
Address: 2355 Trane Road
City, State, Zip Code: Bullhead City, Arizona 86442
Telephone number of Preparer RE Agency 928 763-9400

REQUEST FOR RELEASE OF FUNDS

On or about October 30, 2026 the City of Bullhead City will submit a request to the Arizona Department of Housing for the release of FY 2025 - FY 2026 CDBG State Special Project funds under Title 1 of the Housing and Community Development Act of 1974, to undertake a project known as Accessible Pedestrian Signal Installation SR 95 Corridor for the purpose of: The installation of Accessible Pedestrian Signals (APS) on the fourteen intersections along the

CONTINUED NEXT COLUMN

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

Posting Information:
DS Building 3250 E. Kino Ave
Posted: October 22nd, 2026
Time: 8:00 AM
By: Robie Crockett

AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
NOVEMBER 12, 2026
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

District 1	District 2	District 3	District 4	District 5
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 of October 14, 2026 Meeting

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

DOLAN SPRINGS / WHITE HILLS AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a temporary RV, in the White Hills vicinity (east of Silver Eagle Drive, north of Las Cruces Drive), Mohave County, Arizona. **Joyce Ann Fischer** MS

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Holiday Drive, south of 9th Street), Mohave County, Arizona. **Aaron Perez for Zaf Land LLC** JS

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Hopi Drive, north of 7th Street), Mohave County, Arizona. **Aaron Perez and Angie Amaya** SB

04. Evaluation of request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a **REZONE** of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 Hermosa Drive, south of 5th Street), Mohave County, Arizona. **Aaron Perez and Angie Amaya.** JS

05. Evaluation of request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a **REZONE** of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity (east of Hopi Drive, south of 4th Street), Mohave County, Arizona. **Aaron Perez and Angie Amaya.** VB

FT. MOHAVE / MOHAVE VALLEY AREA

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity (north of Maverick Drive, west of Vanderslice Road), Mohave County, Arizona. **Lynn Robison on behalf of Jordan Floyd** VB

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity (south of King Street, west of State Highway 95), Mohave County, Arizona. **Willow Valley Enterprises LLC** MS

08. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity (east of Andrew Road, north of Camino Colorado), Mohave County, Arizona. **Fort Mojave Mesa Fire Department.** SB

GOLDEN VALLEY AREA

09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity (north of Bolsa Drive, west of Estrella Road), Mohave County, Arizona. **KTH Consulting on behalf of LHCJD LLC** JS

10. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and 185 from a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, in the Golden Valley vicinity (east of Hope Road, north of State Highway 68), Mohave County, Arizona. **Crystal Anderson on behalf of Seitz 2024 TX-AZ Holdings LLC** MS

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

MOHAVE COUNTY GENERAL AREA

12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity (east of Monet Road, south of Rands Way), Mohave County, Arizona. **Karim Elhaidari.** VB

KINGMAN AREA

13. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity (south of Oatman Road, east and west of McConnico Road), Mohave County, Arizona. **KTH Consulting on behalf of The Campa Family Living Trust** JS

14. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communications tower and facility in an A (General) zone, in the Kingman vicinity (east of Interstate 40, north of State Route 66), Mohave County, Arizona. **Logan Williams with Pinnacle Consulting INC for J Peter Meyer.** VB

OTHER

15. Approve the Submittal Deadline Calendar for 2027 Planning and Zoning Commission Meetings.

16. Quarterly Report of fees and new software for Temporary RV permits as requested by the commission from July meeting.

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

18. Call to the Public

Adjournment

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

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

01. **Evaluation of a request for a REZONE of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, 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 Joyce Ann Fischer of Henderson, Nevada.

Assessor's Parcel No. 329-05-078 is described as Golden Horseshoe Ranchos, Unit 3, Lot 78, located in Section 9 of Township 27 North, Range 19 West.

The lot is approximately one (1) acre and is east of Silver Eagle Drive and north of Las Cruces Drive. The site is accessed from U.S. Highway 93, then east on White Hills Road, then north on Cyclopic Boulevard, then west on Las Cruces Drive for approximately .62 miles to the southeast corner of the lot.

The site appears to be vacant with relatively flat terrain and a gradual northeast-to-southwest slope. The surrounding land uses consist 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 an RV as a temporary residence. The Mohave County General Plan designates the site as Rural Development Area.

The site is not within a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Las Cruces Drive is unpaved and is 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 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. There does not appear to be any environmental features affecting the site.
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 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: 329-05-078 Current Zoning: R1 Parcel Size 1 Acres

Legal Description:
T27N R19W Sec 9 Golden Horseshoe Ranchos Unit 3 Lot 78

Water Provider: NONE Electric provider: UniSource Energy 55107 Sewer provider: Septic

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Joyce Ann Fischer

Mailing Address: 400 Mona Ln #23 City: Henderson State: NV Zip: 89015

Phone number: [redacted] Email: [redacted]

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

Agent Name: n/A

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: 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 Permit, for permant RV living

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.

Joyce A. Fischer

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

to AR for the purpose of Permant RV Spot.

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

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

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

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

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

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

Sincerely,

Joyce A. Fischer
Applicant / agent

Contact information:

400 Mona Ln #23
Henderson, NV 89015

Assessor Parcel Number and Legal Description of proposed subject property: Parcel # 329-05-078
T27N R19W Sec 9 Golden Horseshoe Ranchos
Unit 3 Lot 78


329-05-001
R1/1A
329-05-002
R1/1A
329-05-003
R1/1A
329-05-004
R1/1A
329-05-005
AR
329-05-038
R1/1A
329-05-038
AR
329-05-037
R1/1A
8431 W EL SEGUNDO DR
329-05-036A
R1/1A
W EL SEGUNDO DR
N SILVER EAGLE DR
329-05-041A
21450 N SILVER EAGLE DR
329-05-042
R1/1A
329-05-043
R1/1A
329-05-044
R1/1A
329-02-007
AR/36A
329-05-078
R1/1A
329-05-077
R1/1A
329-05-076
R1/1A
329-05-075
R1/1A
329-05-074A
8419 W LAS CRUCES DR
329-05-079
R1/1A
329-05-080
R1/1A
329-05-081
R1/1A
329-05-082
R1/1A
329-05-083
R1/1A
8455 W SAN PABLO DR
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329-05-114
8443 W SAN PABLO DR
329-05-103A
R1/1A

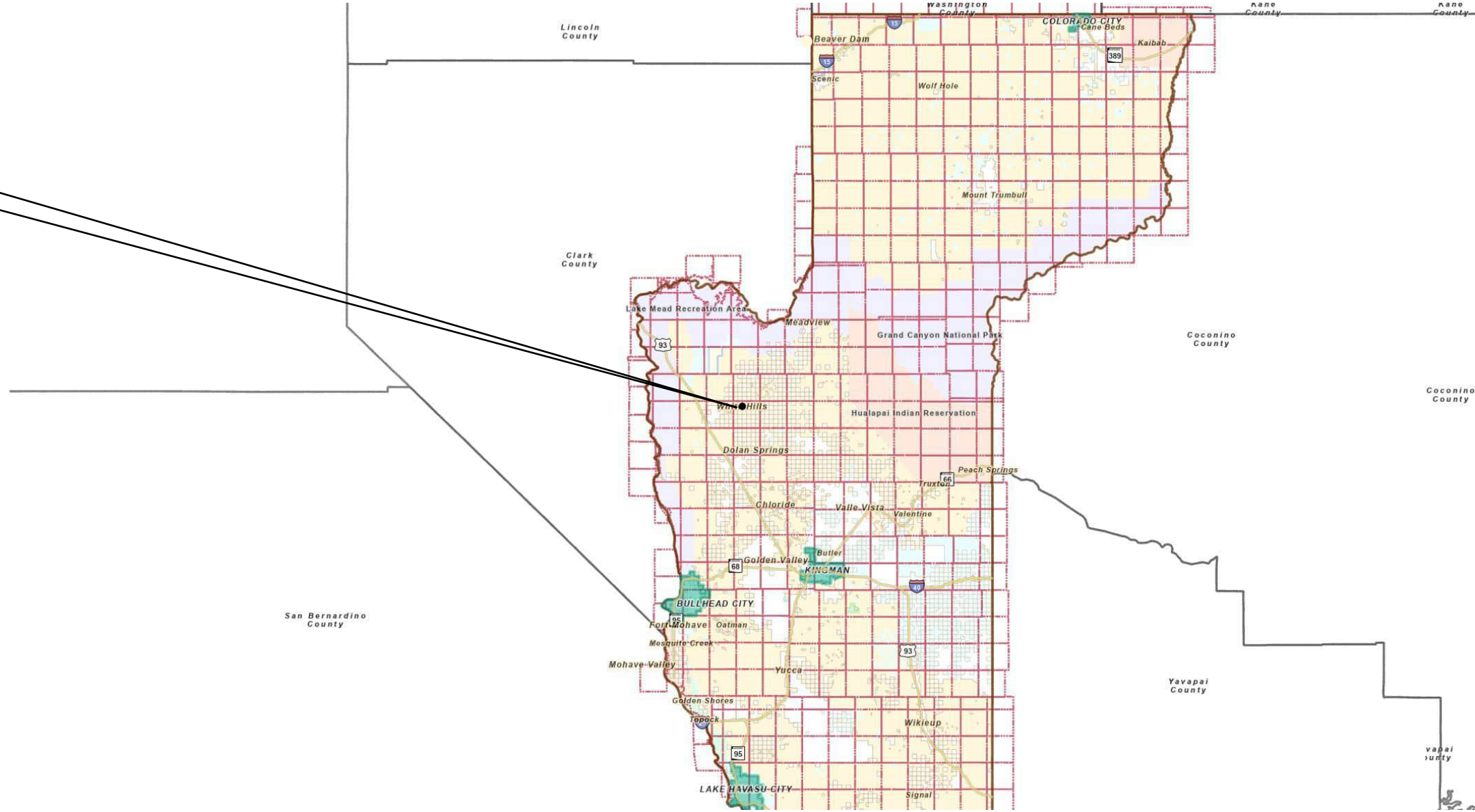
REZONE 329-05-078

GENERAL MAP

REZONE of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a temporary RV, in the White Hills vicinity.

Section 9
T 27 N, R 19 W

Subject Property



REZONE 329-05-078

VICINITY MAP

REZONE of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a temporary RV, in the White Hills vicinity.

Section 9
T 27 N, R 19 W



REZONE 329-05-078

SITE MAP

REZONE of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a temporary RV, in the White Hills vicinity.

Section 9
T 27 N, R 19 W

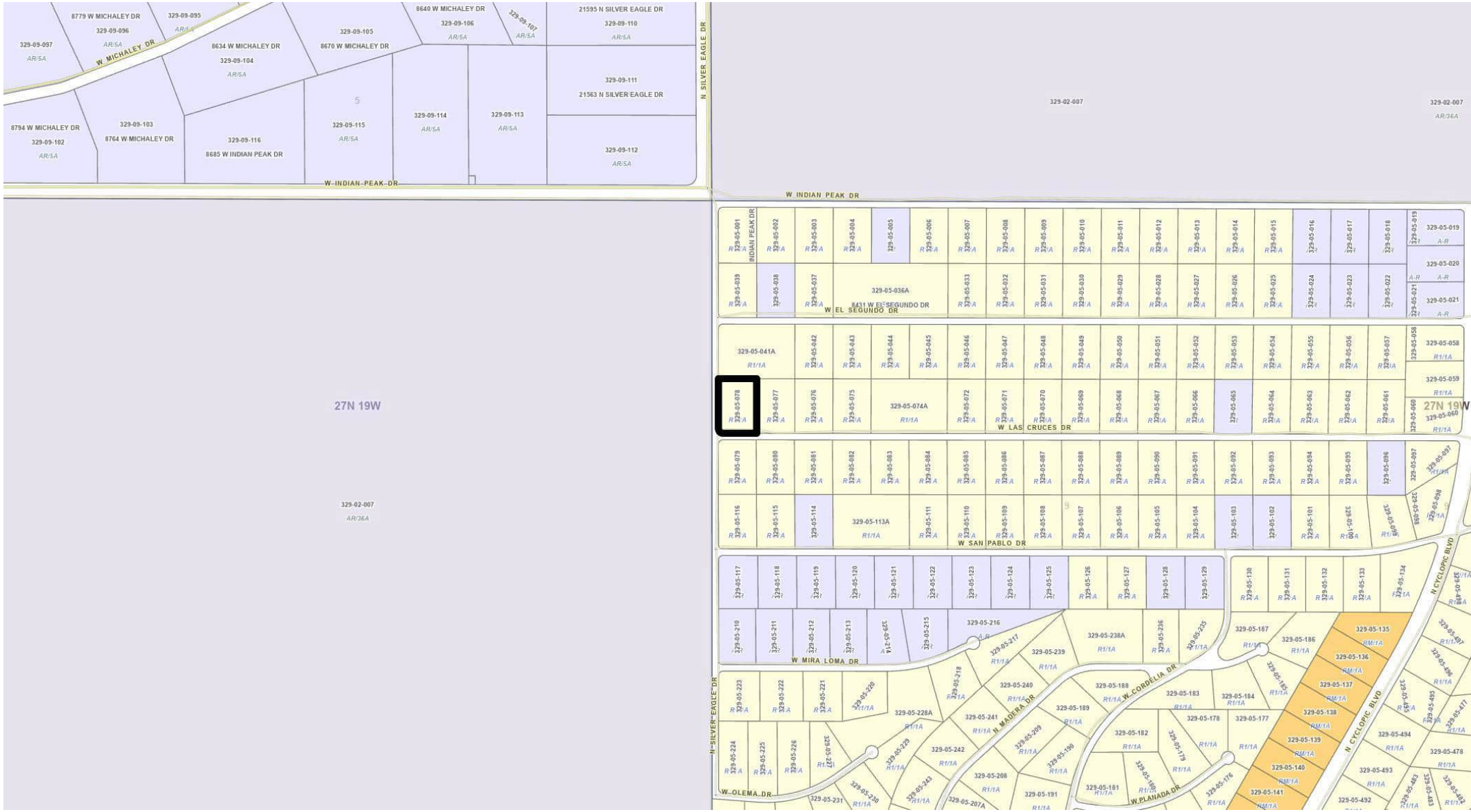


REZONE 329-05-078

ZONING MAP

REZONE of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a temporary RV, in the White Hills vicinity.

Section 9
T 27 N, R 19 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
- S-D/M
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- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O

N W E S

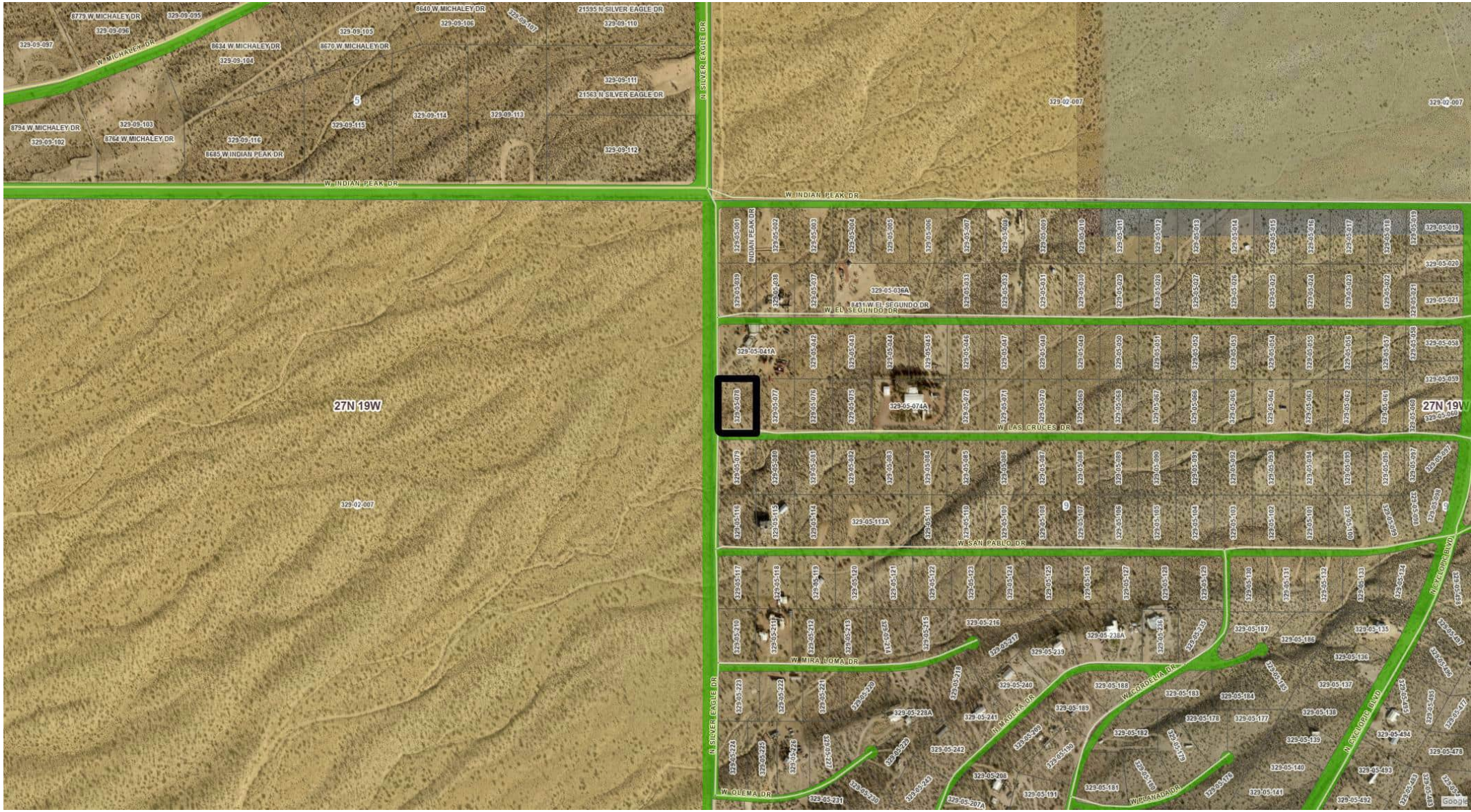
REZONE 329-05-078

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a temporary RV, in the White Hills vicinity.

Section 9
T 27 N, R 19 W

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



REZONE 329-05-078

REQUEST

REZONE of Assessor's Parcel No. 329-05-078 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a temporary RV, in the White Hills vicinity.

Section 9
T 27 N, R 19 W



N
W
E
S


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 Thursday, November 12, 2026, at 10:00 A.M.


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 Thursday, November 12, 2026, at 10:00 A.M.

02. Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel No. 316-14-084 from an A (General) 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 rezone the above-described property, as requested by Aaron Perez, associated with ZAF Land, LLC of Henderson, Nevada.

Assessor's Parcel No. 316-14-084 is described as Lake Mohave Ranchos Unit 2, Lot 74 of Section 11, Township 25 North, Range 19 West.

The site is approximately 2.5 acres and is located East of Holiday Drive and south of 9th Street. The site is accessed from North Holiday Drive, approximately a quarter of a mile South of 9th Street.

The site is currently vacant. The terrain appears relatively flat throughout the parcel. The surrounding land consists of single-family homes and a large quantity of vacant land.

The applicant requests this Rezone from an A (General) zone to an A-R (Agricultural Residential) zone to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Residential Area.

The site is located within Lake Mohave Ranchos Fire District. Electric services appear to be available. Sewer and water services do not appear to be available. North Holiday Drive is unpaved and approximately .25 miles and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G describes the property as being 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 is suitable for the intended action.
d. The neighboring areas contain other zoning and similar density to the above-proposed action.
e. The site provides legal access via unpaved roads.
f. Electric service appears to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The site 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 relieve 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 R2216-064

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: 316-14-084 Current Zoning: A Parcel Size 2.5 Acres

Legal Description:
LAKE MOHAVE RANCHOS UNIT 2 LOT 74

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): ZAF LAND LLC

Mailing Address: 1460 Dragon Rock Dr. City: Henderson State: NV Zip: 89052

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: 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:
Splitting property into two 1.25 acre lots

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.

Aaron Perez

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 A to AR for the purpose of splitting the property into four 1.25 acre lots.

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

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

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

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

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

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

Sincerely,

_____

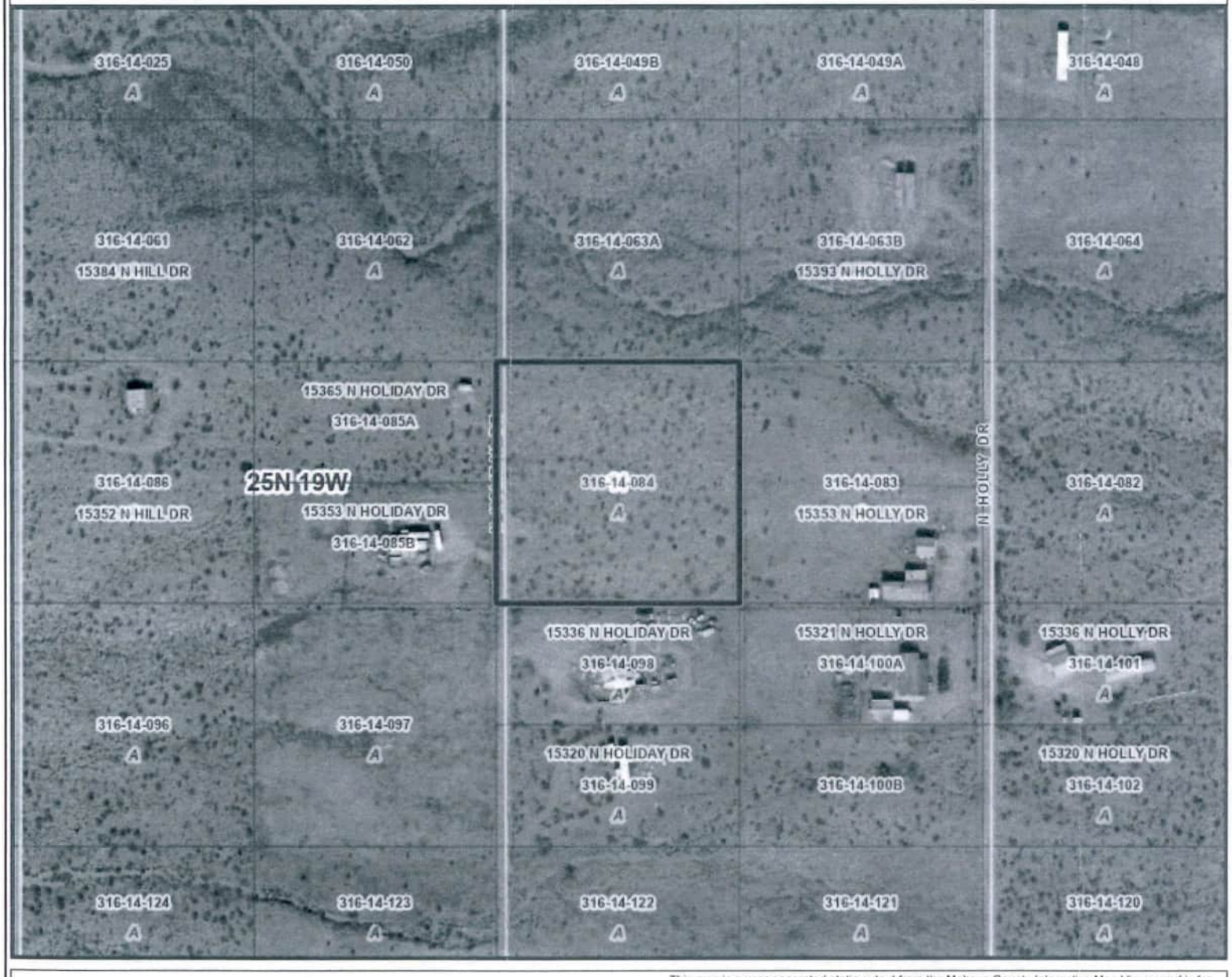
Applicant / Agent

Contact information:
Aaron Perez
[redacted]

Assessor Parcel Number and Legal Description of proposed subject property:
316-14-084 – LAKE MOHAVE RANCHOS UNIT 2 LOT 74

gis.mohave.gov

Interactive Map Viewer





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 Federal

1: 2,908

N W E S

0 242.4 484.7 Feet

(approximate scale)

Map Created: 9/3/2026

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Notes:

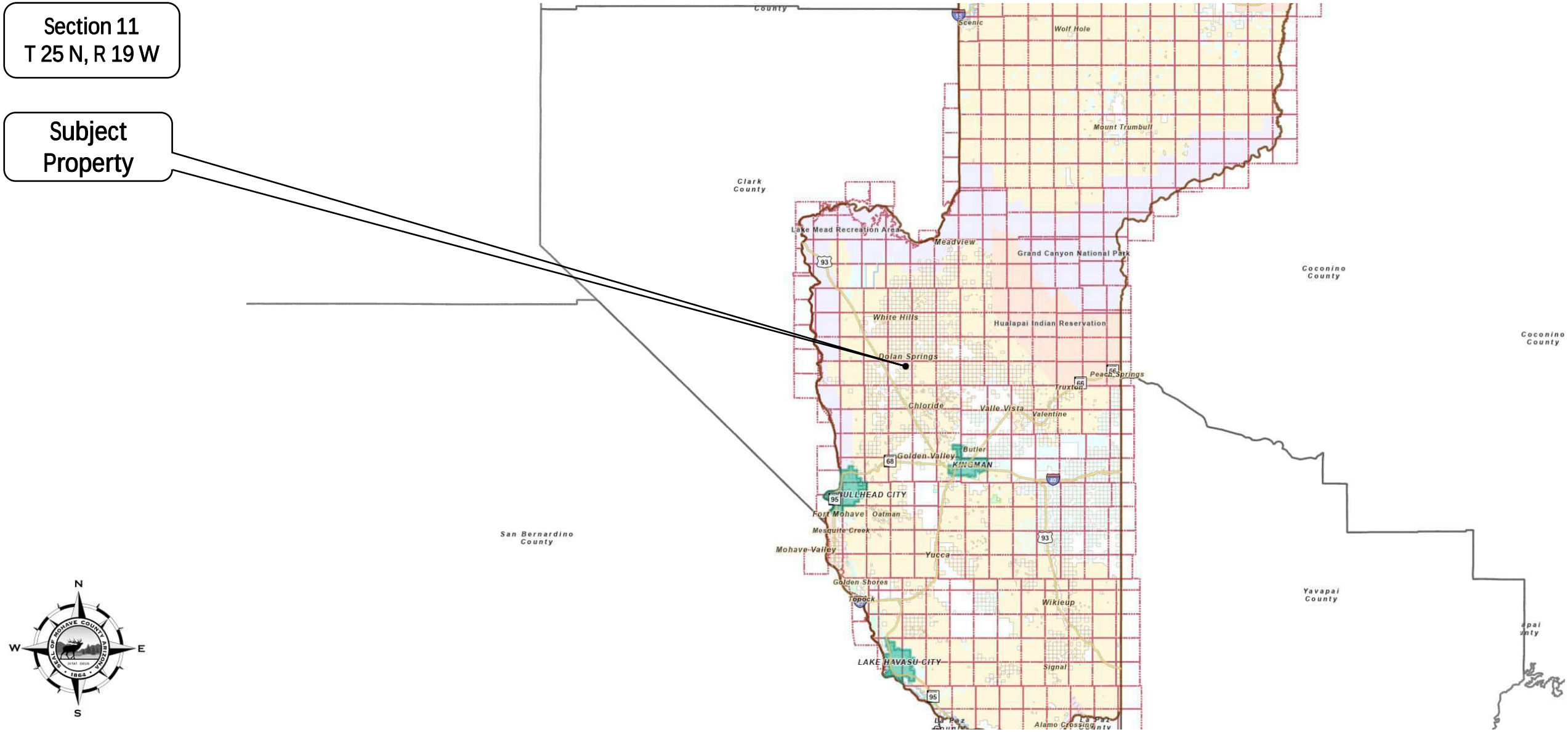
REZONE 316-14-084

GENERAL MAP

REZONE of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

Subject Property

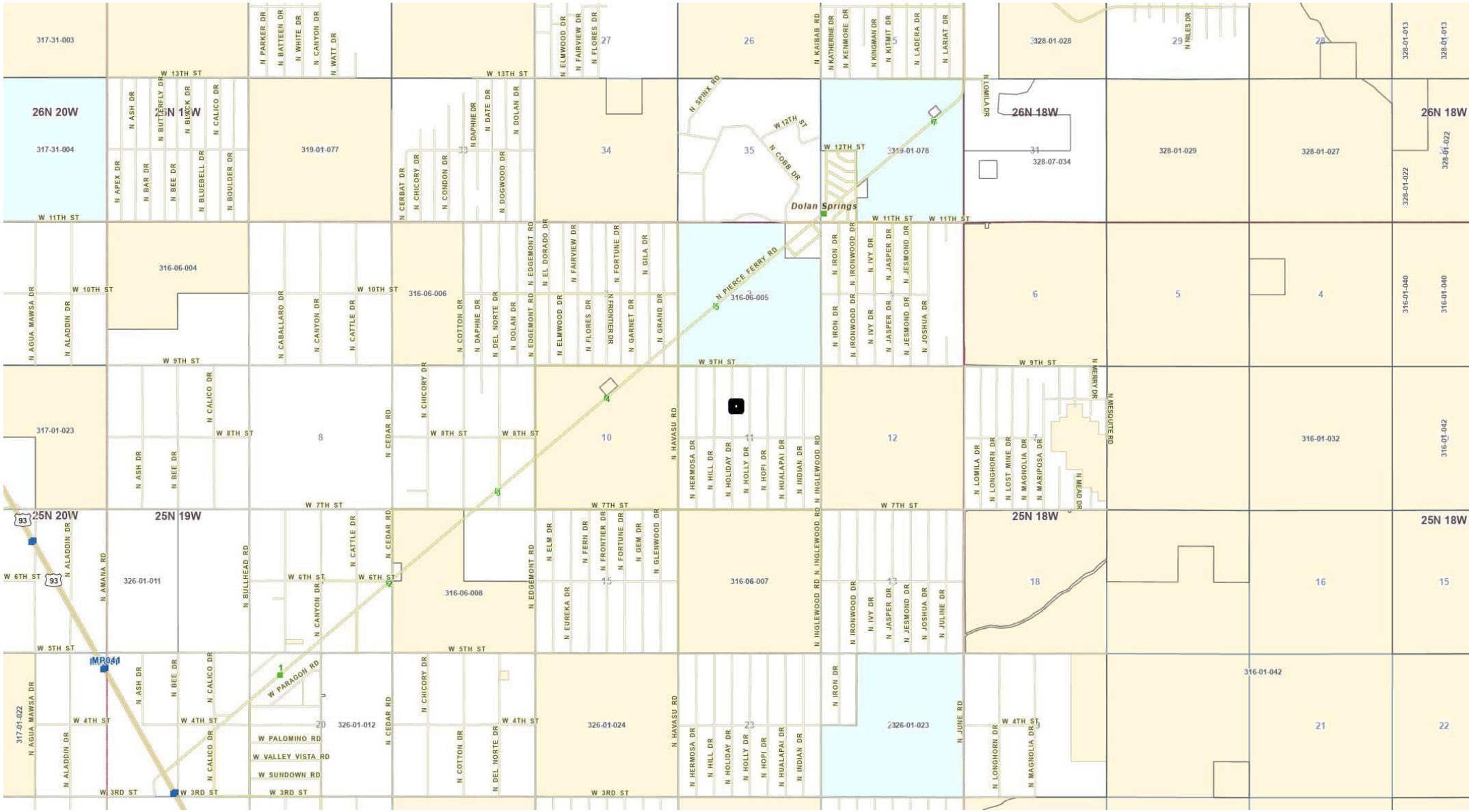


REZONE 316-14-084

VICINITY MAP

REZONE of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

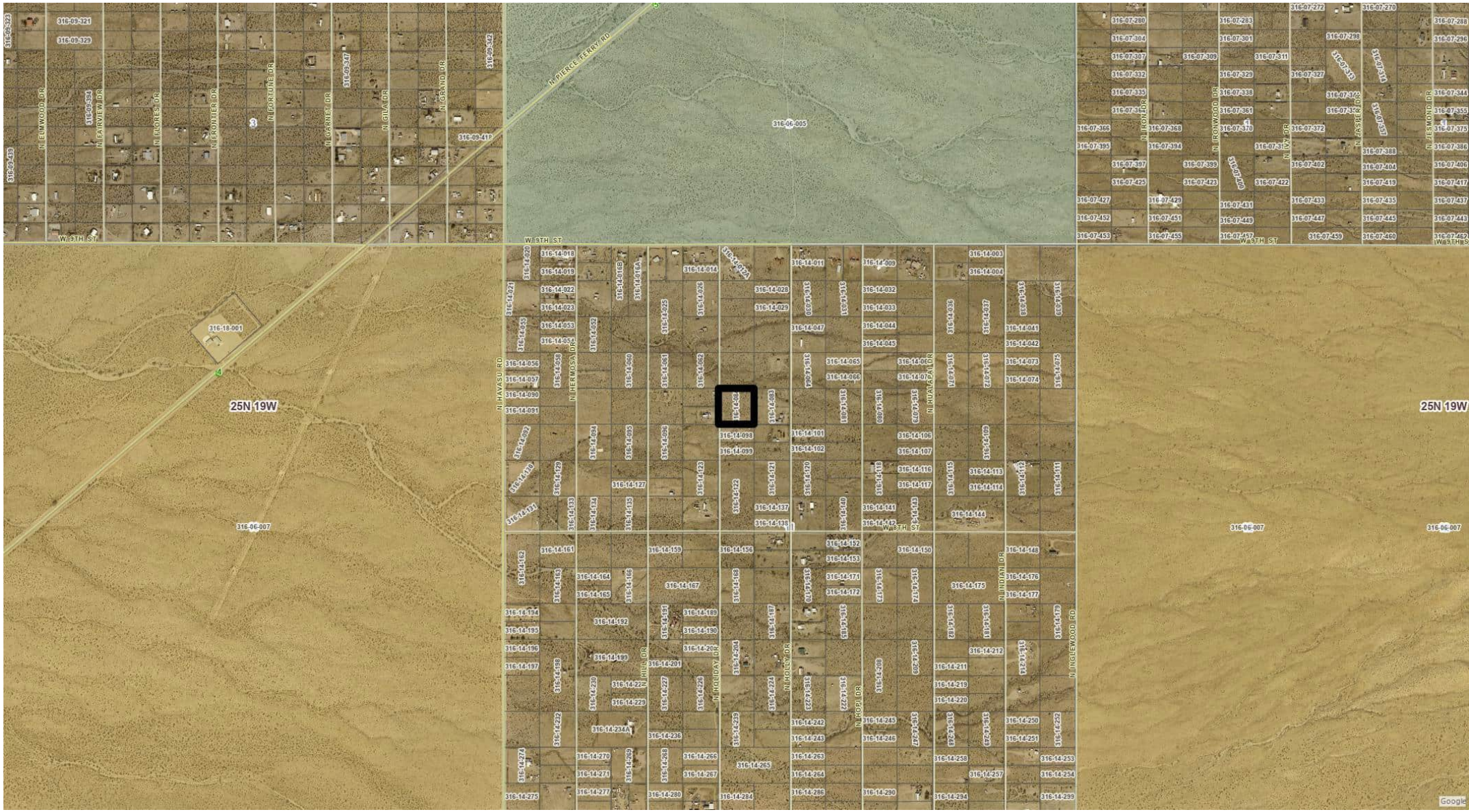


REZONE 316-14-084

SITE MAP

REZONE of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

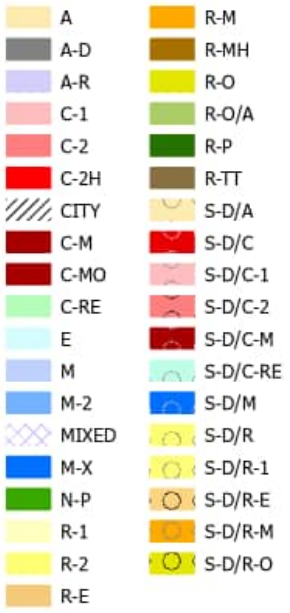


REZONE 316-14-084

ZONING MAP

REZONE of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W







REZONE 316-14-084

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

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



REZONE 316-14-084

REQUEST

REZONE of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 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
Thursday, November 12, 2026, at 10:00
A.M.
As Follows:
FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY
PLANNING & ZONING DIVISION AT (928) 757-0915
PLANNER3@MOHAVE.GOV


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 Thursday, November 12, 2026, at 10:00 A.M.
As Follows:
Evaluation of a request for a REZONE of Assessor's Parcel No. 316-14-084 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Holiday Drive, south of 9th Street), Mohave County, Arizona. Aaron Perea for Zaf Land LLC JS
FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0903 OR PLANNERS@MOHAVE.GOV

03. Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for splitting the property into four 1.25 acre lots, in the Dolan Springs vicinity, Mohave County, Arizona.

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Aaron Perez and Angie Amaya of Henderson, Nevada.

Assessor's Parcel No. 316-14-208 is described as Lake Mohave Ranchos Unit 2 Lots 187 and 198, located in Section 11 of Township 25 North, Range 19 West.

The lot is approximately five (5) acres and is east of Hopi Drive and north of 7th Street. The site is accessed from U.S. Highway 93, then east on Pierce Ferry Rd. then east on 9th Street, then south on Hopi Drive for approximately .07 miles to the southeast corner of the lot.

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 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for splitting the property into four 1.25 acre lots. The Mohave County General Plan designates the site as SR (Suburban Residential) area.

The site is within Lake Mohave Ranchos Fire District. Electric and Water services appear to be available. Sewer services do not appear to be available. Hopi Drive is unpaved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G 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 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. 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 (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 RZ26-005

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: 316-14-208 Current Zoning: A Parcel Size 5 Acres

Legal Description:
LAKE MOHAVE RANCHOS UNIT 2 LOTS 187 & 198

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): Aaron Perez & Angie Amaya

Mailing Address: 1460 Dragon Rock Dr. City: Henderson State: NV Zip: 89052

Phone numbe [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: 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:
Splitting property into four 1.25 acre lots

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.

Angie Amaya Aaron Perez

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 A to AR for the purpose of splitting the property into four 1.25 acre lots.

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

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

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

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

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903
You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

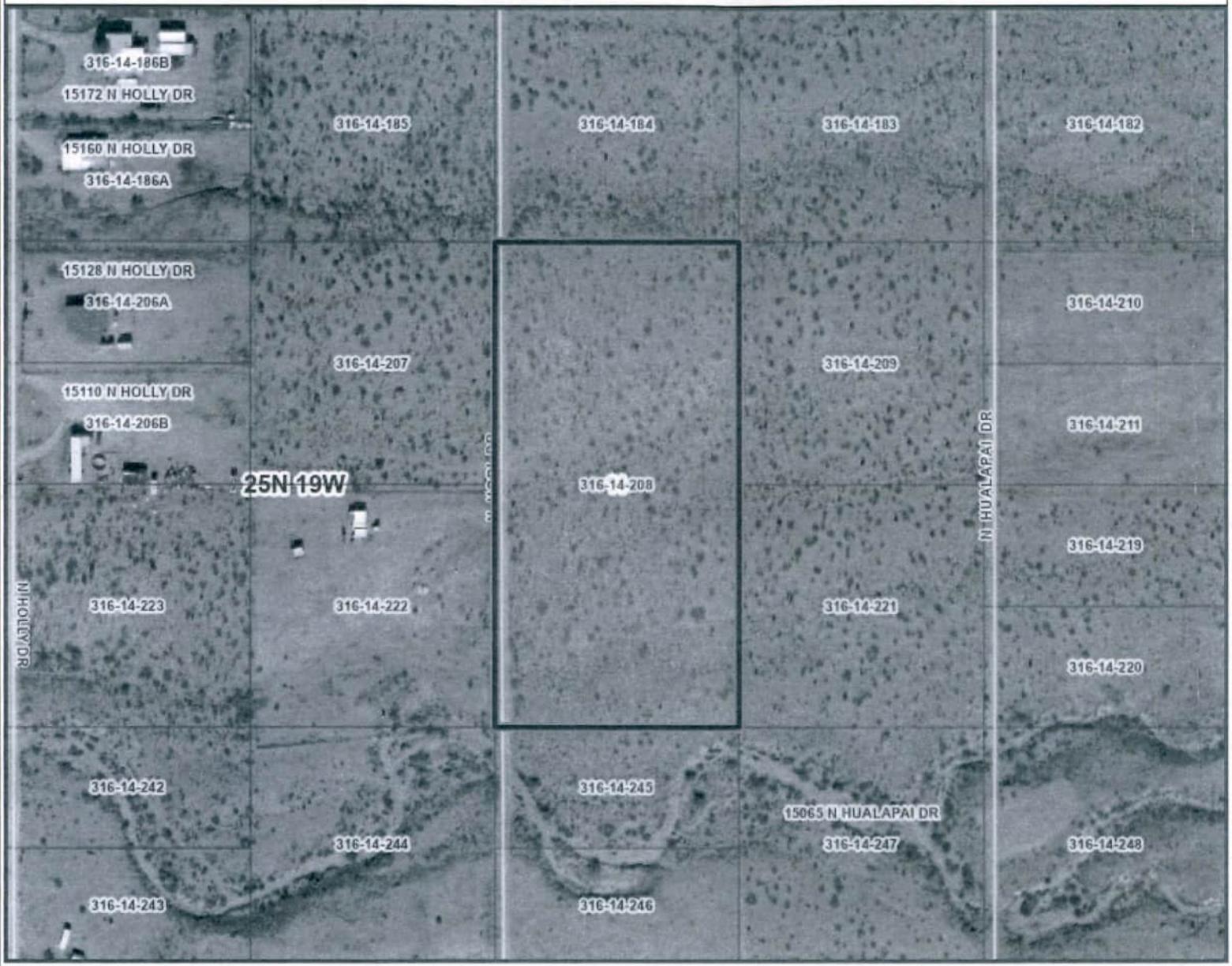
_____
Applicant / Agent

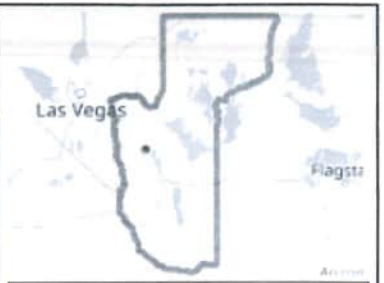
Contact information:
Aaron Perez
[redacted]

Assessor Parcel Number and Legal Description of proposed subject property:
316-14-208 – LAKE MOHAVE RANCHOS UNIT 2 LOTS 187 & 198

gis.mohave.gov

Interactive Map Viewer





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 Federal
  - Private

1: 2,908

N W E S

0 242.4 484.7 Feet

(approximate scale)

Map Created: 9/3/2026

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Notes:

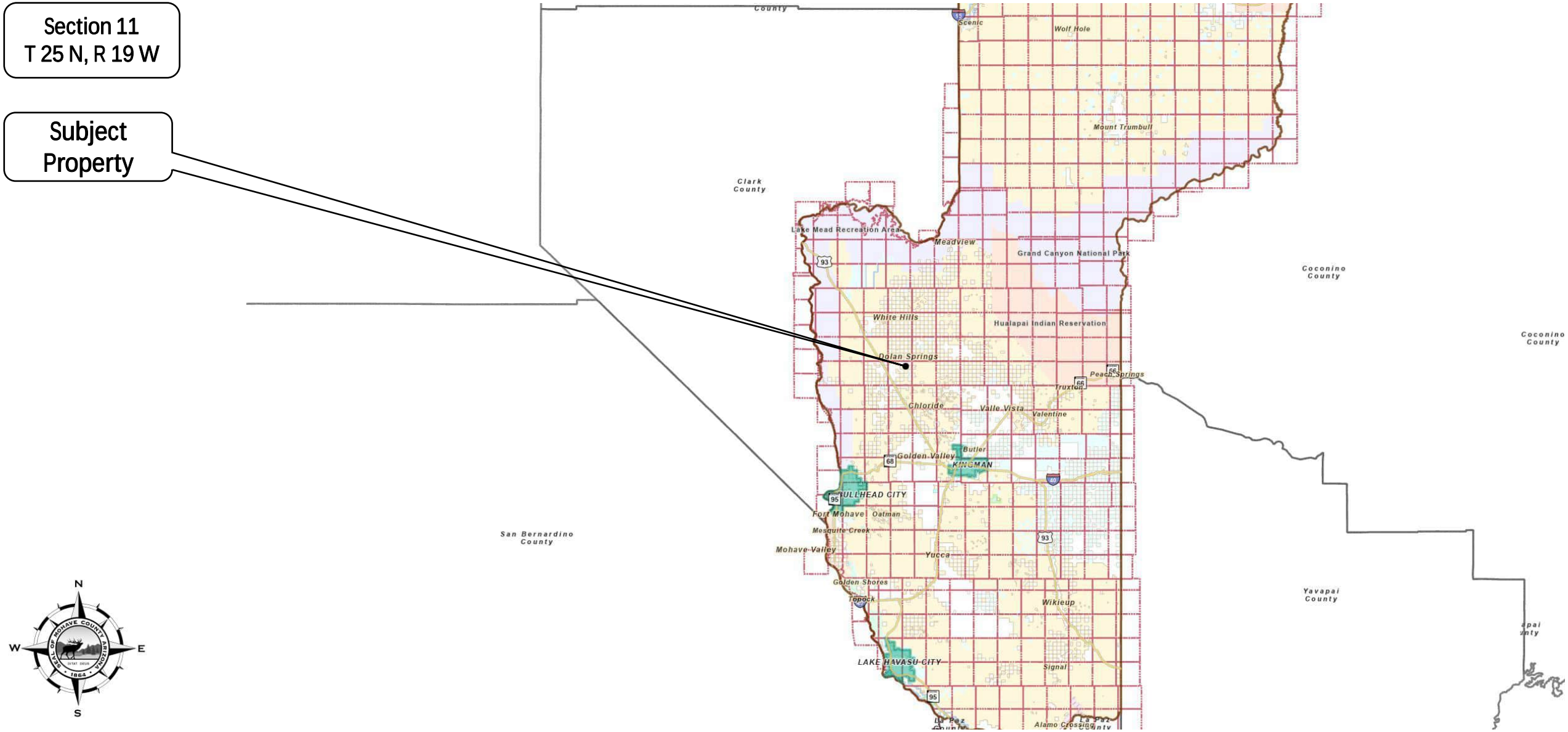
REZONE 316-14-208

GENERAL MAP

REZONE of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

Subject Property



REZONE 316-14-208

VICINITY MAP

REZONE of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

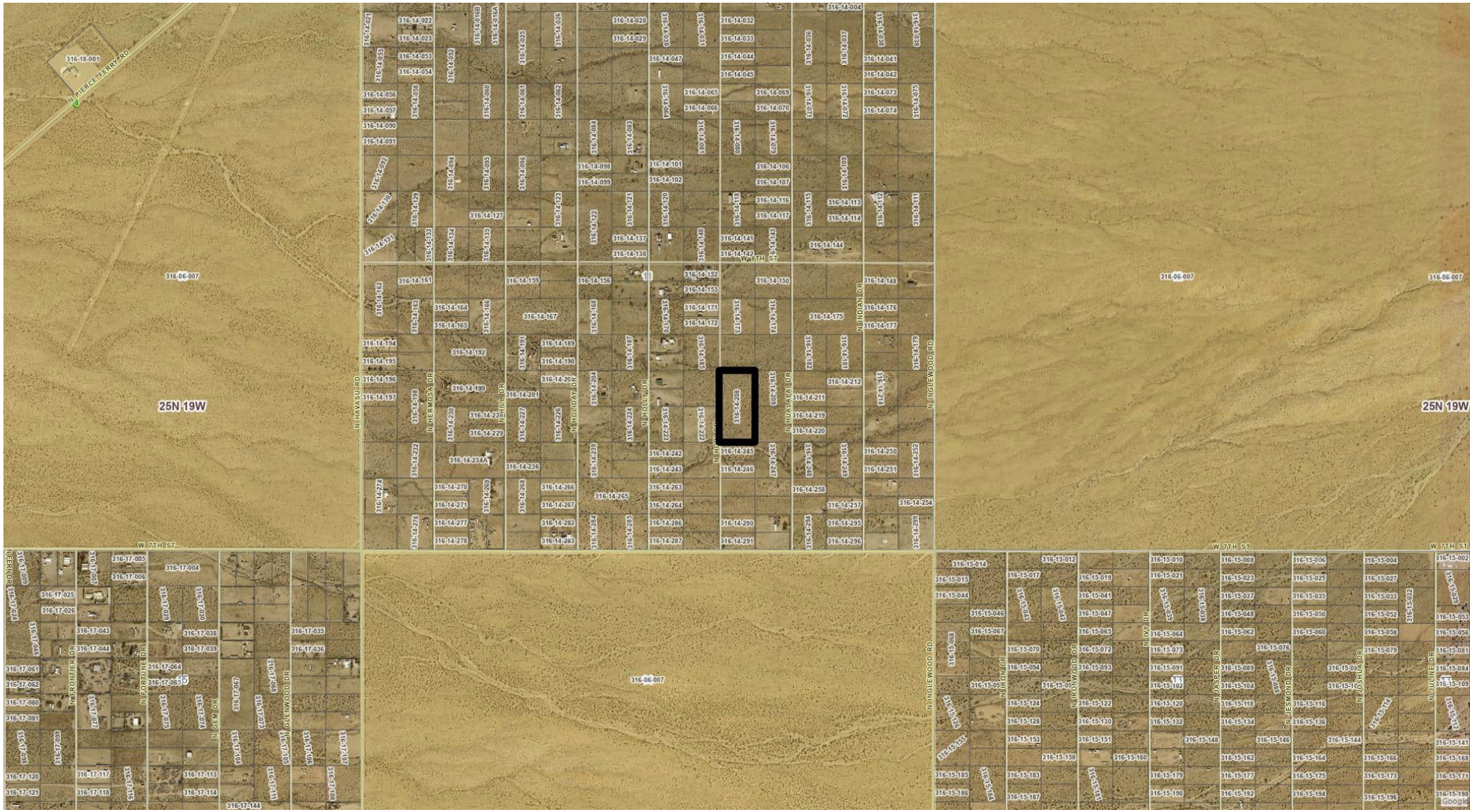


REZONE 316-14-208

SITE MAP

REZONE of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W



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REZONE 316-14-208

ZONING MAP

REZONE of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



REZONE 316-14-208

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W

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



REZONE 316-14-208

REQUEST

REZONE of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 11
T 25 N, R 19 W



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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 Thursday, November 12, 2026, at 10:00 A.M.
As Follows:
FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0903 OR PLANNING@MOHAVE.GOV


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 Thursday, November 12, 2026, at 10:00 A.M.
As Follows:
Evaluation of a request for a REZONE of Assessor's Parcel No. 316-14-208 from an A (General) zone to an A-R (Agricultural Residential) zone; to allow for a minor land division, in the Dolan Springs vicinity (east of Hopi Drive, south of 9th Street), Mohave County, Arizona. Aaron Perez and Angie Amaya SR
FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0903 OR PLANNERS@MOHAVE.GOV

04. Evaluation of request for an <u>AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN</u> from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a <u>REZONE</u> of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 Hermosa Drive, south of 5th Street), Mohave County, Arizona.

This evaluation is to determine whether approval should be granted to amend the Mohave County General Plan and rezone the above-described property, as requested by Aaron Perez and Angie Amaya of Henderson, Nevada.

Assessor's Parcel No. 326-06-062 is described as Lake Mohave Ranchos Unit 2, Lots 45 and 46 of Section 23, Township 25 North, Range 19 West.

The site is approximately 5 acres and is located East of Hermosa Drive and south of 5th Street. The site is accessed from North Hermosa Drive, approximately a quarter mile South of West 5th Street.

The site is currently vacant. The terrain appears relatively flat throughout the parcel. The surrounding land consists of vacant land and single-family residences.

The applicant requests this amendment to the Mohave County General Plan from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation, along with a Rezone from an A-R/2A (Agricultural Residential/Two Acre minimum lot size**)** zone to an A-R (Agricultural Residential) zone to allow for a minor land division. The Mohave County General Plan currently designates this site as Suburban Estates area.

The site is located within Lake Mohave Ranchos Fire District. Electric service appears to be available. Sewer and water services do not appear to be available. North Hermosa Drive is unpaved and falls a few miles from the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G describes the property as being 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 is suitable for the intended action.
d. The neighboring area contains other zoning and similar density to the above-proposed action.
e. The site appears to have legal access via unpaved roads.
f. Electric service appears to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The site 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 relieve 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 RZ26-063

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: 326-06-062 Current Zoning: AR/2A Parcel Size 5 Acres

Legal Description:
LAKE MOHAVE RANCHOS UNIT 2 LOTS 45 & 46

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): Aaron Perez and Angie Amaya

Mailing Address: 1460 Dragon Rock Dr. City: Henderson State: NV Zip: 89052

Phone numbe [redacted] Emai [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: 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:
Splitting property into four 1.25 acre lots

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.

Angie Amaya Aaron Perez

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: Suburban Estates (SE) Proposed to be: Suburban Residential (SR)

Describe how the change will benefit the county.

The change lets a vacant 5-acre property (APN 326-06-062, Lake Mohave Ranchos Unit 2, Lots 45 & 46) be split into four 1.25-acre residential lots. It puts existing platted lots to productive use, adds homesites and housing opportunity in an established subdivision, and adds to the County's property tax base without requiring new public facilities.

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

The property is vacant and has no water, electric or sewer provider at this time (listed as n/a on the rezone application). No new public infrastructure is requested. Any future home on the lots would be served by on-site systems at the owner's expense (private well or hauled water and a permitted septic system), with access from the existing platted subdivision roads.

Describe any change in the character of the surrounding neighborhood.

Little to no change is expected. The property will stay in an Agricultural-Residential zone (AR/2A to AR) and remain residential in use, consistent with the surrounding Lake Mohave Ranchos lots. The only difference is the number of lots: a 5-acre property becomes four 1.25-acre parcels.

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's Suburban Residential category provides for single-family residential development at up to one dwelling unit per acre. The four proposed 1.25-acre lots fall within that density and meet the one-acre minimum of the requested AR zone. The property stays in a suburban residential land use on existing platted lots, and the request changes no other property.

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

The owner wishes to divide the 5-acre property into four 1.25-acre lots, which requires a rezone from AR/2A (two-acre minimum) to AR. Because lots of that size exceed the density allowed under the current Suburban Estates designation, the County requires a minor amendment to Suburban Residential for the rezone request to be eligible for consideration.

Minor Plan Amendment Addendum

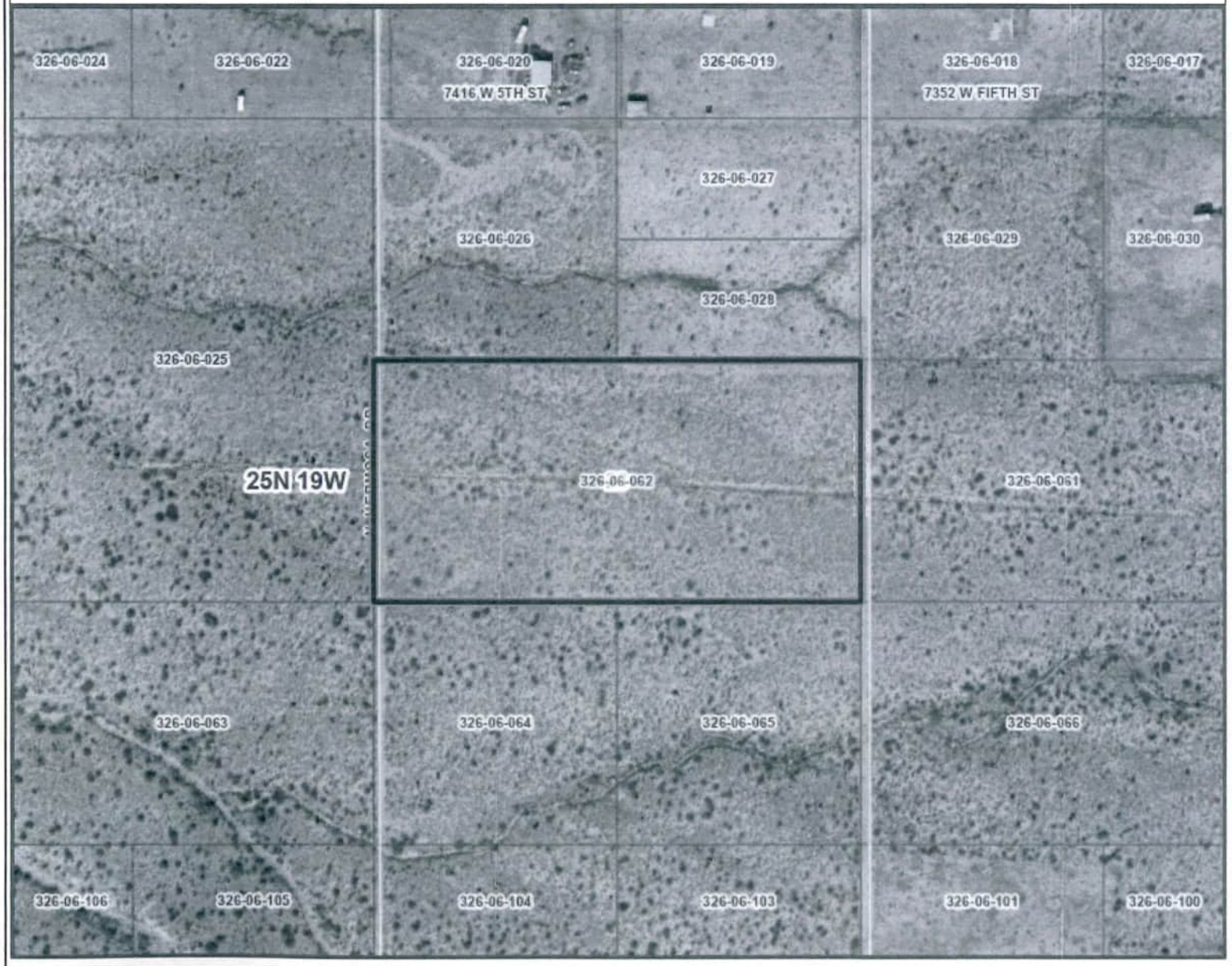
This addendum is to notify you of a request for a change to the Mohave County General Plan from

Suburban Estates (SE) to Suburban Residential (SR)

to accompany the requested rezone.

gis.mohave.gov

Interactive Map Viewer





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
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  - National Parks Service
  - Other Federal
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N W E S

0 242.4 484.7 Feet

(approximate scale)

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Map Created: 9/3/2026

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Notes:

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 AR for the purpose of splitting the property into four 1.25 acre lots.

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

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

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

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

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

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

Sincerely,

_____
Applicant / Agent

Contact information:
Aaron Perez
[redacted]

Assessor Parcel Number and Legal Description of proposed subject property:
326-06-062 – LAKE MOHAVE RANCHOS UNIT 2 LOTS 45 & 46

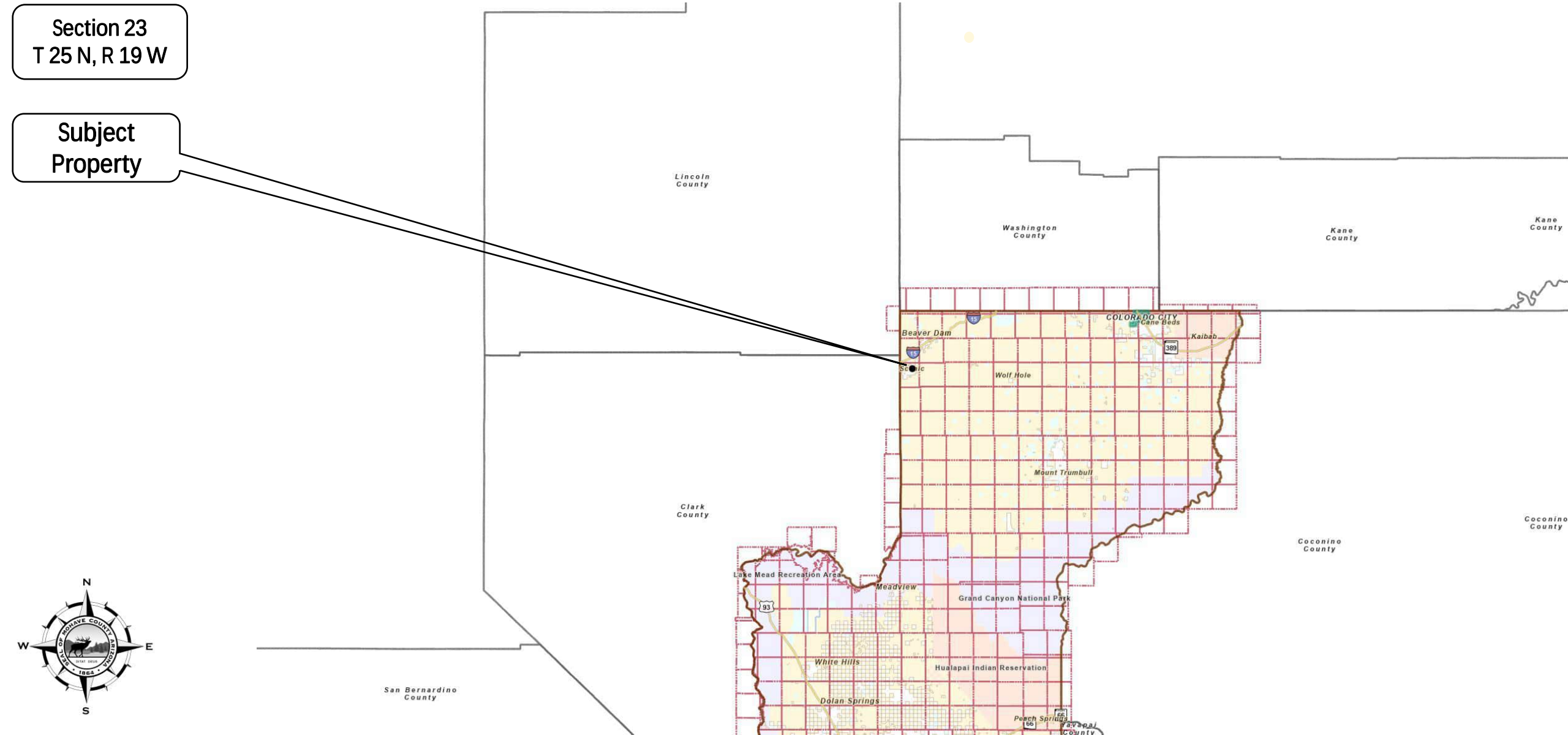
GENERAL PLAN AMENDMENT & REZONE 326-06-062

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 23
T 25 N, R 19 W

Subject Property



GENERAL PLAN AMENDMENT & REZONE 326-06-062

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 23
T 25 N, R 19 W

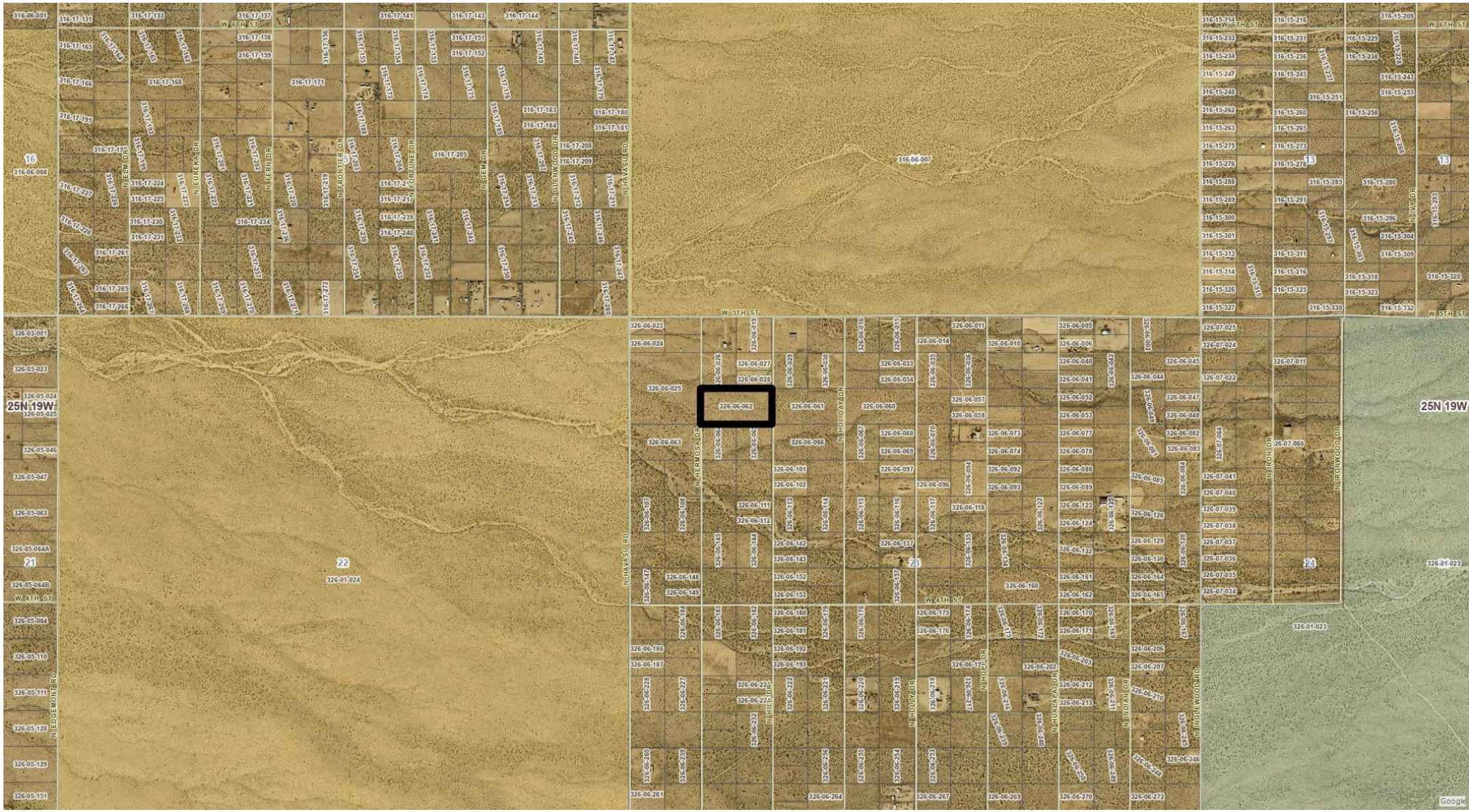


GENERAL PLAN AMENDMENT & REZONE 326-06-062

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 23
T 25 N, R 19 W



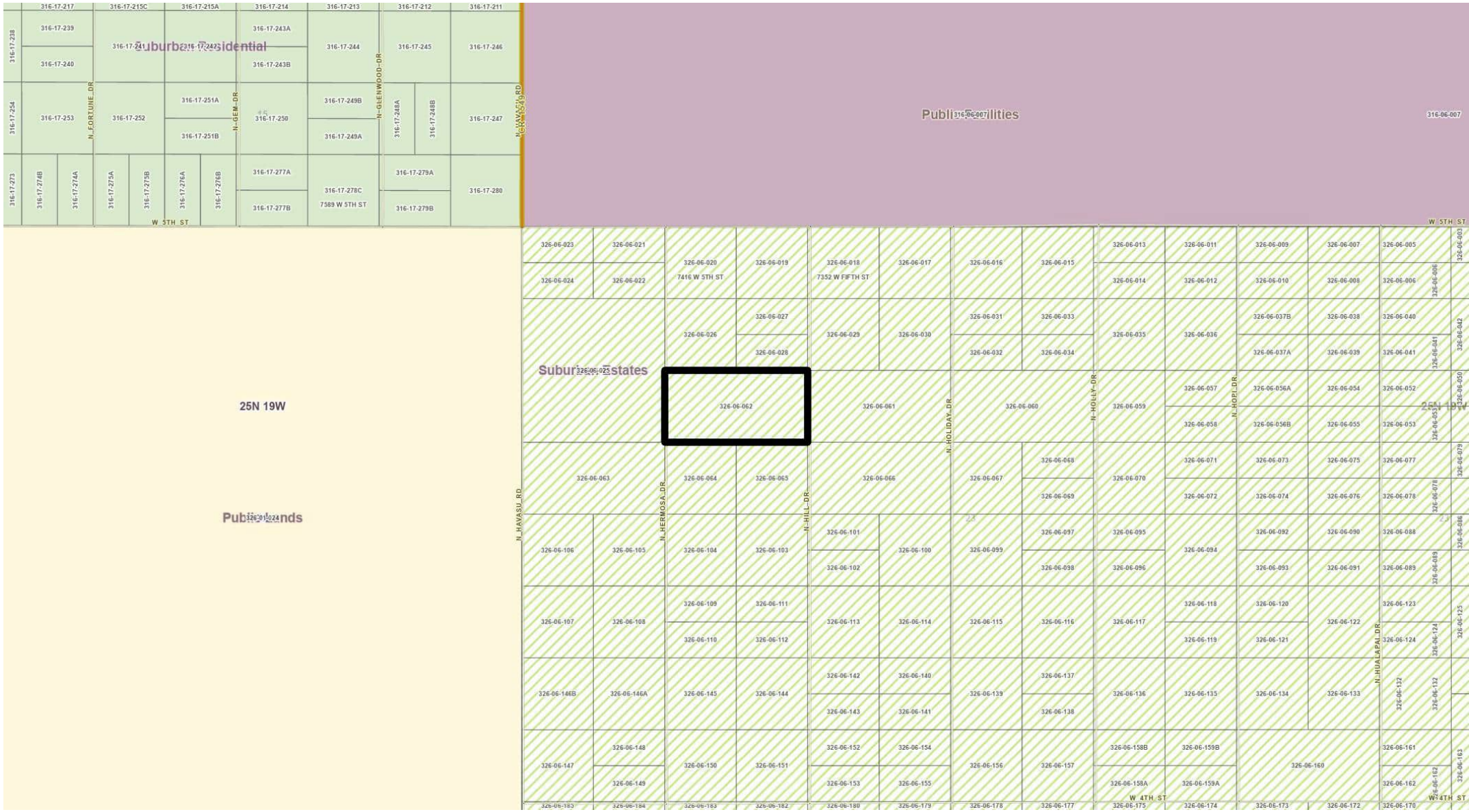
GENERAL PLAN AMENDMENT & REZONE 326-06-062

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 23
T 25 N, R 19 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 326-06-062

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 23
T 25 N, R 19 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



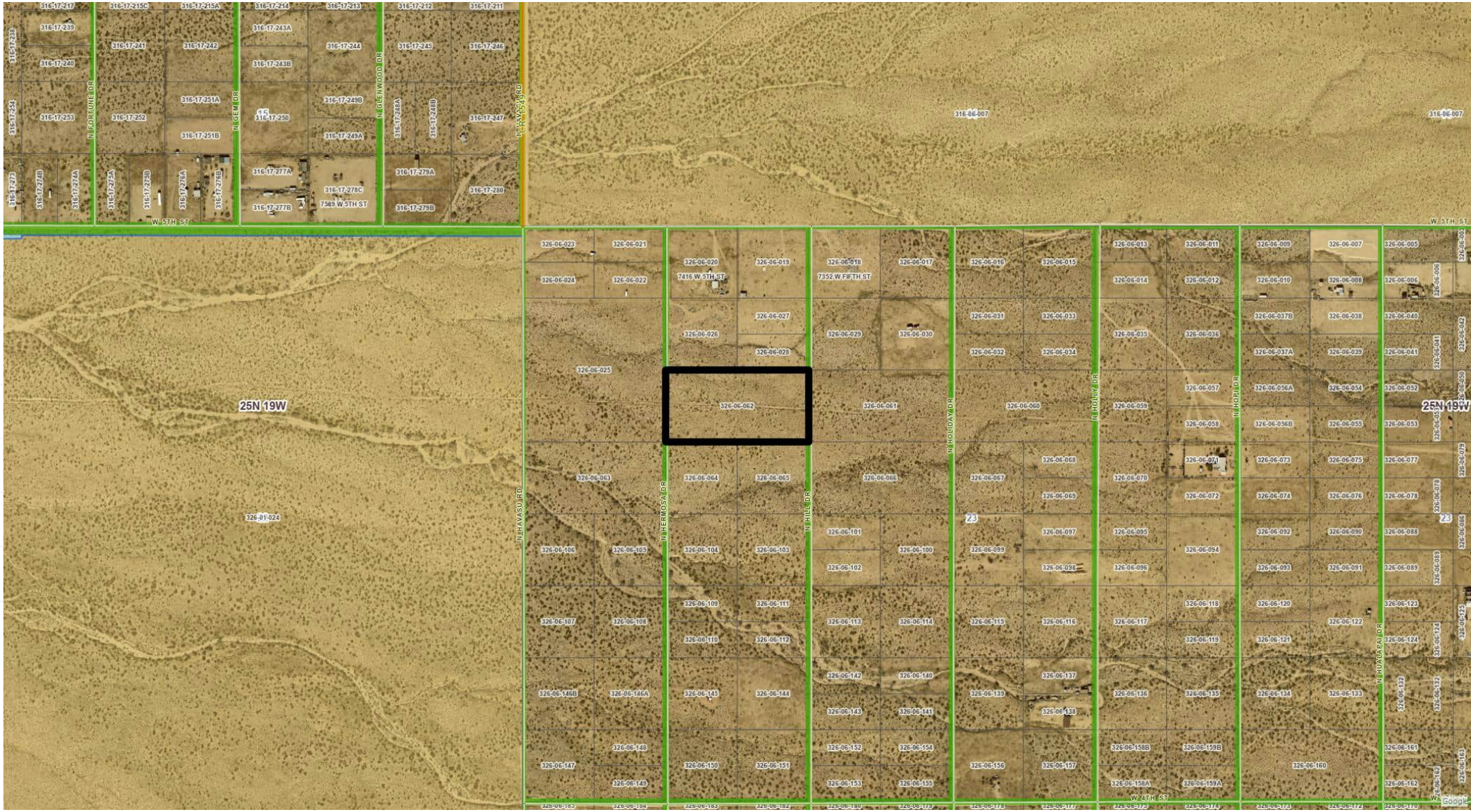
GENERAL PLAN AMENDMENT & REZONE 326-06-062

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 23
T 25 N, R 19 W

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

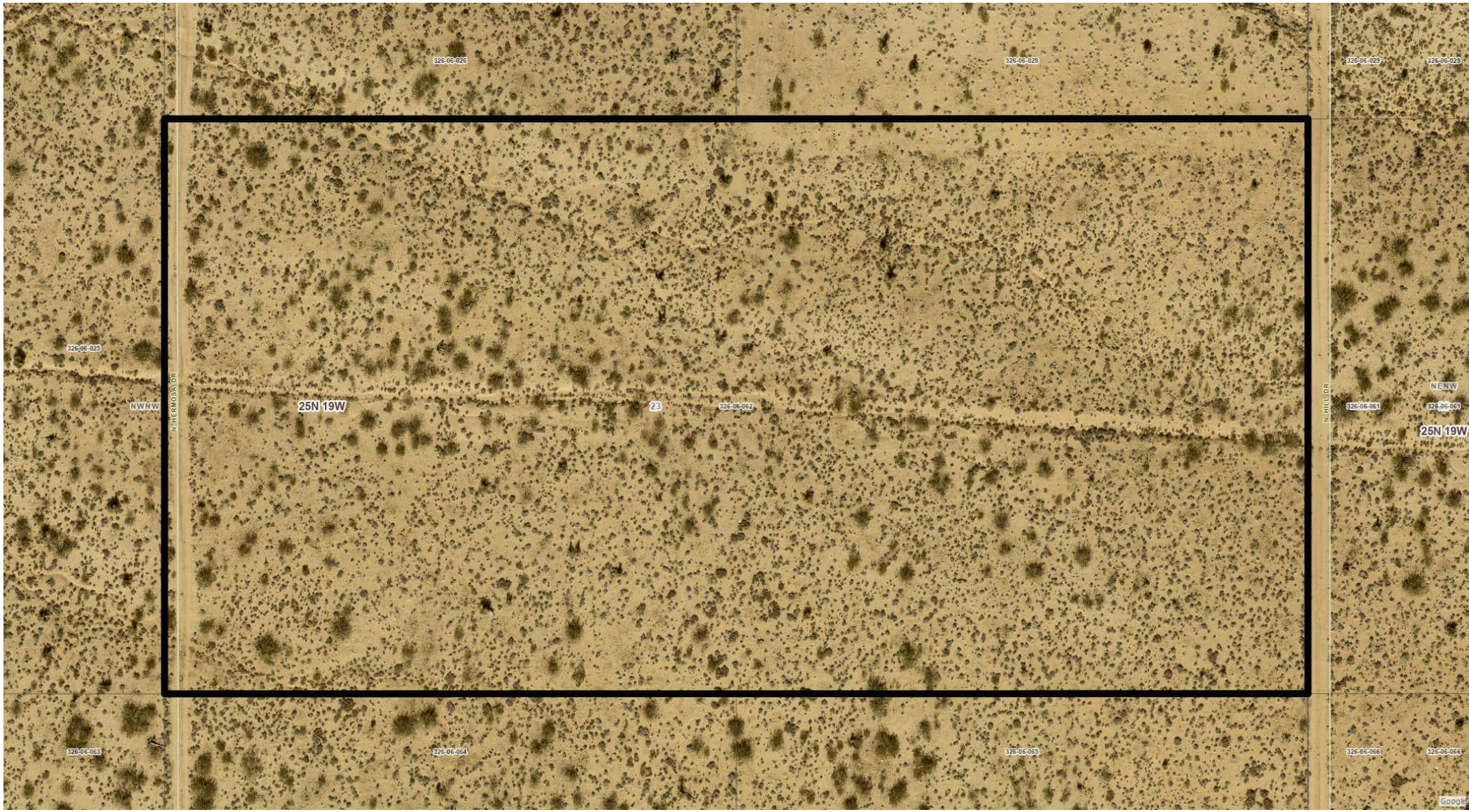


GENERAL PLAN AMENDMENT & REZONE 326-06-062

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-062 from an A-R/2A (Agricultural Residential/Two 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 23
T 25 N, R 19 W



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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 Thursday, November 12, 2026, at 10:00 A.M.
As Follows:
Evaluation of request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 338-08-002 from an A-R/2A (Agricultural Residential/2 acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to eliminate the 2 acre minimum lot size designation, in the Dolan Springs vicinity (east of Hoover Drive, south of 5th Street), Mohave County, Arizona. Aaron Ferer and Angie Ahuja, JS
FOR MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0915 OR PLANNER@MOHAVE.GOV


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 Thursday, November 12, 2026, at 10:00 A.M.
As Follows:
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN
REZONE
Aaron Perez and Angie Amaya
FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0915 OR PLANNING@MOHAVE.GOV

05. Evaluation a request for an <u>AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN</u> from an SE (Suburban Estates) land use designation to a SR (Suburban Residential) land use designation and for a <u>REZONE</u> of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone to a 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 Aaron Perez and Angie Amaya of Henderson, Nevada.

Assessor's Parcel No. 326-06-200 is described as Lake Mohave Ranchos Unit 2 Lot 155, located in Section 23, Township 25 North, Range 19 West.

The site is approximately 2.50 acres and is north of 3rd Street and east of Hopi Drive. The site is accessed from U.S. Highway 93, then northeast on Pierce Ferry Road, then south on Calico Drive, then east on 3rd Street, then north on Hopi Drive approximately .40 miles to the site.

The site appears to be vacant with 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 Suburban Estates land use designation to a Suburban Residential land use designation, and
2. Rezone from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division.

The site is within Lake Mohave Ranchos Fire District. Electric service appears 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-3675G 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 unpaved roads.
f. There does not appear to be any environmental features affecting the site.
g. Electric service appears 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 Suburban Residential land use designation.

2. The site will be rezoned to a A-R (Agricultural Residential) zone.

3. 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.

4. 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.

5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor relieve 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.

6. 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.

7. 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.

8. Each parcel shall have legal access.

9. The applicable flood zone(s) shall be noted on the Parcel Plat.

10. 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.

11. The appropriate permits will be obtained prior to construction.

12. 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 RE26-062

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: 326-06-200 Current Zoning: AR/2A Parcel Size 2.5 Acres

Legal Description:
LAKE MOHAVE RANCHOS UNIT 2 LOT 155

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): AARON Perez & Angie Amaya

Mailing Address: 1460 Dragon Rock Dr. City: Henderson State: NV Zip: 89052

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: 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:
Splitting property into two 1.25 acre lots

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.

Angie Amaya Aaron Perez

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: Suburban Estates (SE) Proposed to be: Suburban Residential (SR)

Describe how the change will benefit the county.

The change lets a vacant 2.5-acre lot (APN 326-06-200, Lake Mohave Ranchos Unit 2, Lot 155) be split into two 1.25-acre residential lots. It puts an existing platted lot to productive use, adds one homesite and housing opportunity in an established subdivision, and adds to the County's property tax base without requiring new public facilities.

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

The parcel is vacant and has no water, electric or sewer provider at this time (listed as n/a on the rezone application). No new public infrastructure is requested. Any future home on either lot would be served by on-site systems at the owner's expense (private well or hauled water and a permitted septic system), with access from the existing platted subdivision roads.

Describe any change in the character of the surrounding neighborhood.

Little to no change is expected. The property will stay in an Agricultural-Residential zone (AR/2A to AR) and remain residential in use, consistent with the surrounding Lake Mohave Ranchos lots. The only difference is one added lot: a 2.5-acre parcel becomes two 1.25-acre parcels.

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's Suburban Residential category provides for single-family residential development at up to one dwelling unit per acre. The two proposed 1.25-acre lots fall within that density and meet the one-acre minimum of the requested AR zone. The property stays in a suburban residential land use on an existing platted lot, and the request changes no other property.

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

The owner wishes to divide the 2.5-acre parcel into two 1.25-acre lots, which requires a rezone from AR/2A (two-acre minimum) to AR. Because lots of that size exceed the density allowed under the current Suburban Estates designation, the County requires a minor amendment to Suburban Residential for the rezone request to be eligible for consideration.

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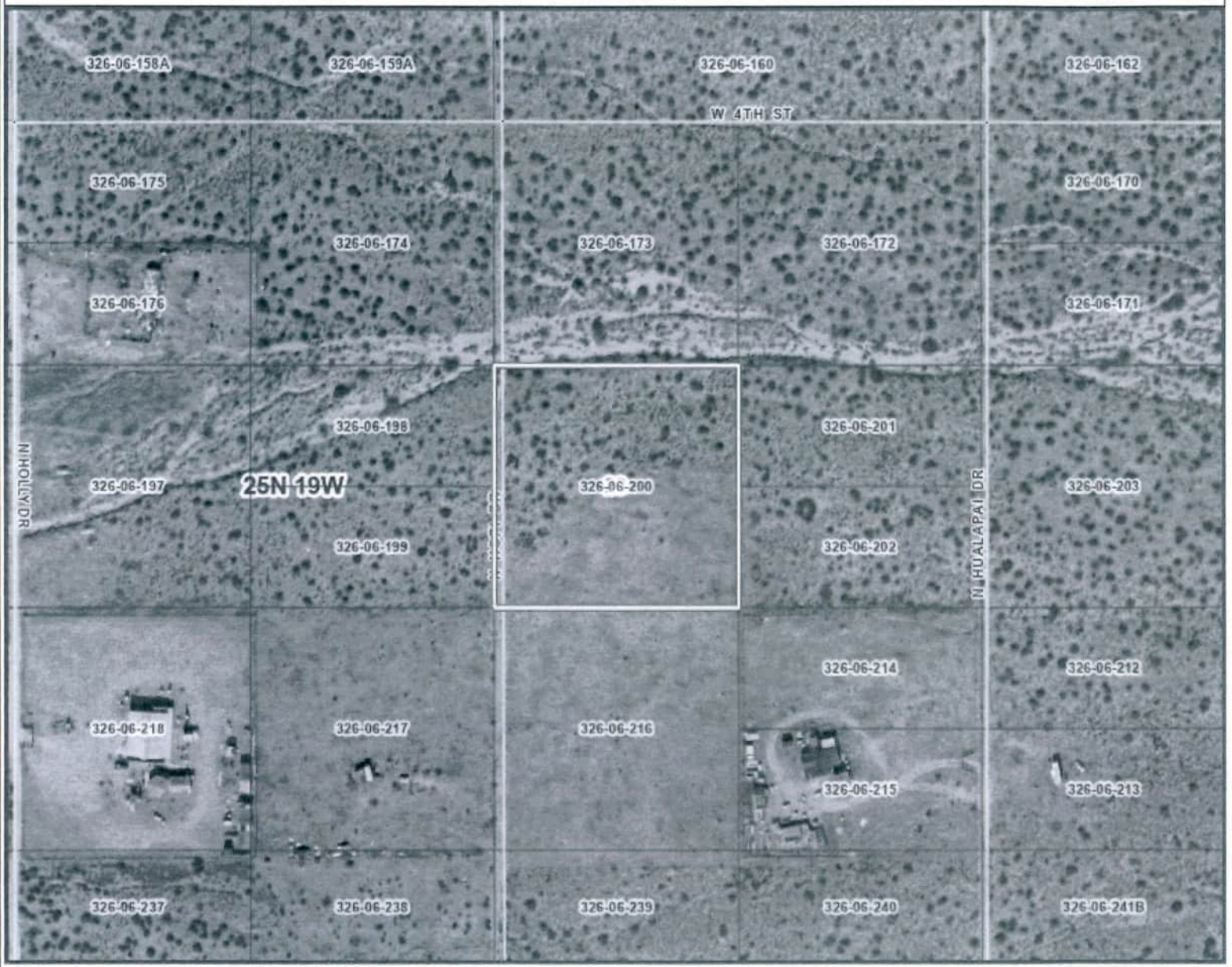
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Suburban Estates (SE) to Suburban Residential (SR)

to accompany the requested rezone.

gis.mohave.gov

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Notes:

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

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

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

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

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

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

Sincerely,



Applicant / Agent

Contact information:
Aaron Perez
[redacted]

Assessor Parcel Number and Legal Description of proposed subject property:
326-06-200 – LAKE MOHAVE RANCHOS UNIT 2 LOT 155

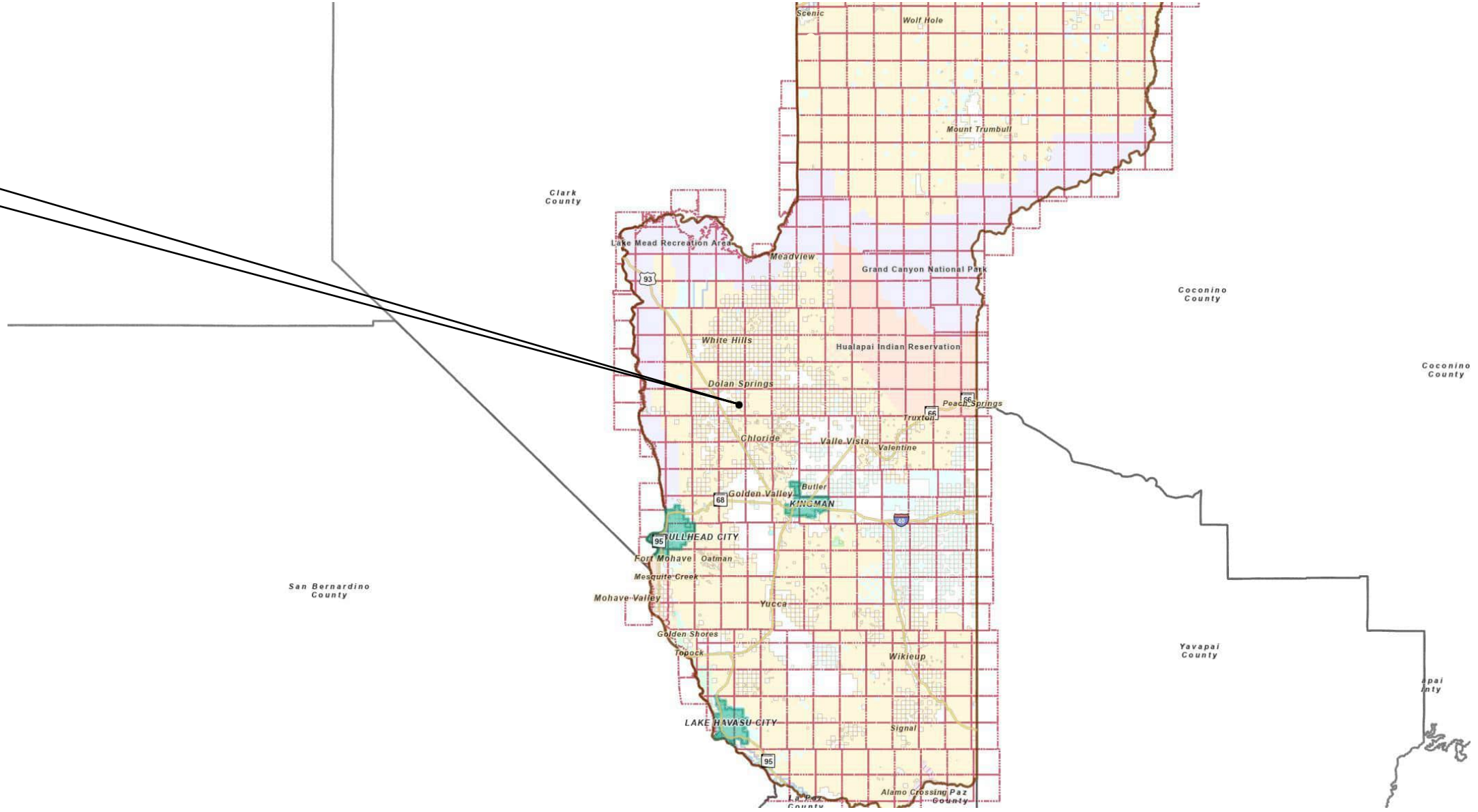
GENERAL PLAN AMENDMENT & REZONE 326-06-200

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity.

Section 23
T 25 N, R 19 W

Subject Property

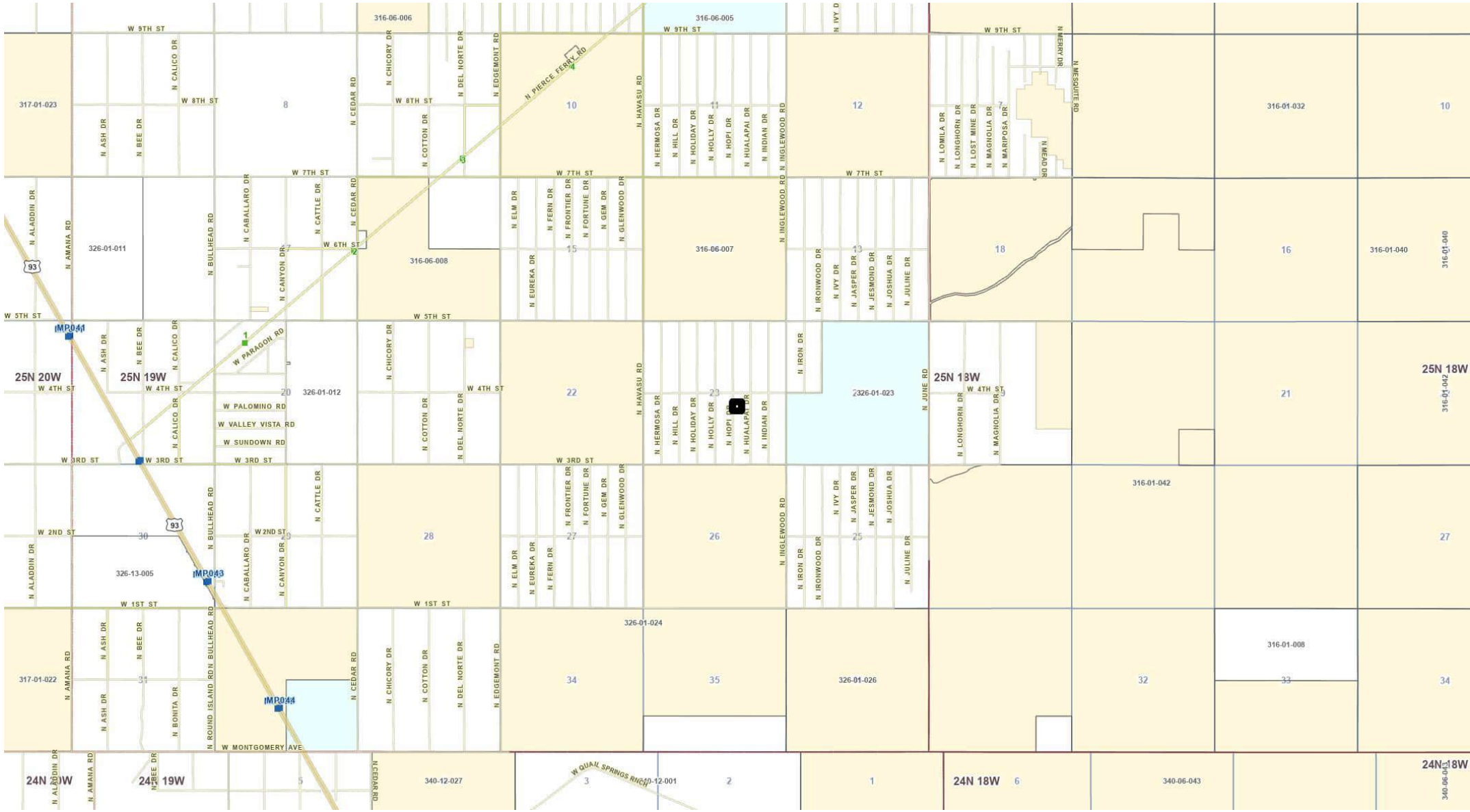


GENERAL PLAN AMENDMENT & REZONE 326-06-200

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity.

Section 23
T 25 N, R 19 W

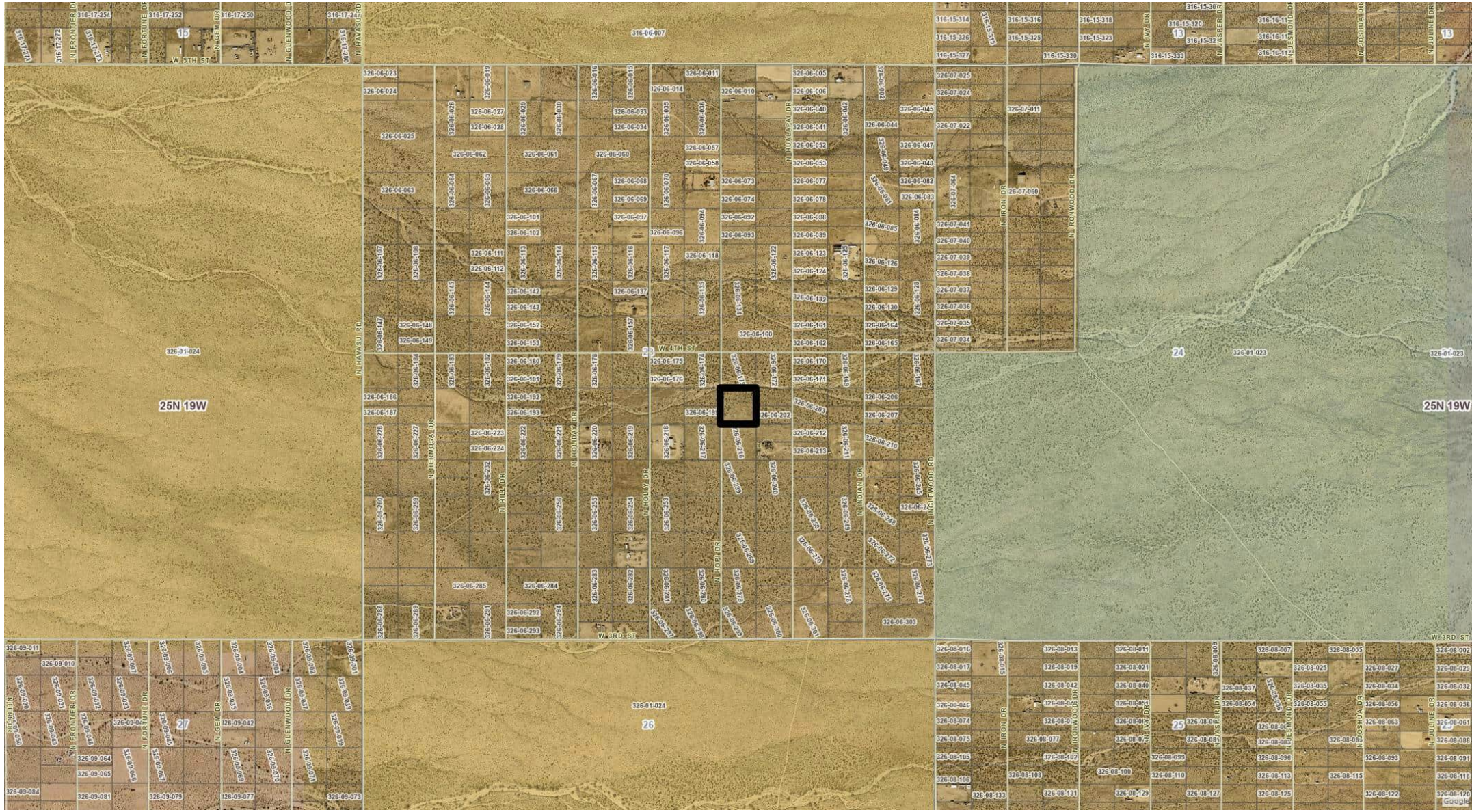


GENERAL PLAN AMENDMENT & REZONE 326-06-200

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity.

Section 23
T 25 N, R 19 W



GENERAL PLAN AMENDMENT & REZONE 326-06-200

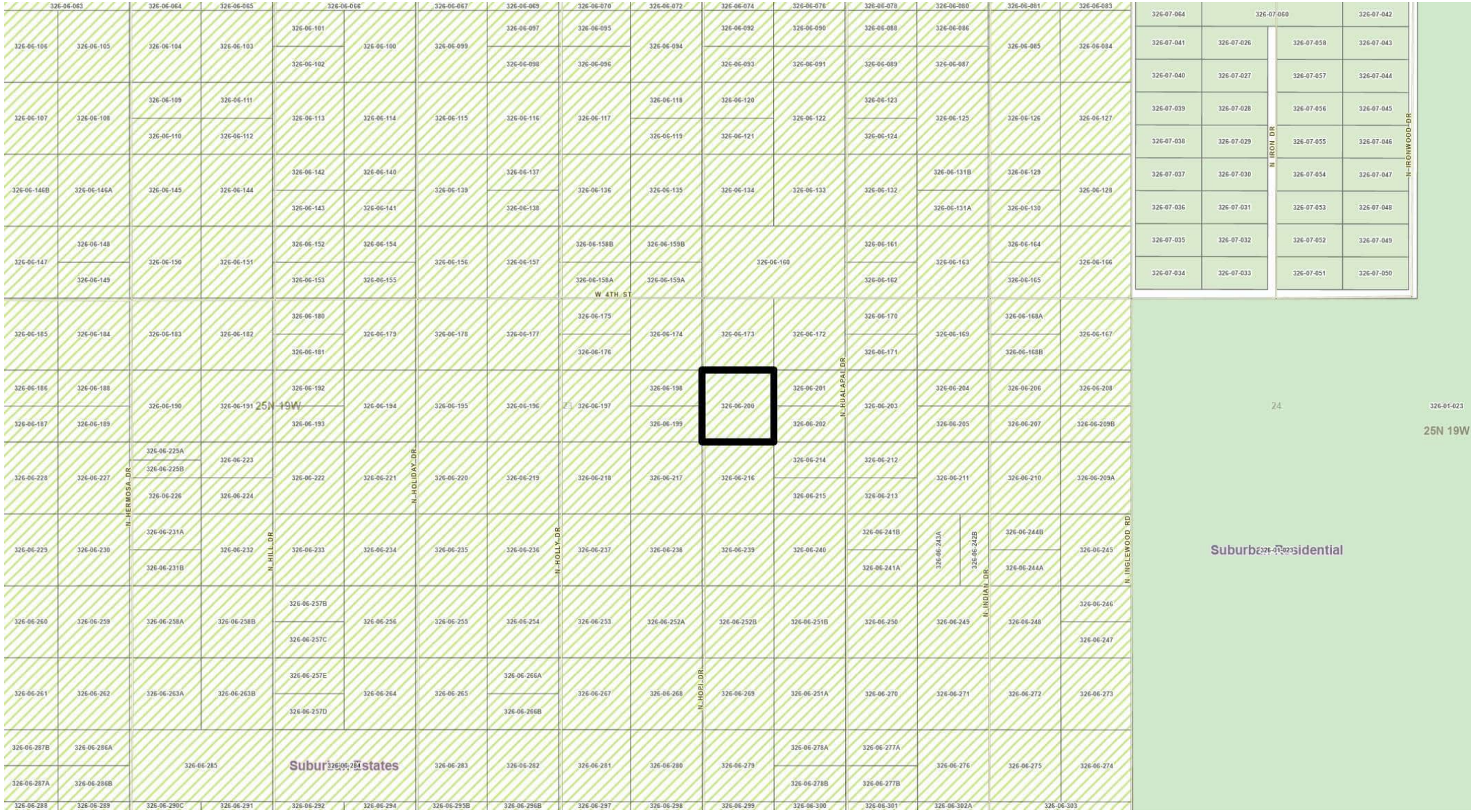
GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity.

Section 23
T 25 N, R 19 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





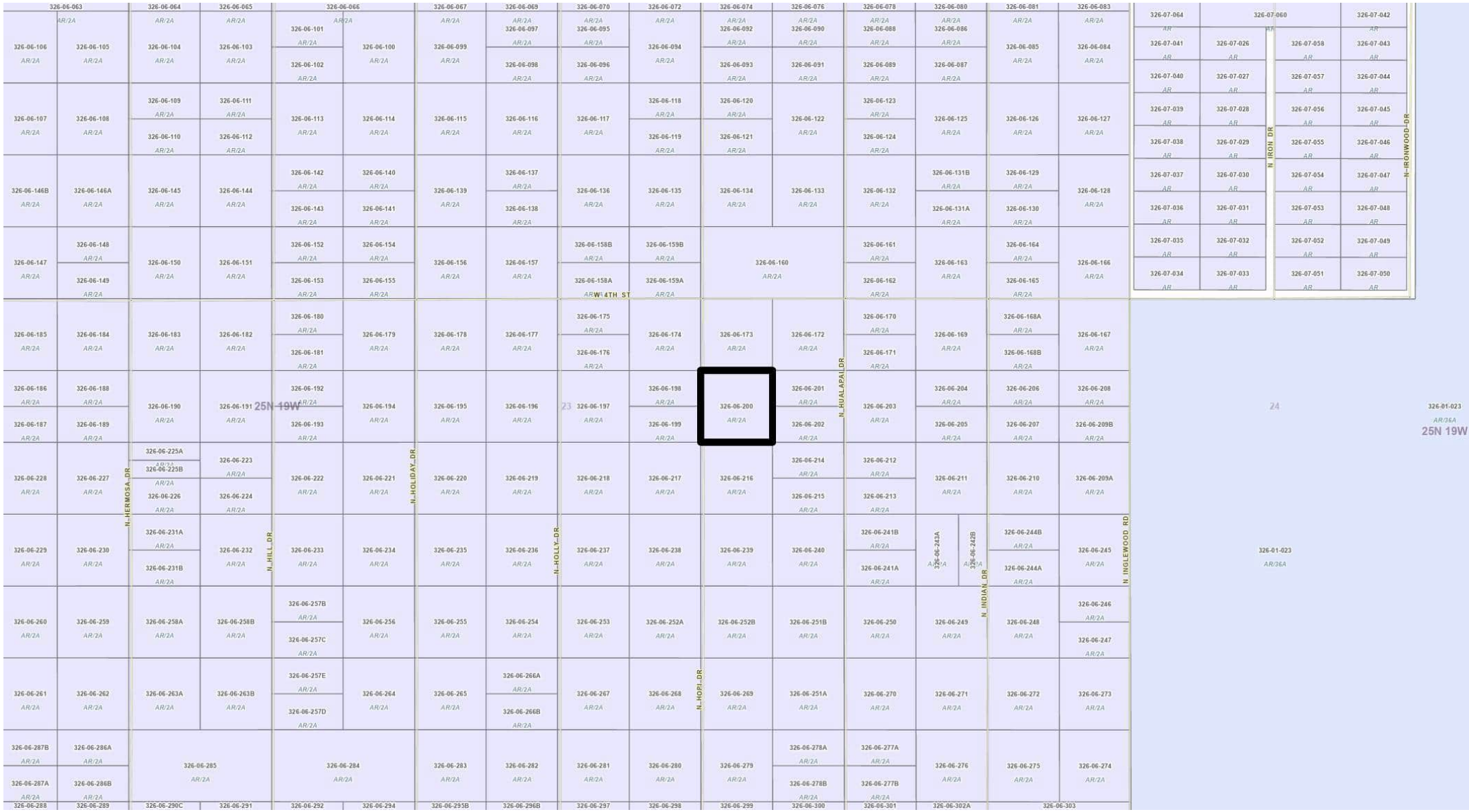
GENERAL PLAN AMENDMENT & REZONE 326-06-200

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity.

Section 23
T 25 N, R 19 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



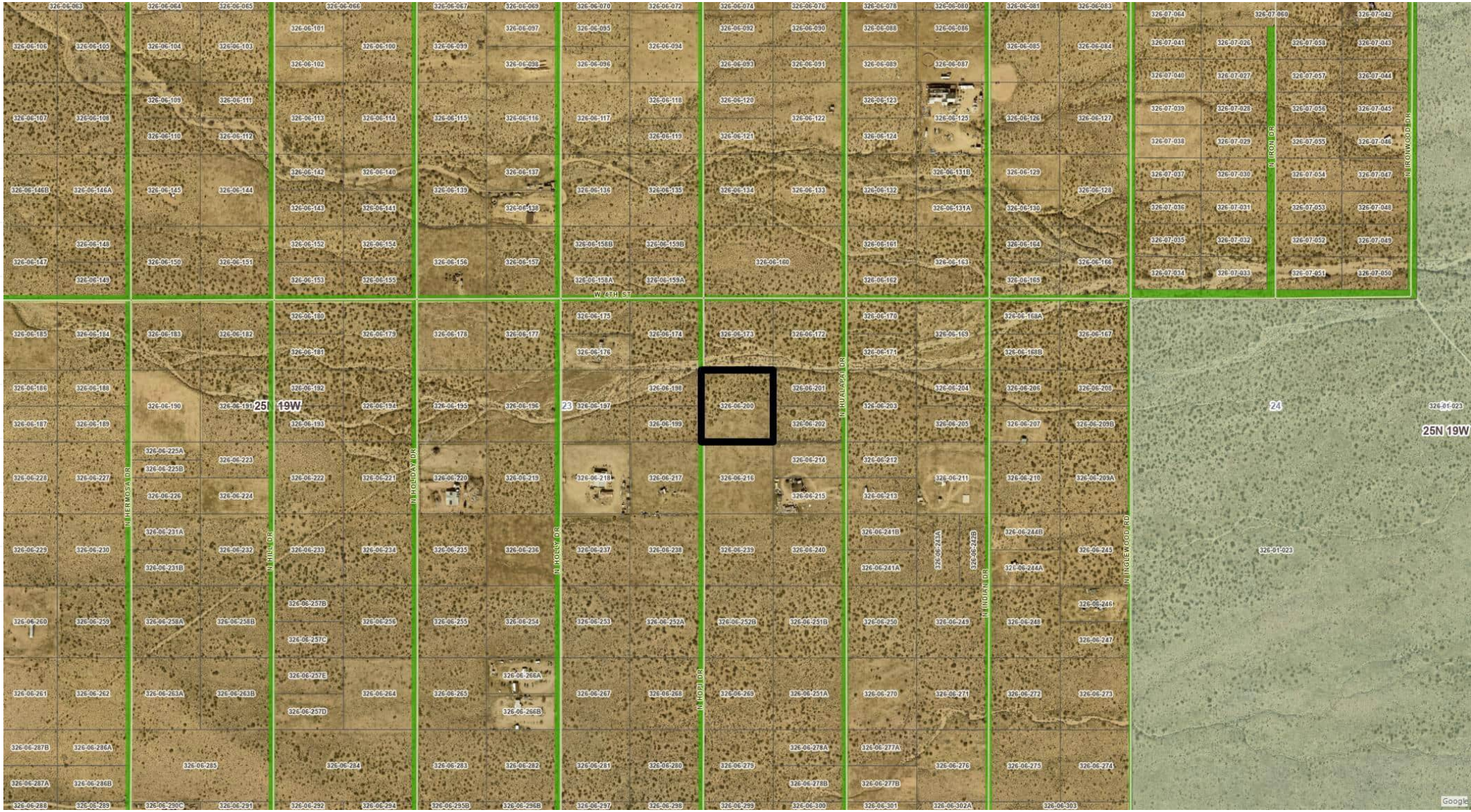
GENERAL PLAN AMENDMENT & REZONE 326-06-200

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity.

Section 23
T 25 N, R 19 W

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

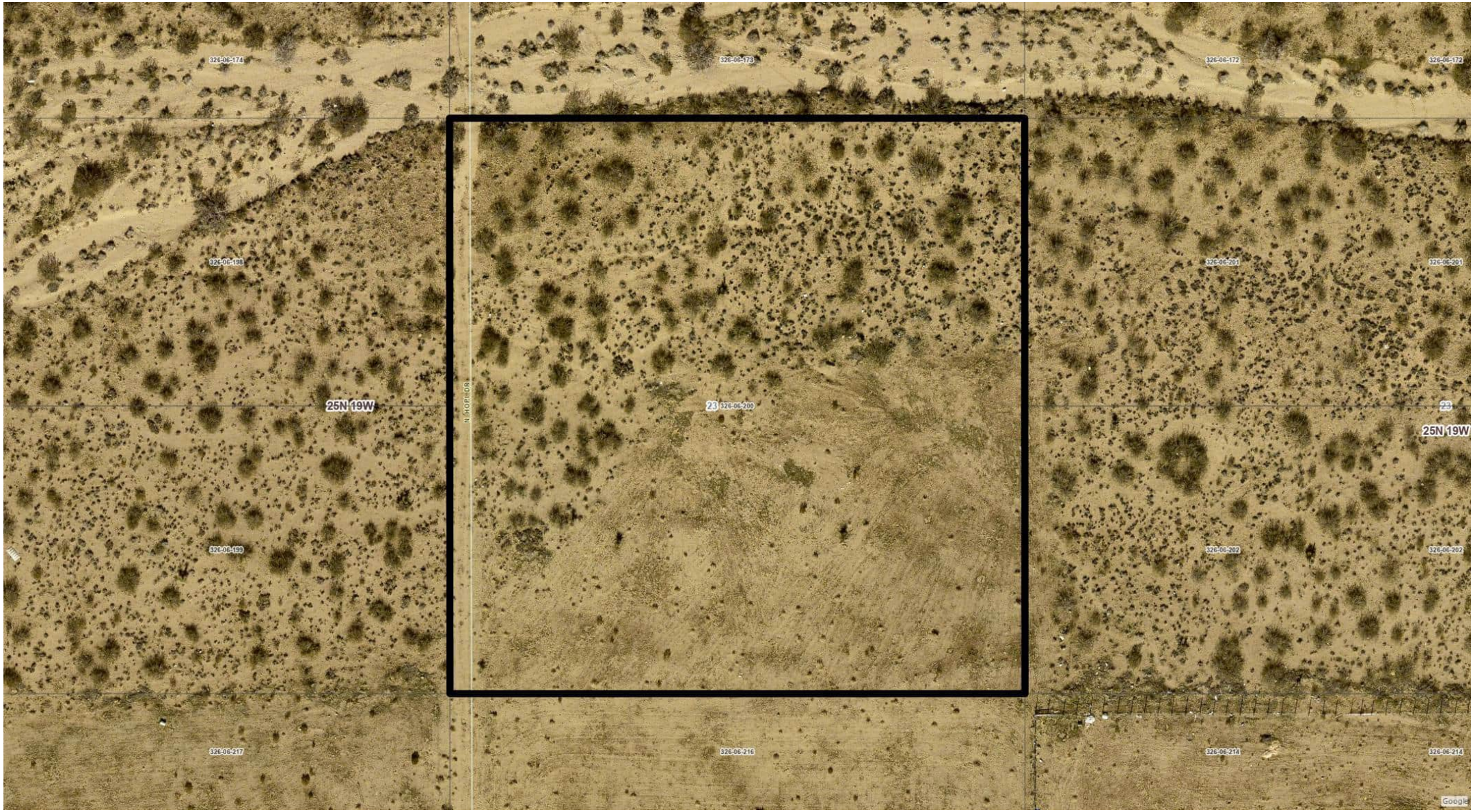


GENERAL PLAN AMENDMENT & REZONE 326-06-200

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Sprigs vicinity.

Section 23
T 25 N, R 19 W



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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 Thursday, November 12, 2026, at 10:00 A.M.
As Follows:
Evaluation of request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SE (Suburban Estates) land use designation to an SR (Suburban Residential) land use designation and a REZONE of Assessor's Parcel No. 326-06-200 from an A-R:2A (Agricultural Residential/Two 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 Hop Drive, south of 4th Street), Mohave County, Arizona. Aaron Perez and Angie Amaya. VII
FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0903 OR PLANNER@MOHAVE.GOV


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 Thursday, November 12, 2026, at 10:00 A.M.
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FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0903 OR PLANNERS@MOHAVE.GOV

06. **Evaluation of a request for a REZONE of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for minor land division in the Mohave Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Lynn Robison on behalf of Jordan Floyd of Mohave Valley, Arizona.

Assessor's Parcel No. 224-20-029 is described as Parcel B as shown on Parcel Plat 040/049-049A recorded 02/27/2023, located in Section 1, Township 17 North, Range 22 West.

The site is approximately 3.02 acres and is located west of Vanderslice Road and north of Maverick Drive. The site is accessed from State Highway 95, east on Laguna Road, south on Vanderslice Road, west on Maverick Drive approximately 0.10 miles to site.

The site is currently vacant and the terrain appears to be flat. The surrounding land uses consist of single-family residences, vacant land, agricultural land, a neighborhood park, and a public high school.

The applicant requests this rezone from an A-R/3A (Agricultural Residential/Three Acre Minimum Lot Size) zone to a A-R (Agricultural Residential) zone, to allow for minor land division. The Mohave County General Plan designates the site as Suburban Residential.

The site is within the Mohave Valley Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Maverick Drive is not paved and not on the County's Road's maintenance system.

A review of FEMA FIRM Panel #04015C-5075K indicates the parcel described to be in Zone X (shaded), 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 similar zoning to the above-proposed action.
e. The site appears to have legal access via unpaved roads.
f. There are no known significant environmental features affecting the site.
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 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: 224-20-029 Current Zoning: AR/3A Parcel Size 3.03 a Acres

Legal Description:
T 17 N R 22 W Sec 1 Parcel B as shown on RS 056/56 Rec 4/25/22 Fee # 2022027240.

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

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Jordan Floyd

Mailing Address: 9057 S. Sage Way City: MHV Vlly State: Az Zip: 86440

Phone numbe [redacted] Email: [redacted]

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

Agent Name: Lynn Robison

Mailing Address: P. O. Box 2587 City: BHC State: AZ Zip: 8643

Phone numb [redacted] Emai [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/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:
Residence

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 AR/3A to AR/1A for the purpose of RESIDENCE.

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

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

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

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

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

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

Sincerely,

Lynn Robison

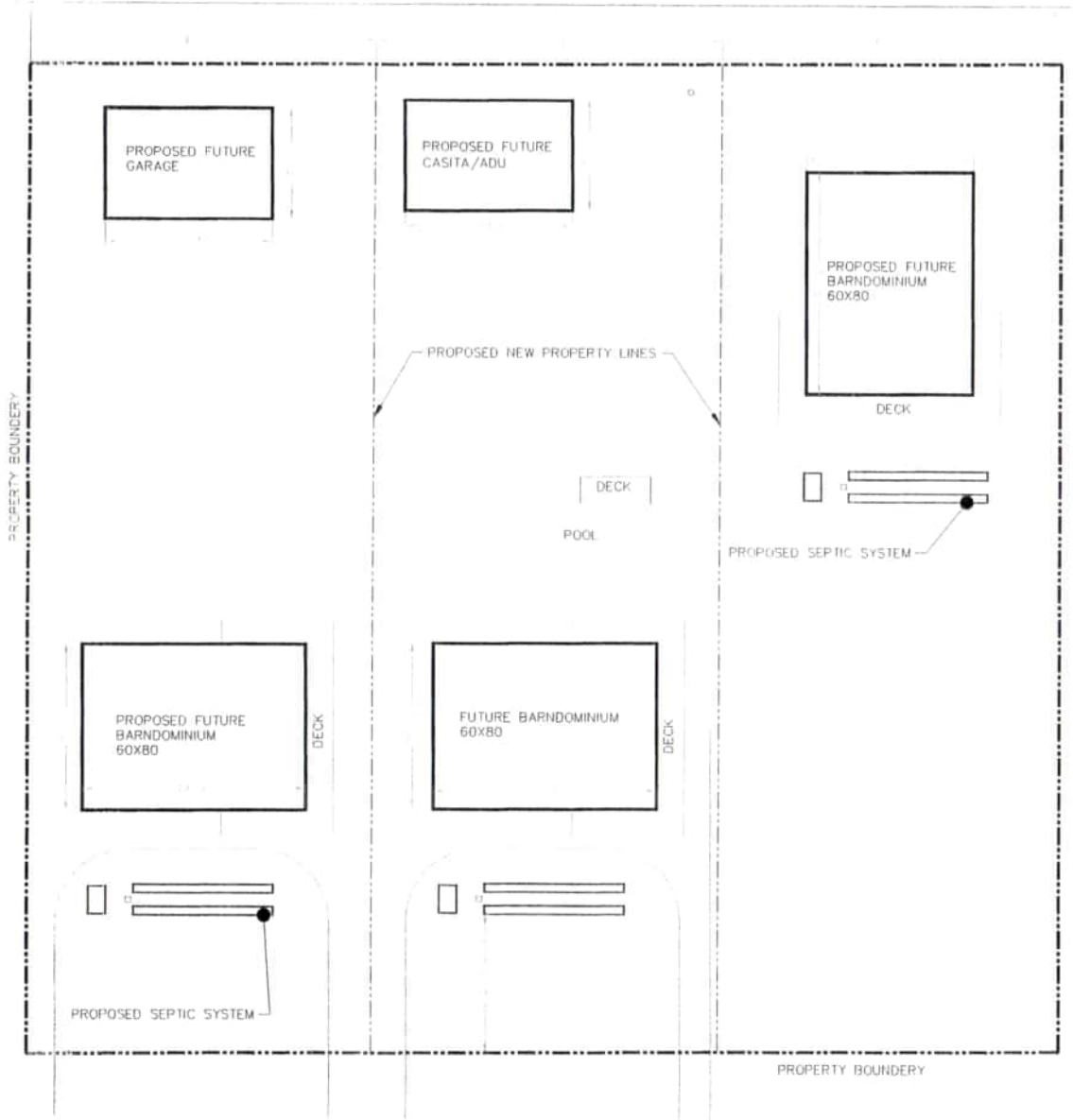
Applicant / agent

Contact information:

[redacted]

Assessor Parcel Number and Legal Description of proposed subject property: 224-20-029

MAVERICK DR NEAR VANDERSLICE



THIS PLAN IS TO SHOW PROPOSED NEW PROPERTY LINES
AS WELL AS FUTURE PROPOSED STRUCTURES & SEPTIC SYSTEMS
THIS IS A PRELIMINARY DESIGN TO SHOW CONCEPTS
FOR PLANNING PURPOSES ONLY

APN 224-20-029
DEVELOPMENT
PRELIMINARY DESIGN

SCALE: NO SCALE

REVISIONS

DATE	DESCRIPTION	APPR.

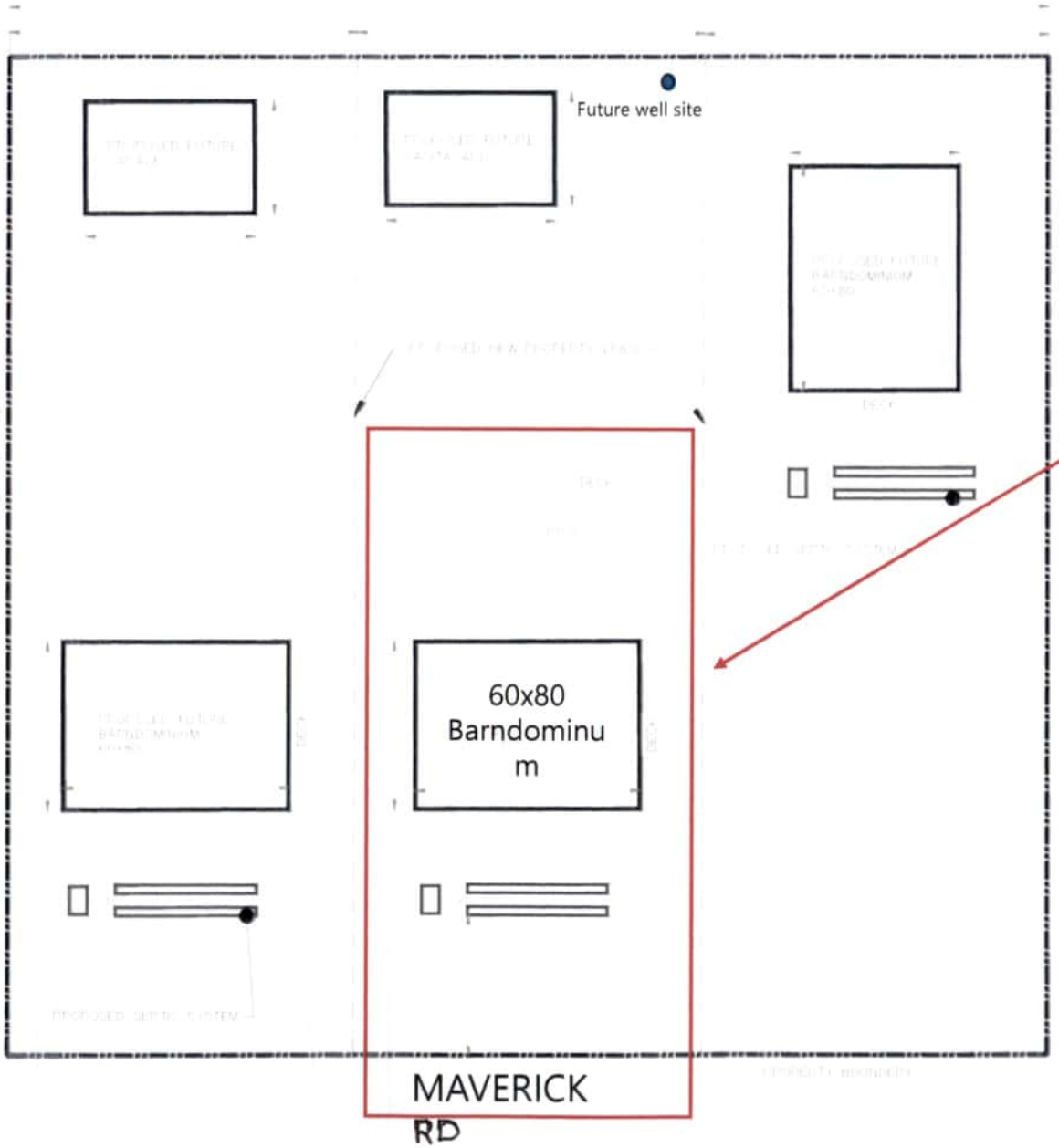
ALL UTILITY WORK

2081 LAGUNA ROAD
MOHAVE VALLEY, ARIZONA 86440

DATE: 8/14/2026
SCALE: AS SHOWN
BY: MAVERICK
DRAWN: DP
DESIGN:
CHECKED:

APN 224-20-029
PRELIMINARY DESIGN
MOHAVE VALLEY, ARIZONA

SHEET NO
1 OF 1



Floyd Site Plan

We plan to build everything within the red box in the next year. Everything outside of that will be built in the future (years down the road) The plan will be to initially do a shared well agreement with neighboring parcel 224-20-028. We DO plan to drill a well as indicated on the map as a future well site.

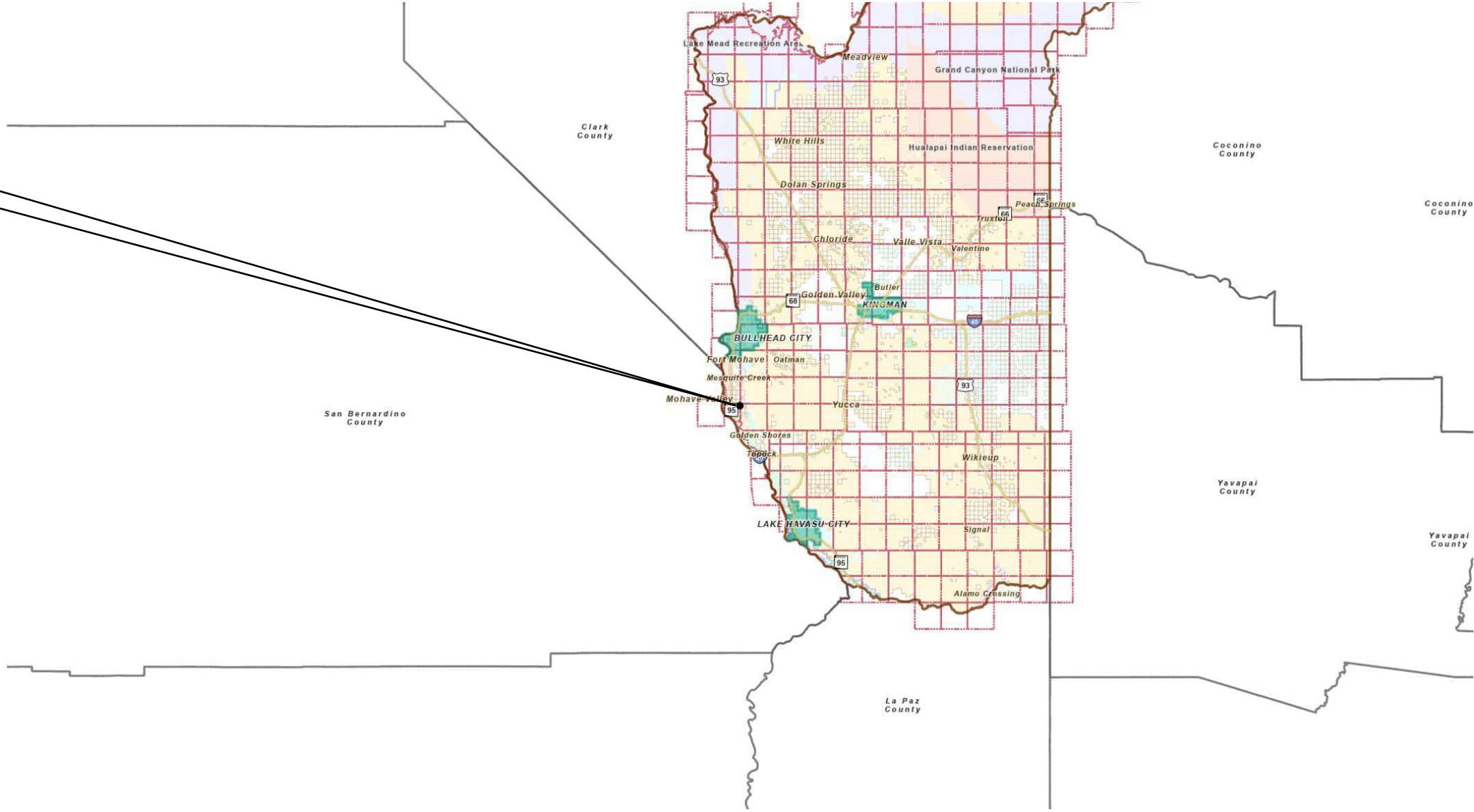
REZONE 224-20-029

GENERAL MAP

REZONE of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity.

Section 1
T 17 N, R 22 W

Subject Property

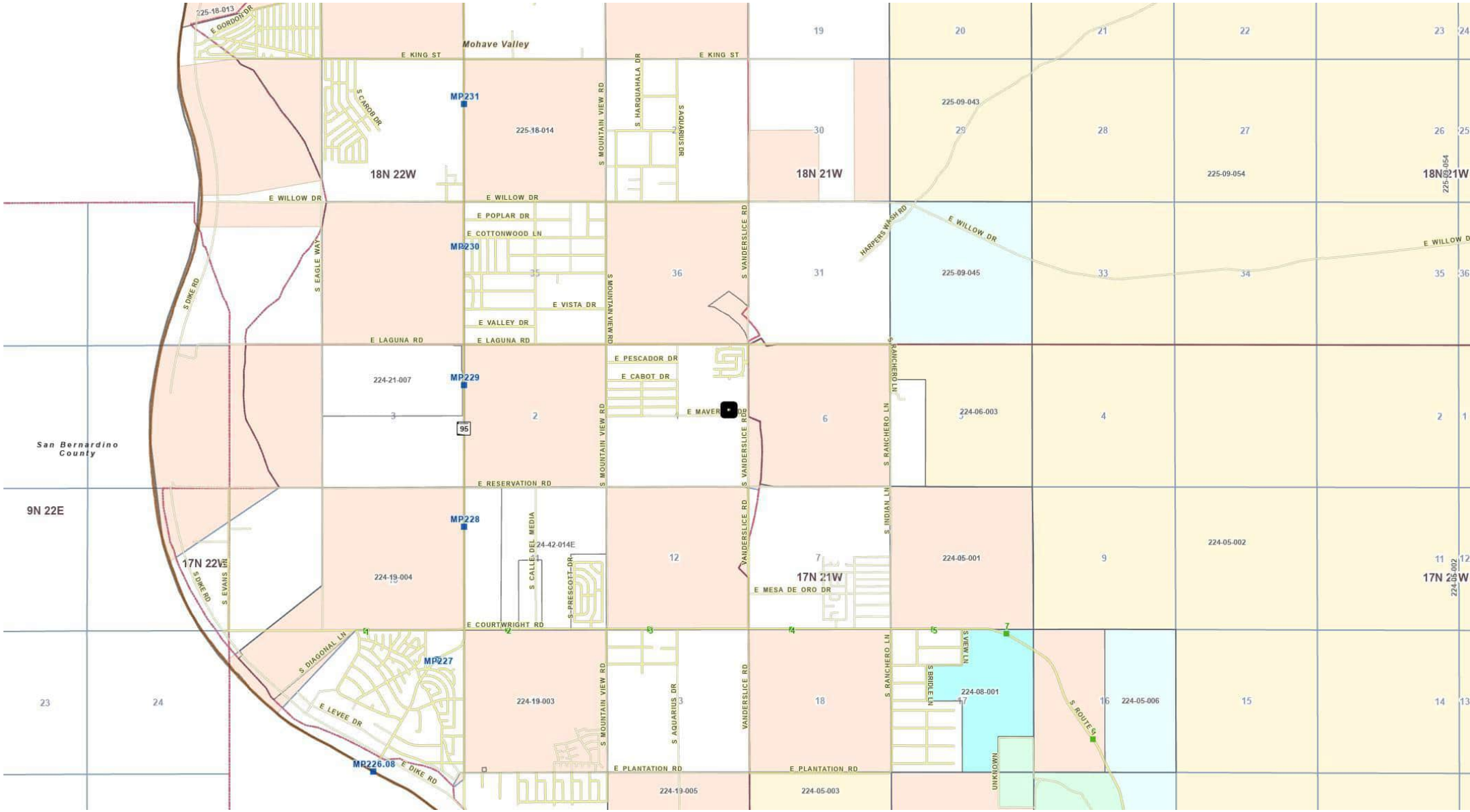


REZONE 224-20-029

VICINITY MAP

REZONE of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity.

Section 1
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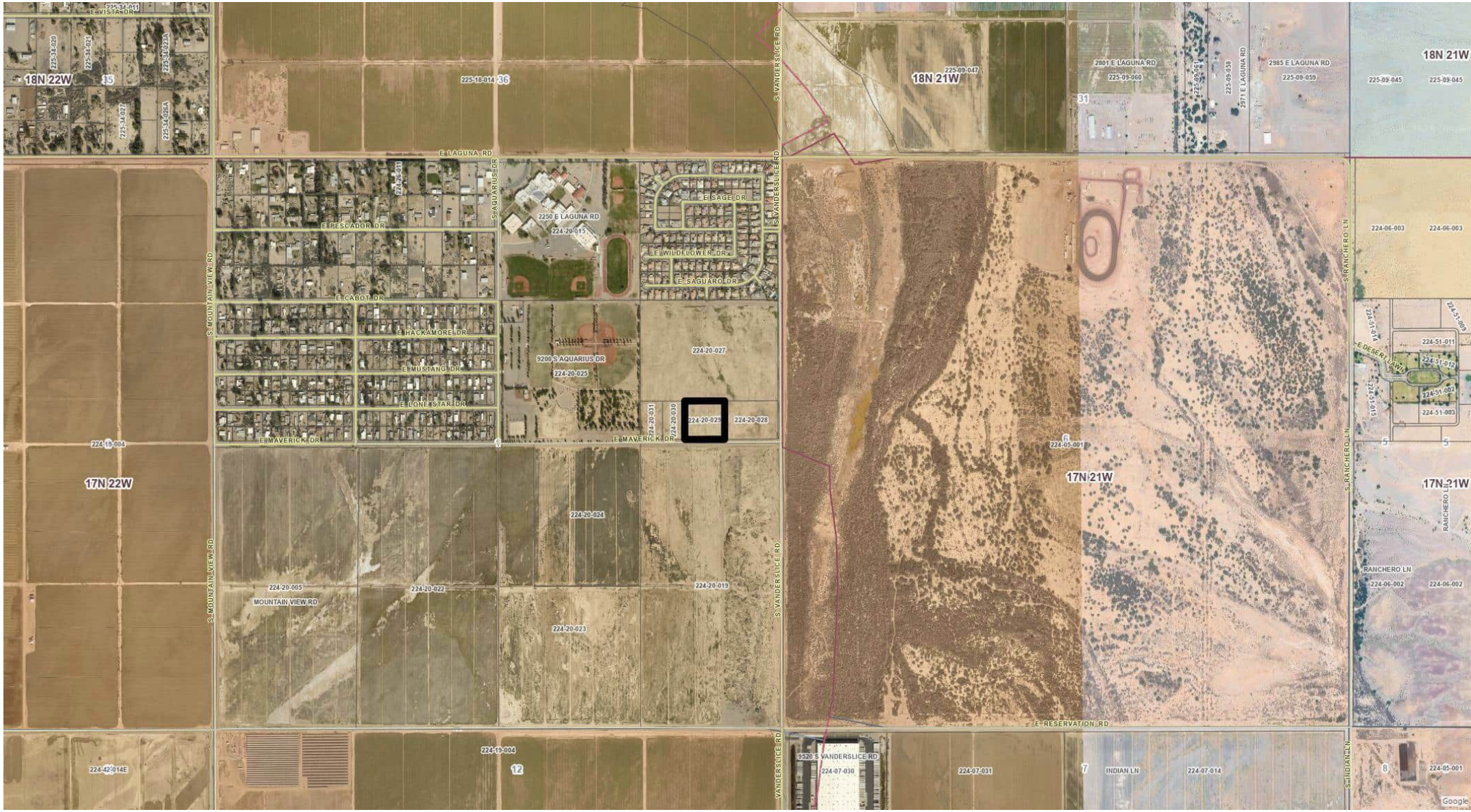


REZONE 224-20-029

SITE MAP

REZONE of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity.

Section 1
T 17 N, R 22 W

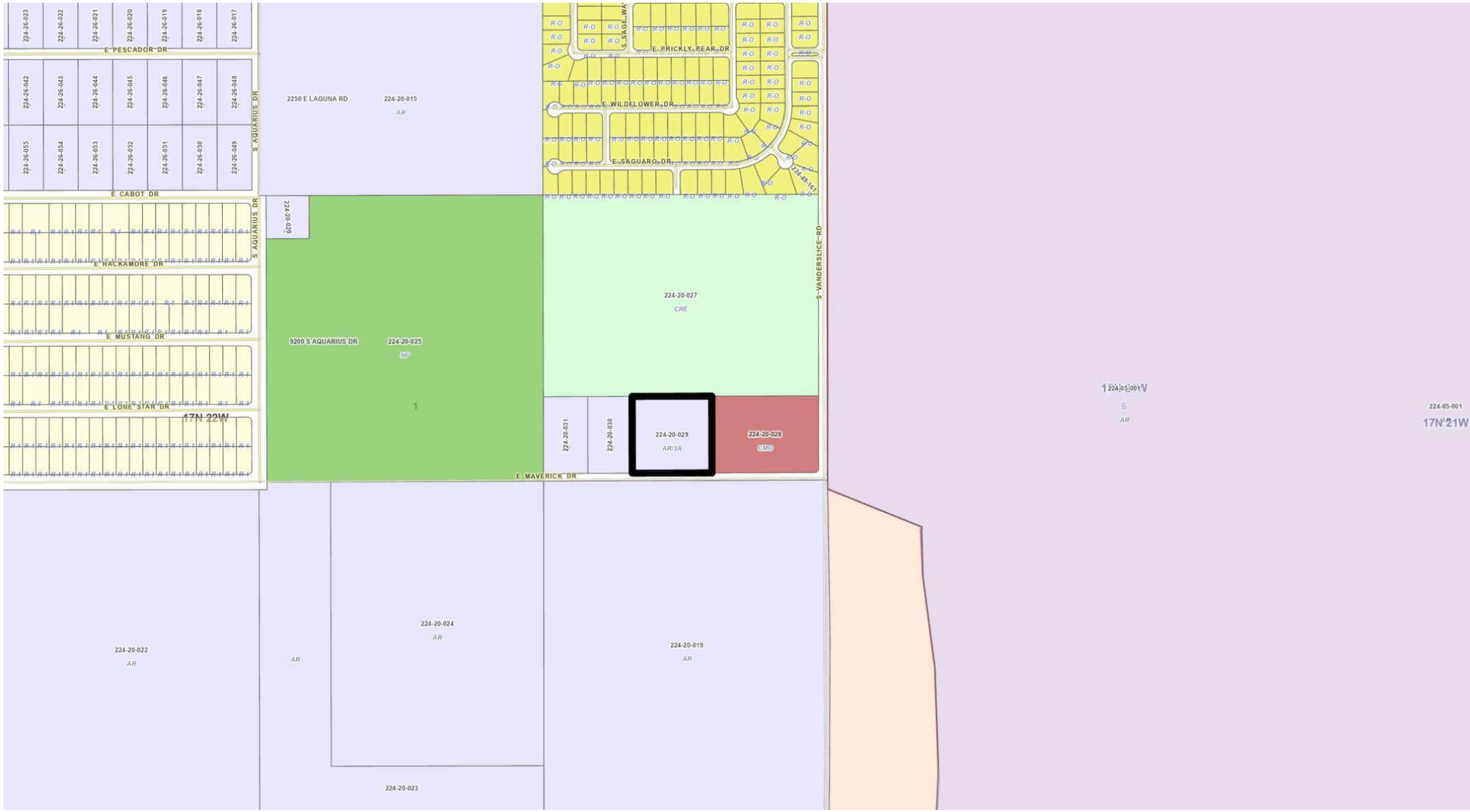


REZONE 224-20-029

ZONING MAP

REZONE of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity.

Section 1
T 17 N, R 22 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
- S-D/M
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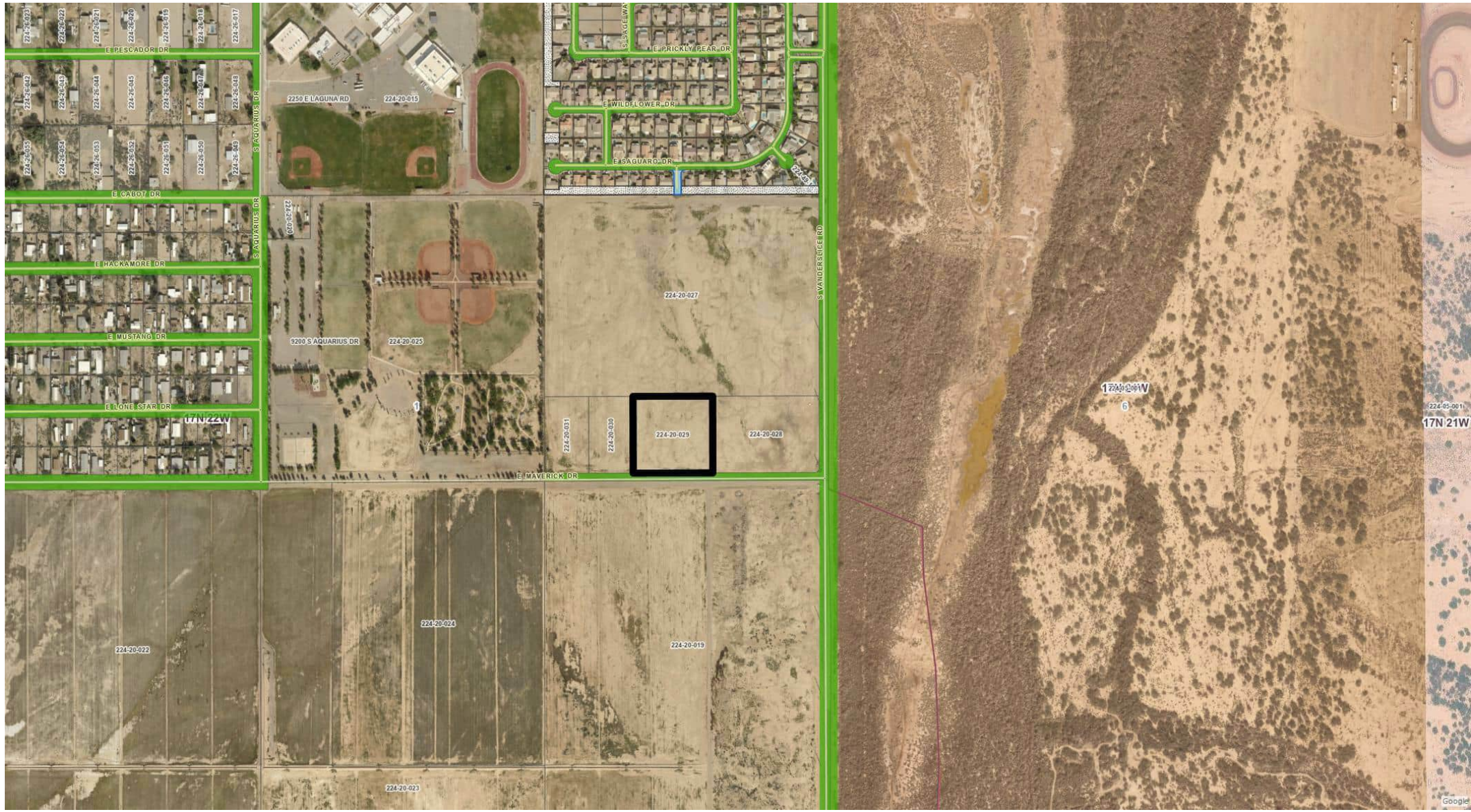
REZONE 224-20-029

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity.

Section 1
T 17 N, R 22 W

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



REZONE 224-20-029

REQUEST

REZONE of Assessor's Parcel No. 224-20-029 from an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Mohave Valley vicinity.

Section 1
T 17 N, R 22 W



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ZONING
NOTICE
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As Follows:
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FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0903 OR PLANNERS@MOHAVE.GOV


ZONING
NOTICE

07. **Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant flex space units in the Mohave Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Willow Valley Enterprises LLC of Santa Ana, California.

Assessor's Parcel No. 225-26-117 is described as a portion of the North1/2 of Section 27, located in Township 18 North, Range 22 West.

The site is approximately 2.93 acres and is located south of King Street and west of State Highway 95. The site is accessed from State Highway 95 approximately .40 miles south of King Street.

The site appears to be vacant with flat terrain and shows evidence of past agricultural activity. The surrounding land uses consist of vacant land, commercial developments, and single-family homes.

The applicant requests this rezone from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant flex space units. The Mohave County General Plan designates this area as General Commercial.

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

A review of FEMA FIRM Panel #04015C-5075K indicates the parcel described to be in Zone X (shaded), 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 contains other densities and zoning similar to the above-proposed action.
e. The site does appear to have legal access via paved roads.
f. There does not appear to be any significant environmental features affecting the site.
g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) 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: 225-26-117 Current Zoning: A-R Parcel Size 2.93 Acres

Legal Description:
Section 27 Township 18N Range 22W
please see attached

Water Provider: none (EPCOR has a waterline planned in the easement) Electric provider: none (MEC is at the street) Sewer provider: none
Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Willow Valley Enterprises LLC

Mailing Address: 1309 E. Pomona St City: Santa Ana State: CA Zip: 92705

Phone numbe [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: General Commercial Highway Frontage (C-2H)

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:

multi-tenant flex-space units

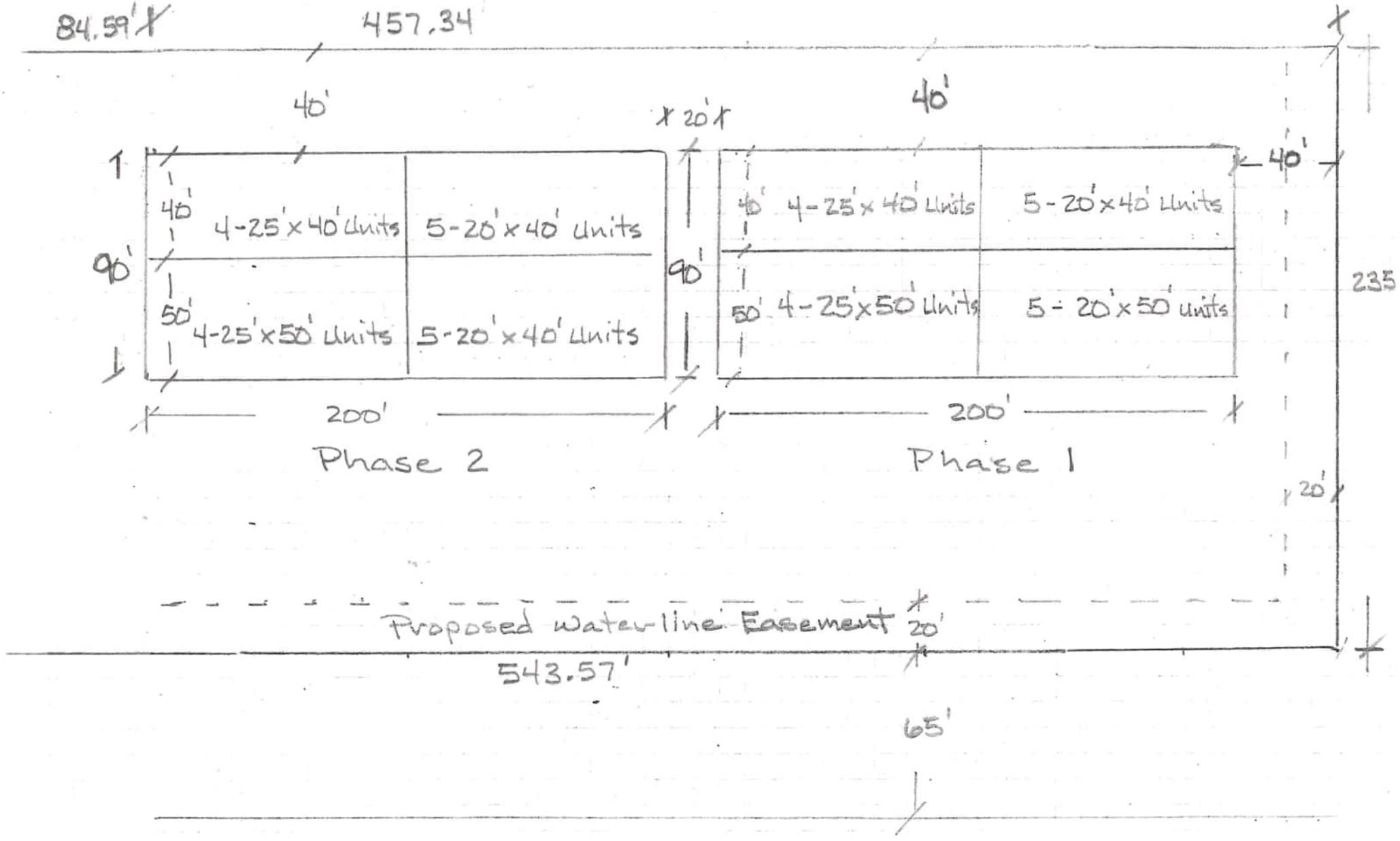
Authorization

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.

, DOUGLAS BAY - member

, TRUDI BAY - member

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



Conceptual Site Plan

State Highway 95

APN 225-26-117

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 A-R to C-2H for the purpose of multi-tenant flex-space units.

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

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

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

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

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

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

Sincerely,

TB

Applicant / Agent

Contact information:

TRUDI BAY
1309 E. Pomona Street
Santa Ana, CA 92705
[redacted]

Assessor Parcel Number and Legal Description of proposed subject property: APN 225-26-117
Section 27 Township 18N Range 22W
please see attached

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOHAVE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF (N1/2) OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27;

THENCE N 89°45'19" W, ALONG THE MID SECTION LINE OF SAID SECTION 27, A DISTANCE OF 65.00' (FEET) TO THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 95 ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE N 89°45'19" W, CONTINUING ALONG SAID MID SECTION LINE, A DISTANCE OF 235.01' (FEET);

THENCE N 00° 09'16" W, LEAVING SAID MID SECTION LINE, A DISTANCE OF 84.59' (FEET) TO AN ANGLE POINT AS SHOWN IN SPECIAL WARRANTY DEED, RECORDED SEPTEMBER 04, 2012 - FEE# 2012046305;

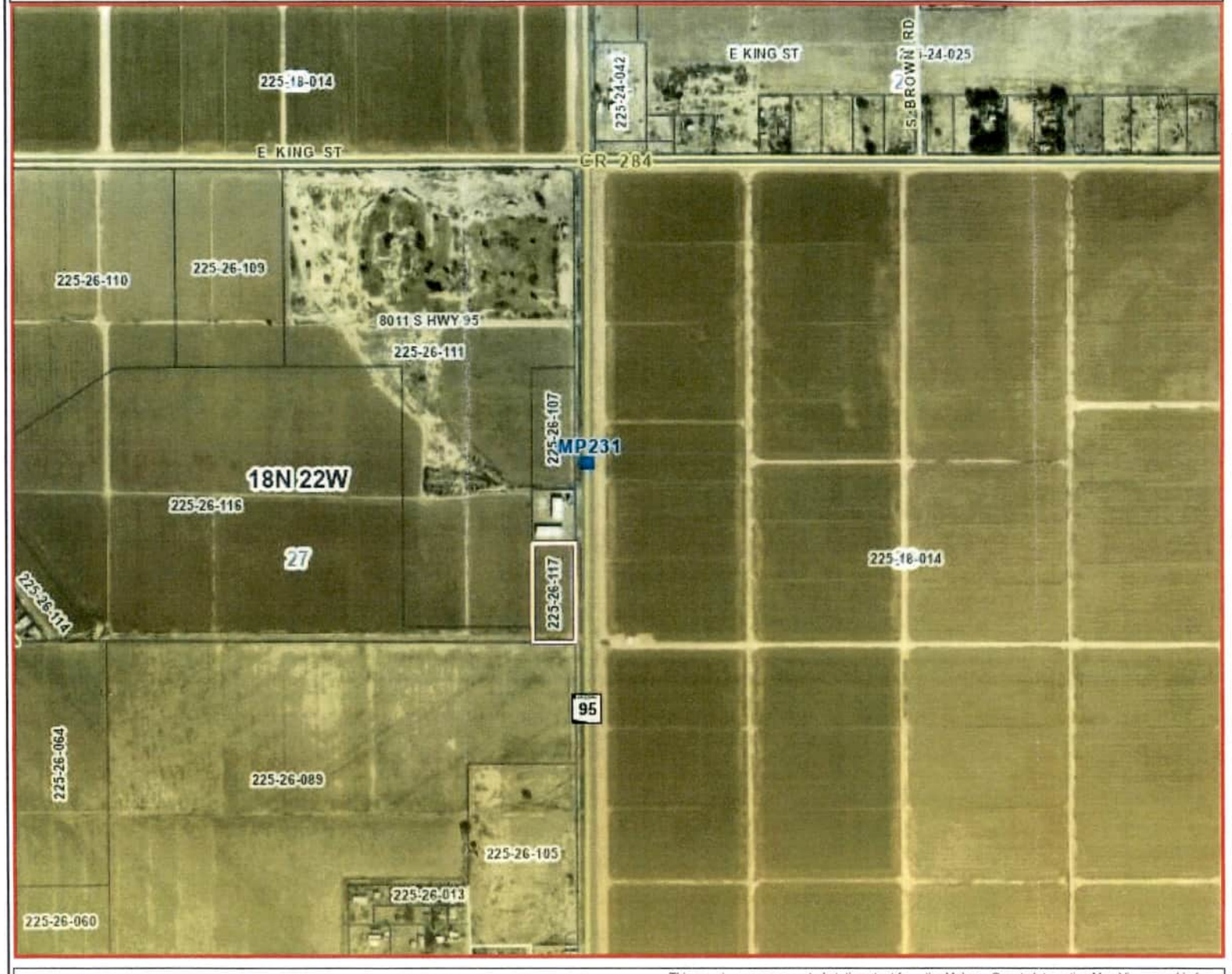
THENCE N 00° 09'16" W, CONTINUING ALONG DESCRIBED LINE, A DISTANCE OF 457.34' (FEET);

THENCE N 89° 50'44" E, TO THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 95, A DISTANCE OF 235.00' (FEET);

THENCE S00° 09'16" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 543.57' (FEET) TO THE TRUE POINT OF BEGINNING.

gis.mohave.gov

Interactive Map Viewer





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
- 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 Federal

1: 11,633

N W E S

0 969.4 1,938.8 Feet

(approximate scale)

© 2021 Mohave County Information Technology

Map Created: 9/23/2026

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

Notes:

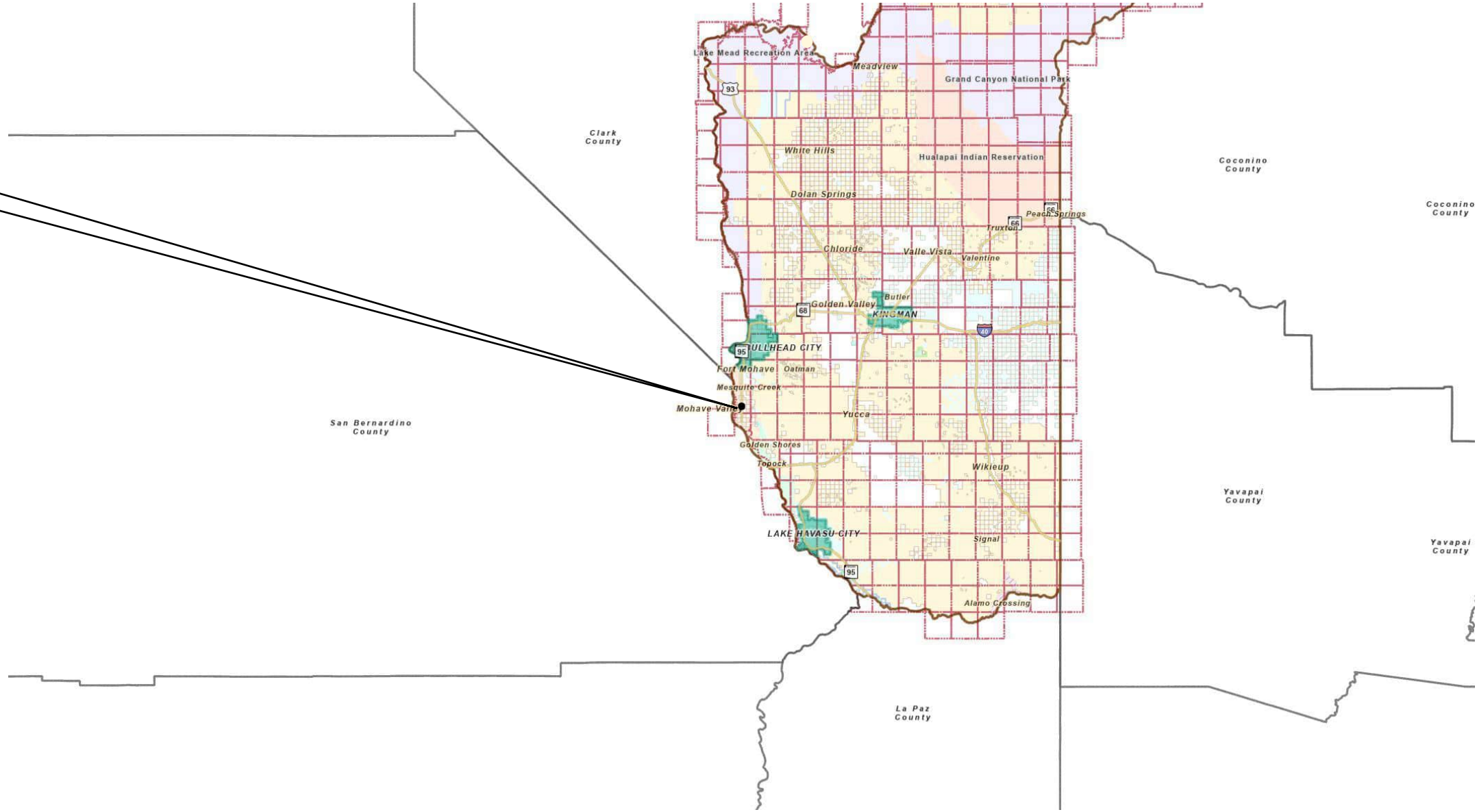
REZONE 225-26-117

GENERAL MAP

REZONE of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity.

Section 27
T 18 N, R 22 W

Subject Property

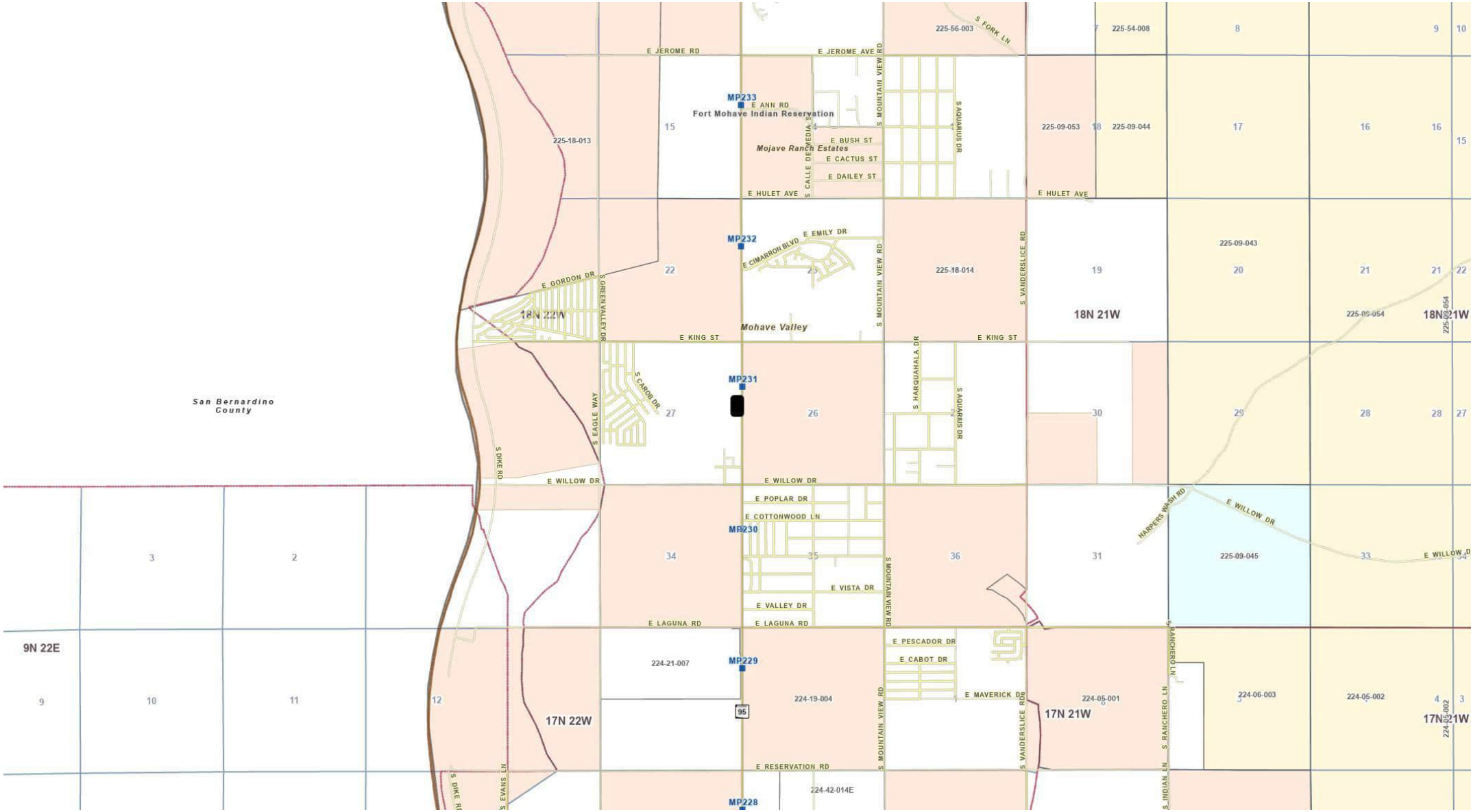


REZONE 225-26-117

VICINITY MAP

REZONE of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity.

Section 27
T 18 N, R 22 W

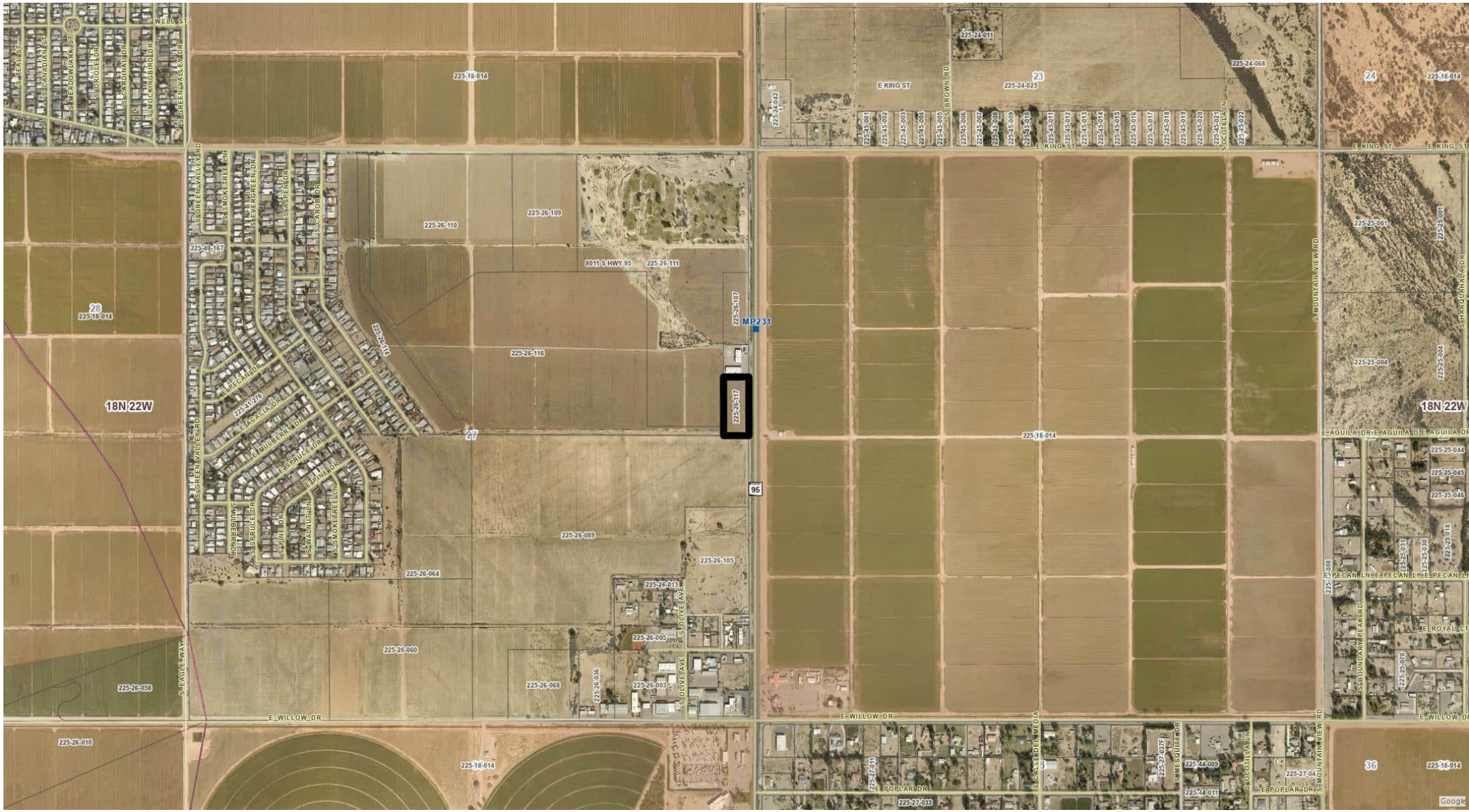


REZONE 225-26-117

SITE MAP

REZONE of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity.

Section 27
T 18 N, R 22 W



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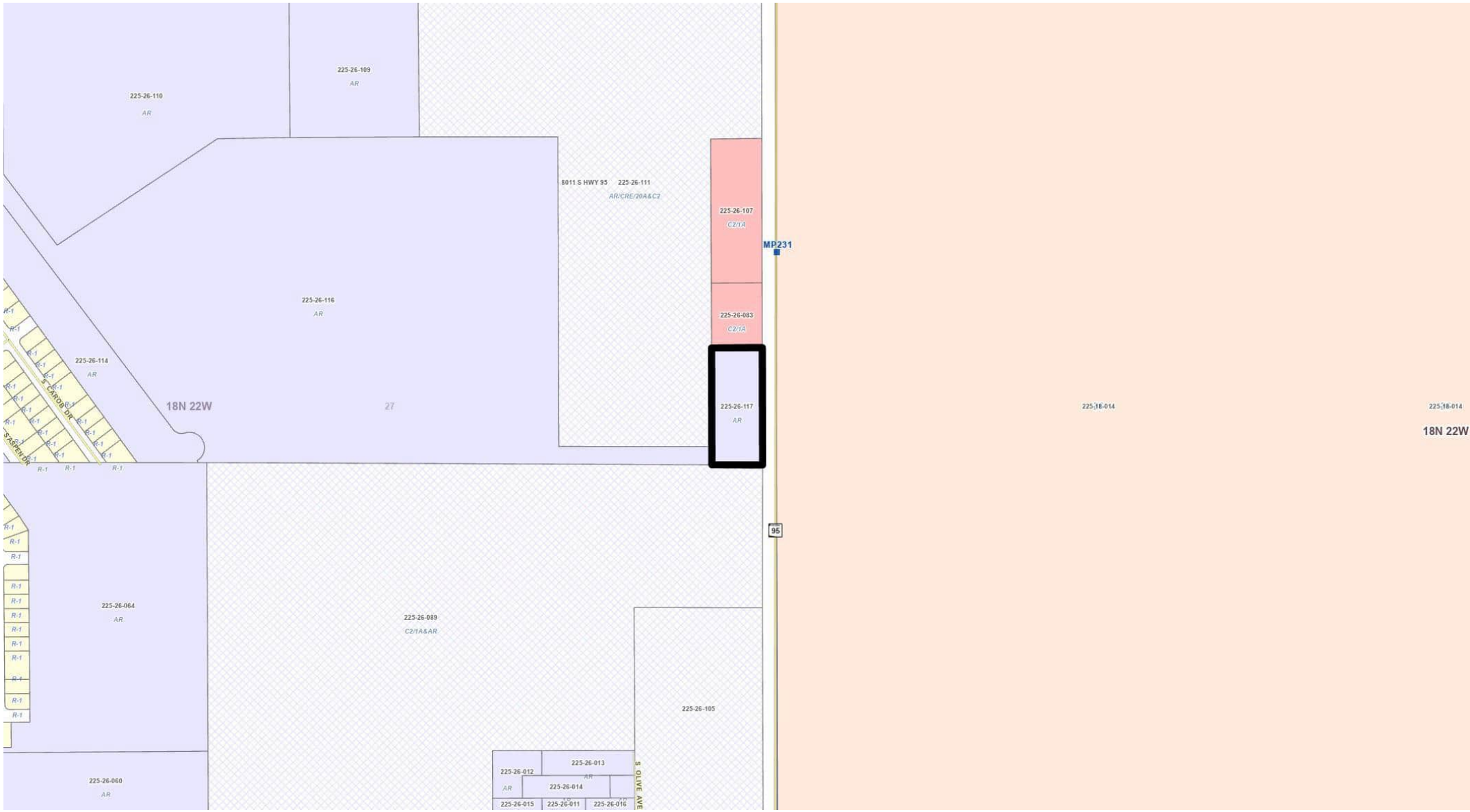
REZONE 225-26-117

ZONING MAP

REZONE of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity.

Section 27
T 18 N, R 22 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



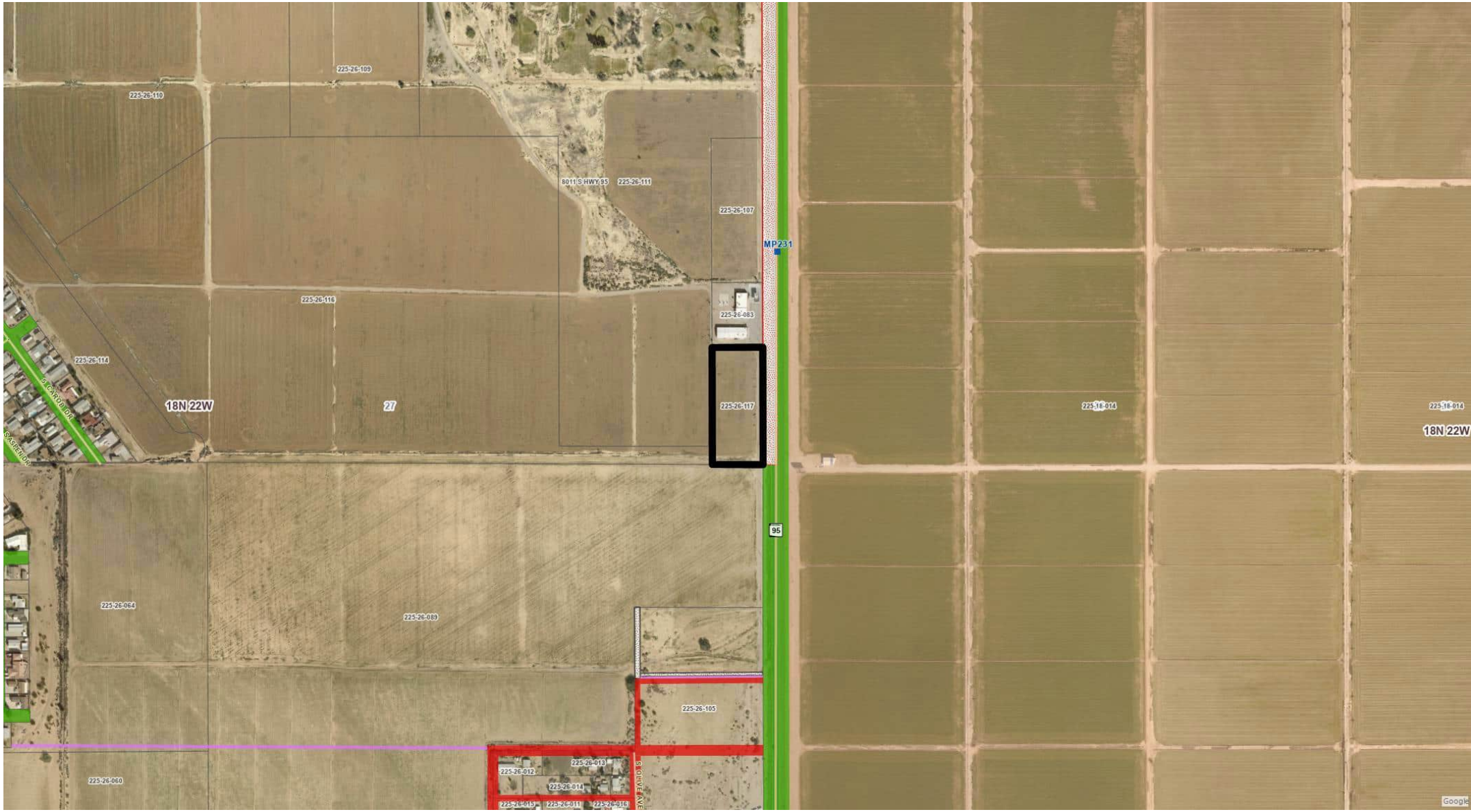
REZONE 225-26-117

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity.

Section 27
T 18 N, R 22 W

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

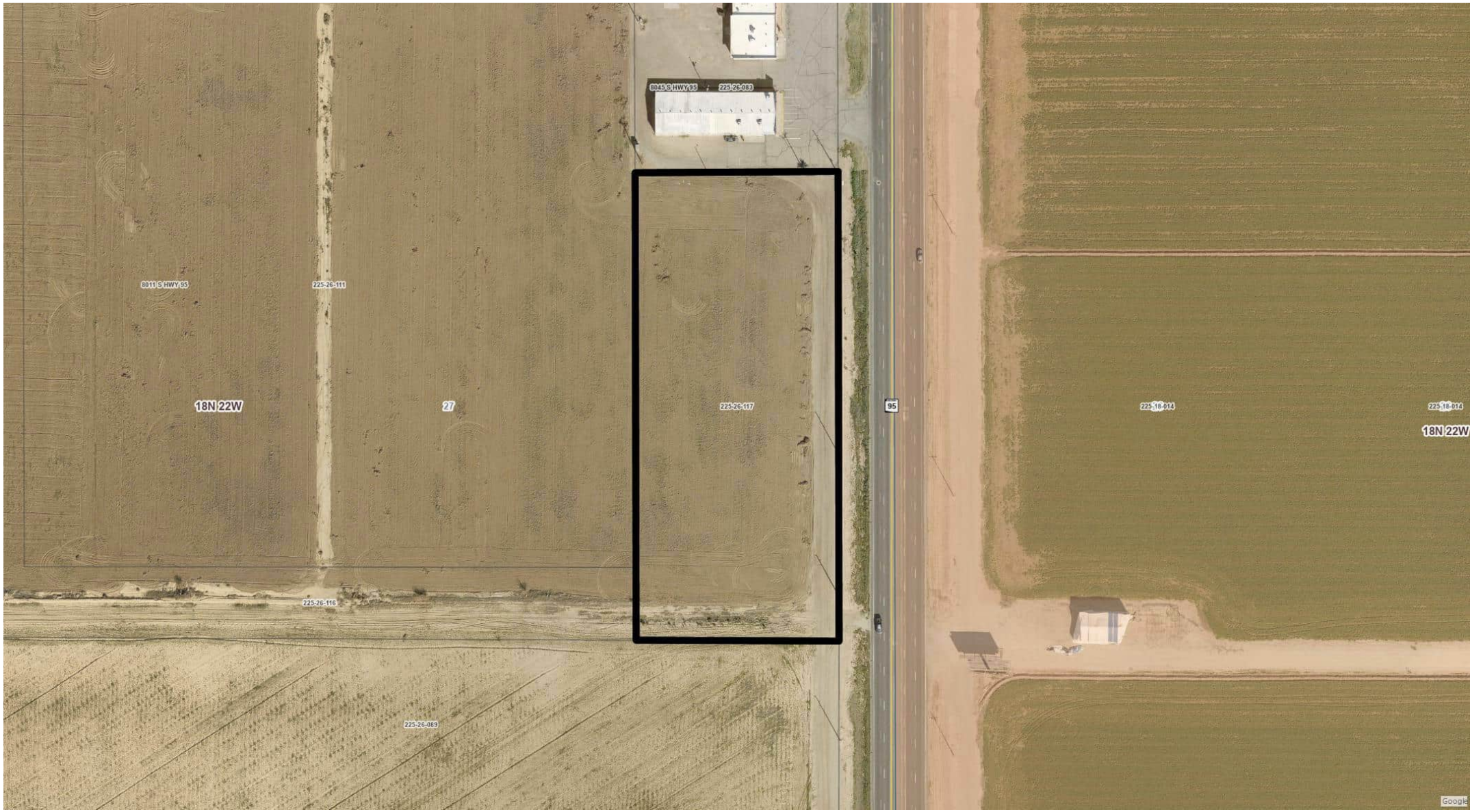


REZONE 225-26-117

REQUEST

REZONE of Assessor's Parcel No. 225-26-117 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for multi-tenant and flex space units, in the Mohave Valley vicinity.

Section 27
T 18 N, R 22 W



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ZONING
NOTICE


ZONING
NOTICE

08. **Evaluation of a request for an <u>AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN</u> from a SR (Suburban Residential) land use designation to an GC (General Commercial) land use designation and a <u>REZONE</u> of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-MO (Commercial-Manufacturing/open lot storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity (east of S. Andrew Rd., north of Camino Colorado), 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 Fire Chief John Clark for Fort Mojave Mesa Fire District of Fort Mohave, Arizona.

Assessor's Parcel No. 228-02-069 is described as Camp Mohave Subdivision Unit II Lot 66, Township 19 North, Range 22 West, Section 22.

The site is approximately 1.50 acres and is located east of Andrew Road and north of Camino Colorado. The site is accessed from State Highway 95, then west on Camino Colorado approximately .23 miles to the southwest corner of site.

The site appears to be vacant with flat terrain. The surrounding land use consists of commercial development, single-family residences, and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation, and this
2. Rezone from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/ Open Lot Storage) zone to allow for a fire apparatus maintenance shop.

The site is in the Fort Mojave Mesa Fire District. Electric, Water and Sewer services appear to be available. Camino Colorado is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4763J indicates the lot described to be in Zone X and with a portion of the west side Zone X (Shaded), both not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

a. All notices have been advertised and posted according to regulations.
b. The proposed action and effect would comply with the Mohave County General Plan.
c. The site does appear to be adequate for the intended action.

d. The neighboring area does contain other zoning similar to the above-proposed action.
e. The site appears to have legal access via paved roads.
f. The site does not contain any environmental features of note.
g. Electric, Water and Sewer services appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan shall be amended to a General Commercial Land Use Designation.

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

3. The 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: 228-02-069 Current Zoning: AR Parcel Size 1.5 Acres

Legal Description:

T19N R22W SEC22 THAT POR OF THE NE¼ DESC AS FOLL: COMM AT THE E¼ COR OF SAID SEC 22; TH N00 DEG02'22E 1323.67'; TH N89 DEG53' 32W 927.56'; TH N00 DEG07'16E 33.00' TO THE SW COR OF LOT 66 CAMP MOHAVE SUBDIVISION UNIT II AND THE TPOB; TH N89 DEG53

Water Provider: City of Bullhead Utilities Electric provider: MEC Sewer provider: N/A

Present use of property: VACANT LAND

Owner Information

Owner Name(must match current deed): Fort Mojave Mesa Fire Department

Mailing Address: PO Box 8488 City: Fort Mohave State: AZ Zip: 86427

Phone number [redacted] Email: [redacted]

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

Agent Name: N/A

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: CMO

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:

Constructing Fire Apparatus Maint

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], Deputy Fire Chief

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR

to CMO for the purpose of Construction a fire apparatus maintenance Shop.

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

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

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

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

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

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

Sincerely,

Applicant / agent

Contact information:

John Clark, Deputy Chief
Fort Mojave Mesa Fire Dept.
2230 Joy Lane
Fort Mohave, AZ 86426
[redacted]

Assessor Parcel Number and Legal Description of proposed subject property: 228-02-069
T19N R22W SEC 22 THAT POR OF THE NE 4 DESC AS FOLL: COMM AT THE E4 COR OF SAID SEC 22;
TH N00 DEG02' 22E 1323.69'; TH N 89 DEG53' 32W 927.56'; TH N00 DEG07' 16E 33.00'
TO THE SW COR OF LOT 66 CAMP MOHAVE SUBDIVISION Unit II AND THE TPOB; TH N89 DEG53

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: Suburban Residental Proposed to be: General Commercial

Describe how the change will benefit the county.

The zoning change will allow FMMFD to construct and operate an emergency vehicle maintenance and repair facilty. This facility will support fire and emergency medical services as well as joint responses with the Mohave County Sheriff's office by ensuring emergency vehicles remain and in a state of readiness.

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

The infrastructure will include emergency vehicle repair facility to provide maintenance and repairs for fire apparatus and ambulances. The facility will support specialized emergency vehicle repairs by a certified Emergency Vehicle Technician (EVT).

Describe any change in the character of the surrounding neighborhood.

The zoning change requested will not result in any change of character to the surrounding neighborhood.

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 emergency vehicle repair facility aligns directly with the core pillars of the 2025 Mohave County General Plan by advancing public safety, supporting infrastructure reliability, and driving economic development. The Mohave County General plan focuses on protecting public health, safety, and welfare of Mohave County citizens. The FMMFD specialized repair facility ensures that fire and ambulance assets remain operational and strickly compliant with maintenance standards,

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

Currently FMMFD does not have a dedicated emergency vehicle repair facility. The lack of this facility affects the operational readiness of fire apparatus and ambulances. Currently, FMMFD utilizes outside vendors to service and repair emergency vehicles. This results in lengthy out of service times for emergency vehicles. Additionally, the outsourced costs negatively impacts our operational budget reducing available funds for the delivery of emergency services.

Minor Plan Amendment Addendum

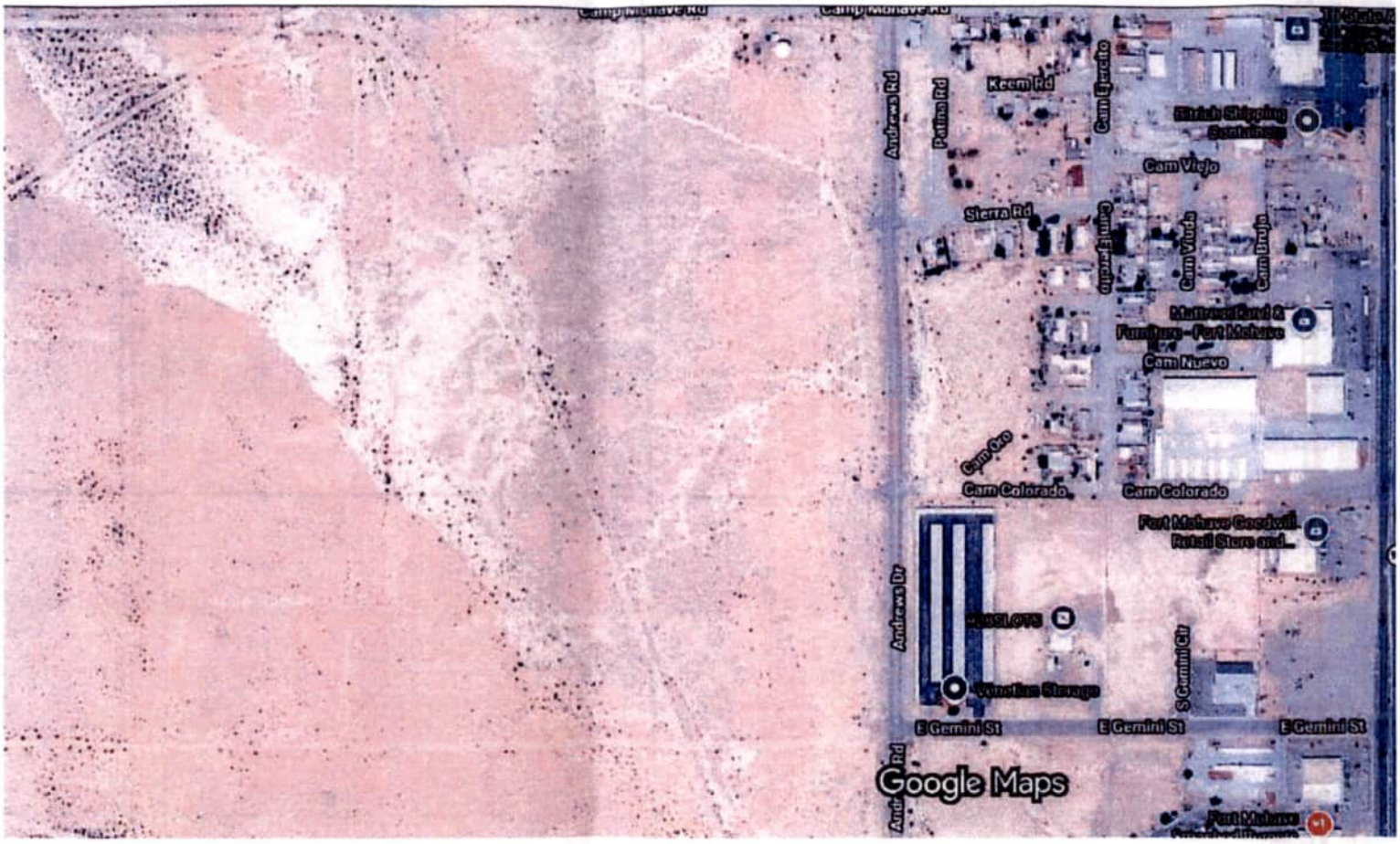
This addendum is to notify you of a request for a change to the Mohave County General Plan from

Suburban Residental to General Commercial

to accompany the requested rezone.

Google Maps

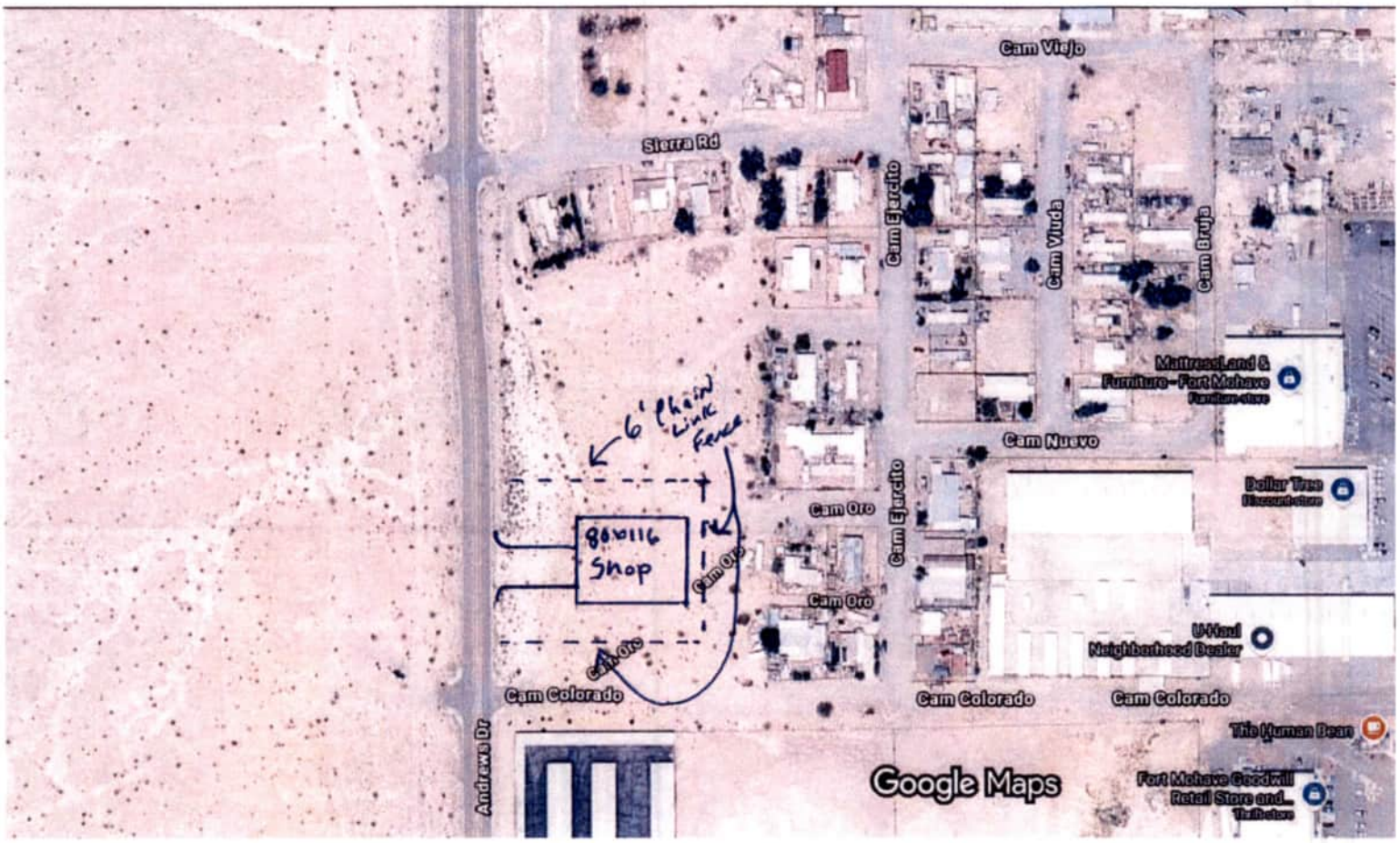
APN 228-02-069: 300' Map



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Ma

https://www.google.com/maps/@35.0229607,-114.6023913,690m/data=!3m1!1e3?entry=ttu&g_ep=EgoyMDI2MDkxNC4wIKXMDSoASAFQAw%3D%3D

Google Maps



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map

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228-03-109
SD/R
228-03-108
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228-03-091
SD/R
CR 2651
E CAMINO NUEVO
228-03-123A
1409 E CAMINO ORO
228-02-068
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S CAMINO EJERCITO
E CAMINO ORO
228-03-125A
SD/R
4615 S HWY 95
228-02-085
CMO
228-03-131
SD/R
228-03-130
SD/R
228-03-127A
SD/R
228-02-083
228-02-069
AR
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CR 2652
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SD/R
228-02-084
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228-03-133
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228-03-132
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CR-3449
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E CAMINO COLORADO
1353 GEMINI ST
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C2
228-02-071
1385 E GEMINI ST
228-02-075
C2
4644 S GEMINI CIR
228-02-079
C2

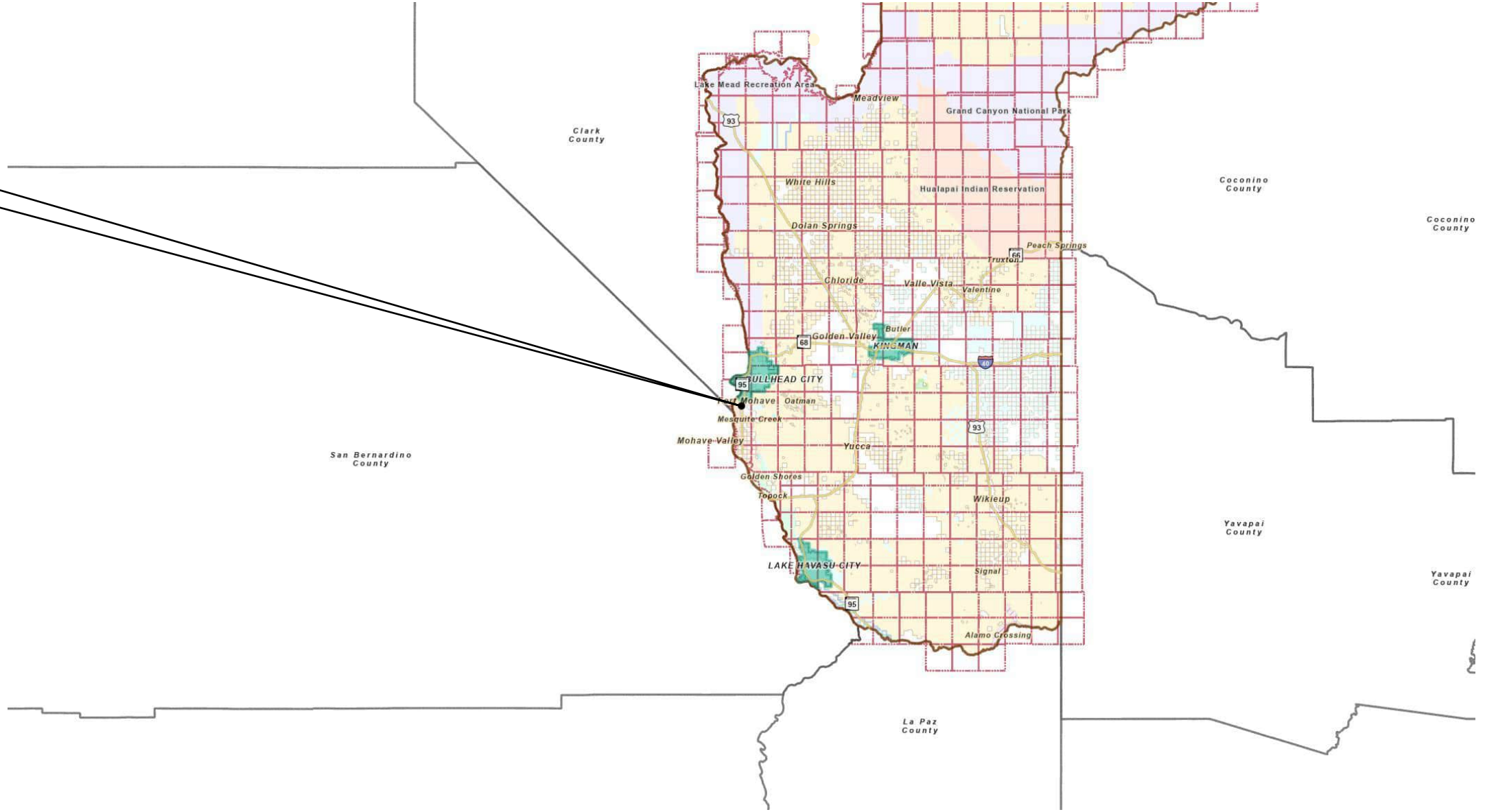
GENERAL PLAN AMENDMENT & REZONE 228-02-069

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity.

Section 22
T 19 N, R 22 W

Subject Property

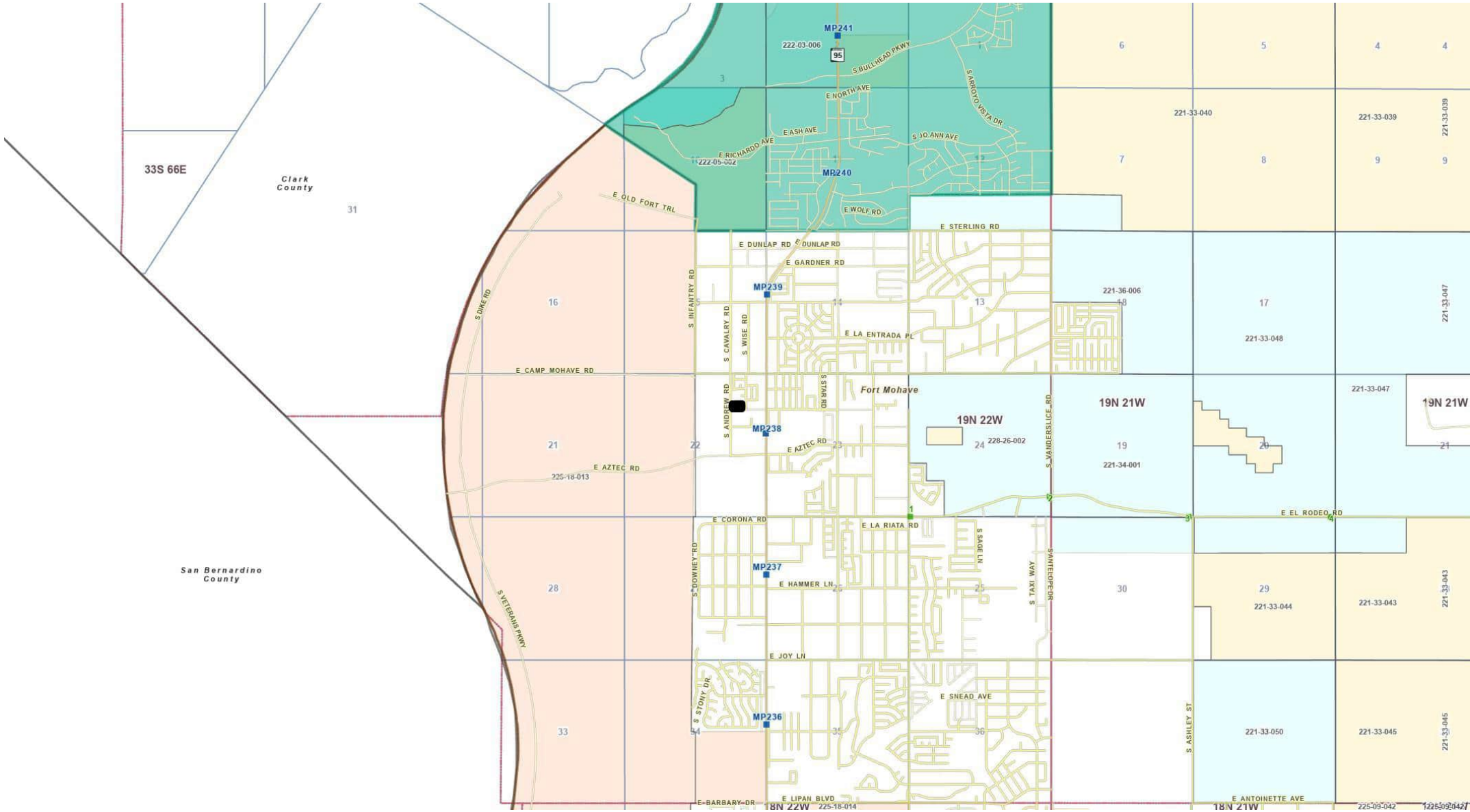


GENERAL PLAN AMENDMENT & REZONE 228-02-069

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity.

Section 22
T 19 N, R 22 W

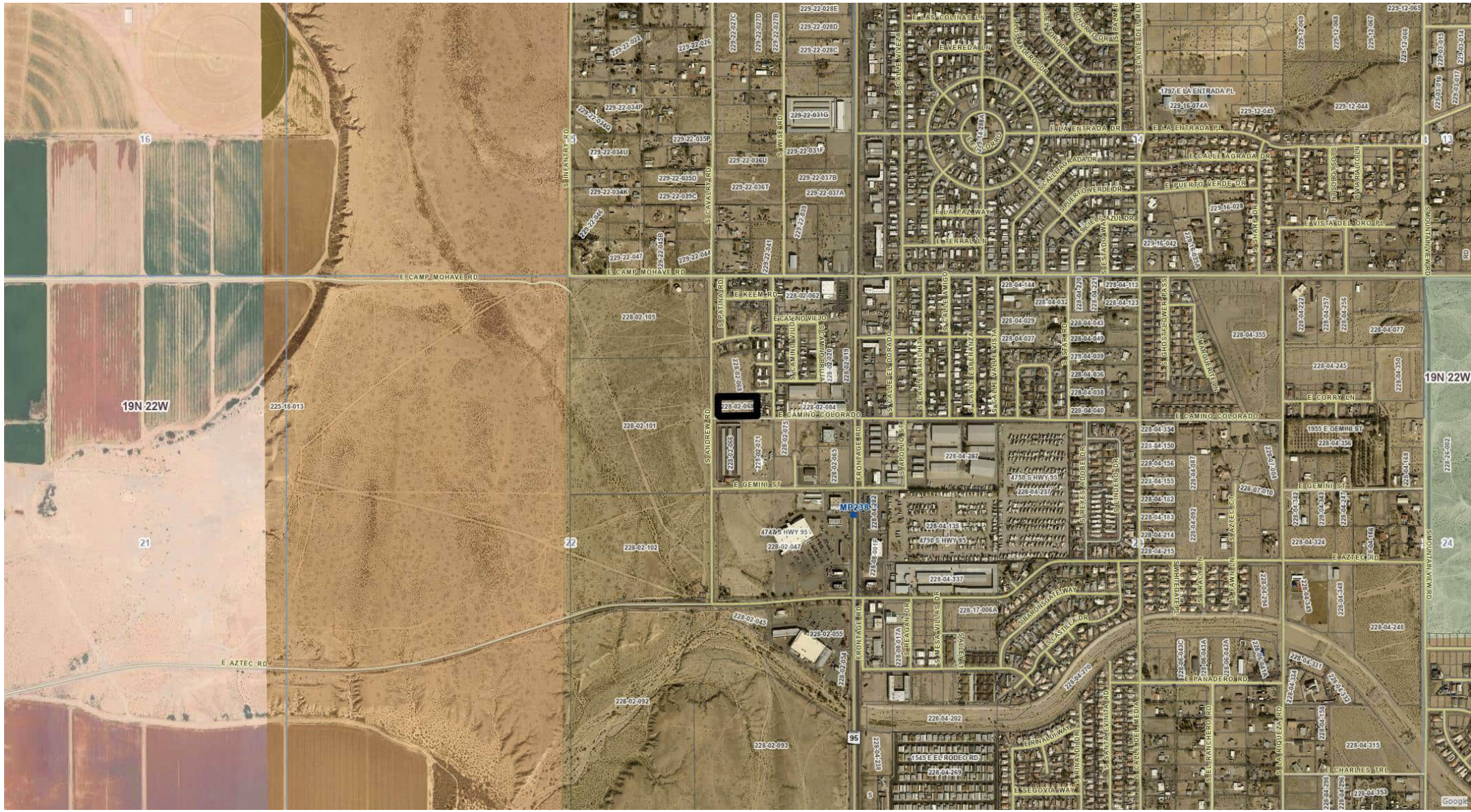


GENERAL PLAN AMENDMENT & REZONE 228-02-069

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity.

Section 22
T 19 N, R 22 W



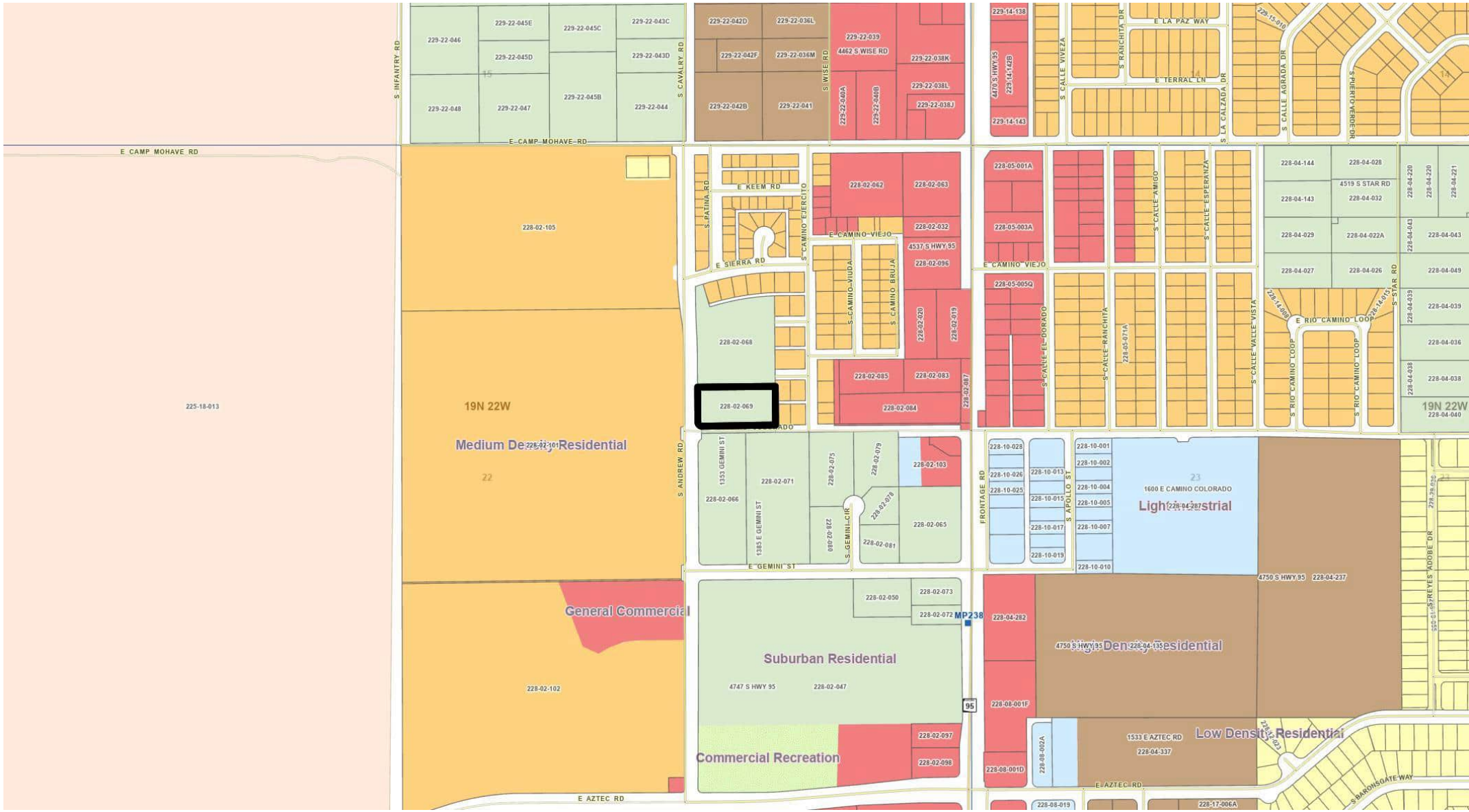
GENERAL PLAN AMENDMENT & REZONE 228-02-069

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity.

Section 22
T 19 N, R 22 W

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



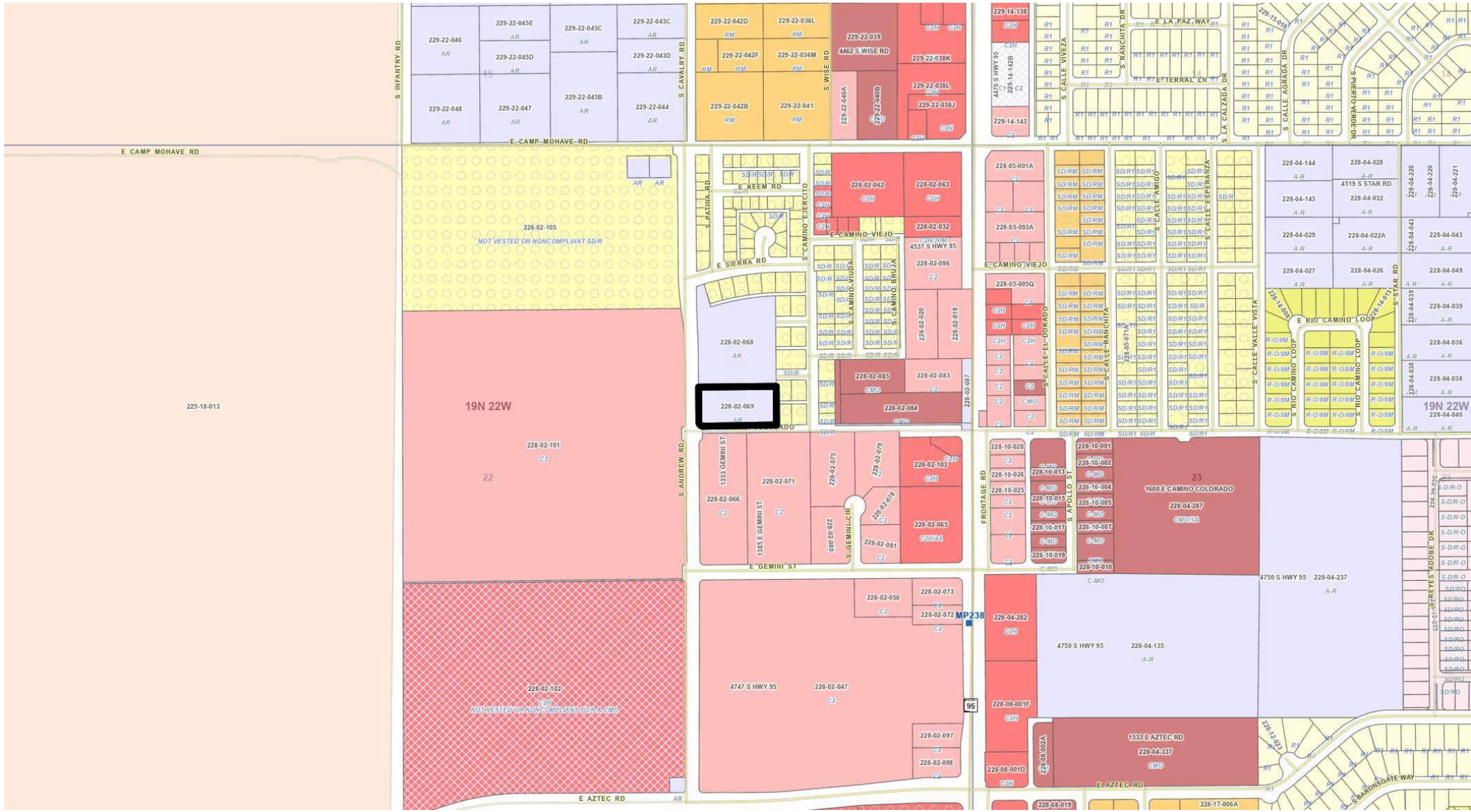
GENERAL PLAN AMENDMENT & REZONE 228-02-069

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity.

Section 22
T 19 N, R 22 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



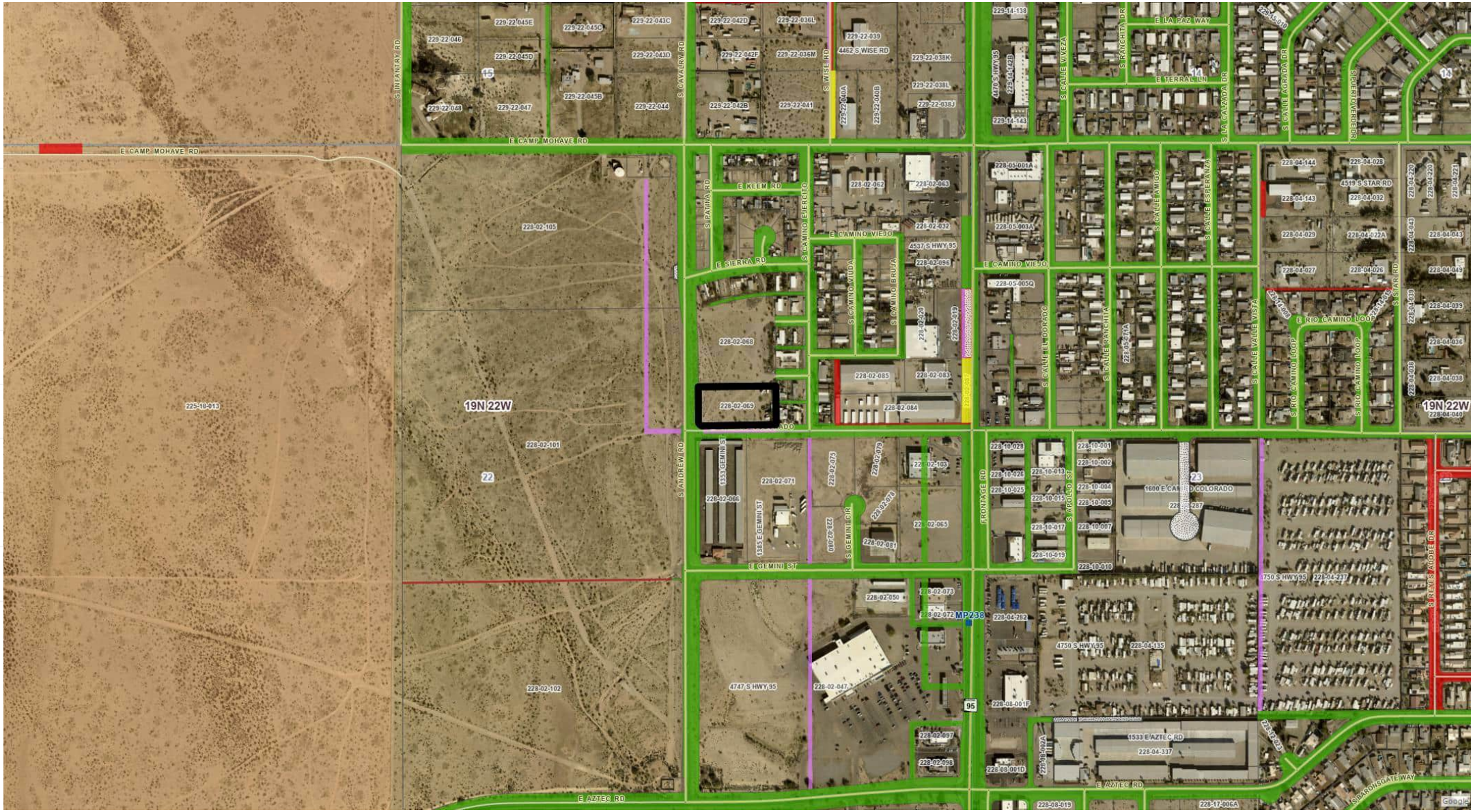
GENERAL PLAN AMENDMENT & REZONE 228-02-069

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity.

Section 22
T 19 N, R 22 W

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

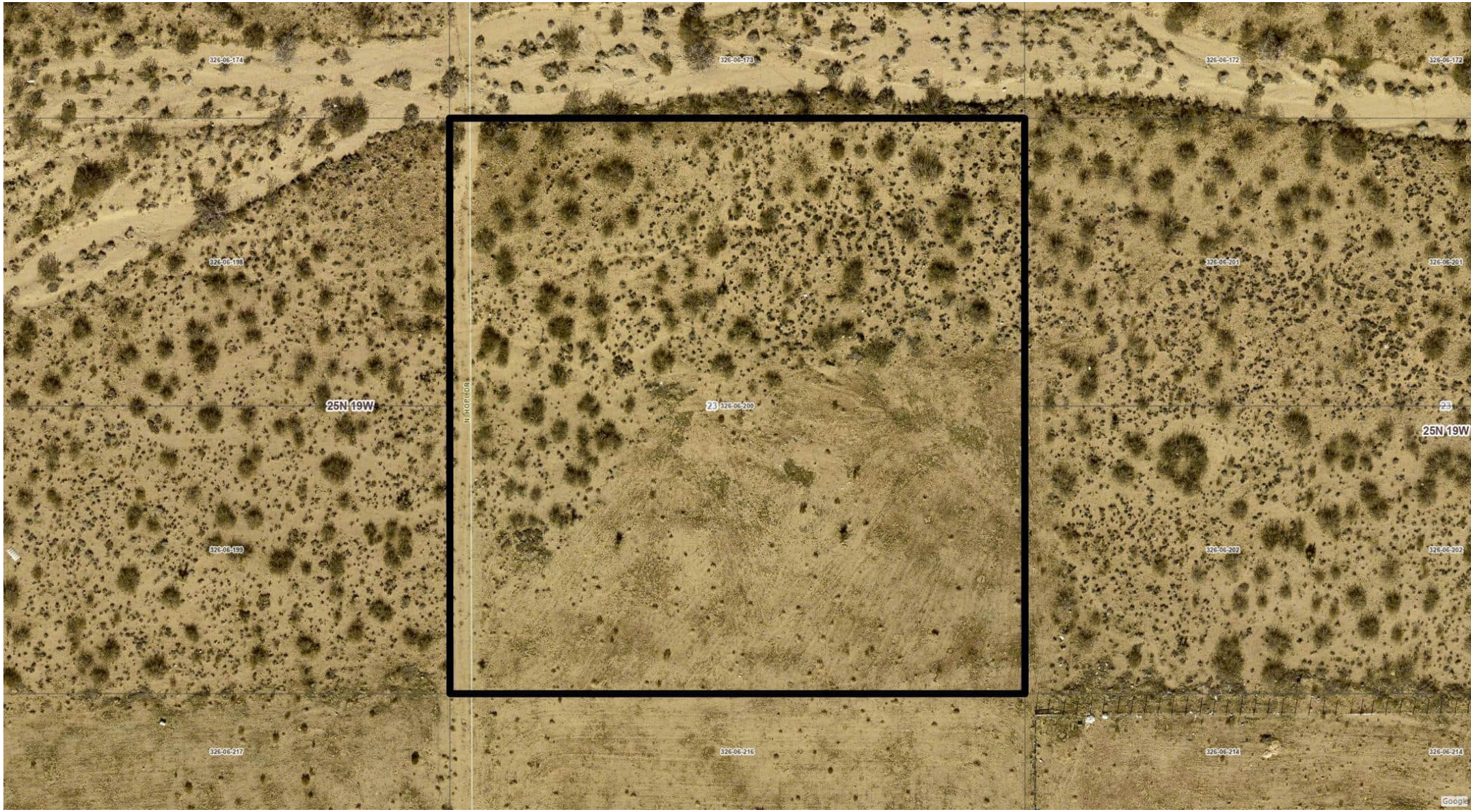


GENERAL PLAN AMENDMENT & REZONE 228-02-069

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 228-02-069 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a fire apparatus maintenance shop, in the Fort Mohave vicinity.

Section 22
T 19 N, R 22 W



N
W
E
S


Andrew Rd
ZONING
NOTICE


ZONING
NOTICE

09. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five-Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two-acre minimum lot size) zone to allow 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 KTH Consulting, on behalf of LHCJD LLC, of Kingman, Arizona.

Assessor's Parcel No. 306-50-016F is described as Goldroad Station Unit 1 Parcel 16D on PP 040/048-048A of Section 22, Township 21 North, Range 19 West.

The site is approximately 7.23 acres and is located on the corner of West Bolsa Drive and South Estrella Road. The site is accessed from South Estrella Road.

The site is currently vacant. The terrain appears flat with a wash in the northeast corner. The surrounding land consists of single-family homes and vacant land.

The applicant requests this Rezone from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Development Area.

The site is located within the Golden Valley Fire District. Electric service appears to be available. Sewer and water services do not appear to be available. Both West Bolsa Drive and South Estrella Road are paved.

A review of FEMA FIRM Panel #04015C-4520H describes the property 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 is suitable for the intended action.
d. The adjacent and surrounding area contains other zoning and density like the above-proposed action.
e. The site appears to have legal access via paved roads.
f. The wash on the northeast corner of the lot is a significant environmental feature affecting the site.
g. Electric service appears to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to an A-R (Agricultural Residential), and an A-R/2A (Agricultural Residential/Two-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 relieve 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: 306-50-016F Current Zoning: AR/5A Parcel Size 7.23 Acres

Legal Description:

A PORTION OF SEC. 22, T21N, R19W – GOLDROAD STATION UNIT 1, PP. 02/061-061 PARCEL 16, EXCEPT THE E. 180' OF THE S. 95' SEGREGATED AS PAR. 16D, per P.P. 04-0/048-04E

Water Provider: GVIDD Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED LAND

Owner Information LHCJD LLC, Lydia Arrasmith, manager

Owner Name(must match current deed): LHCJD LLC, Arizona LLC

Mailing Address: 528 Green Mountain St City: Simi Valley CA 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: AR/1A & AR/2A

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 1 acre agricultural residential lots, plus one 3 acre residential lot

Authorization

By signing be[illegible], I certify I am the current property manager, concur with the request, and all the information is correct to the best of my know[illegible] information is completed I allow them to act on my behalf regarding this application.

Lydia Arrasmith

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/5A

to AR & AR/2A for the purpose of creating 5 agricultural residential lots (sized 1 acre & 3 acre).

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

[redacted]

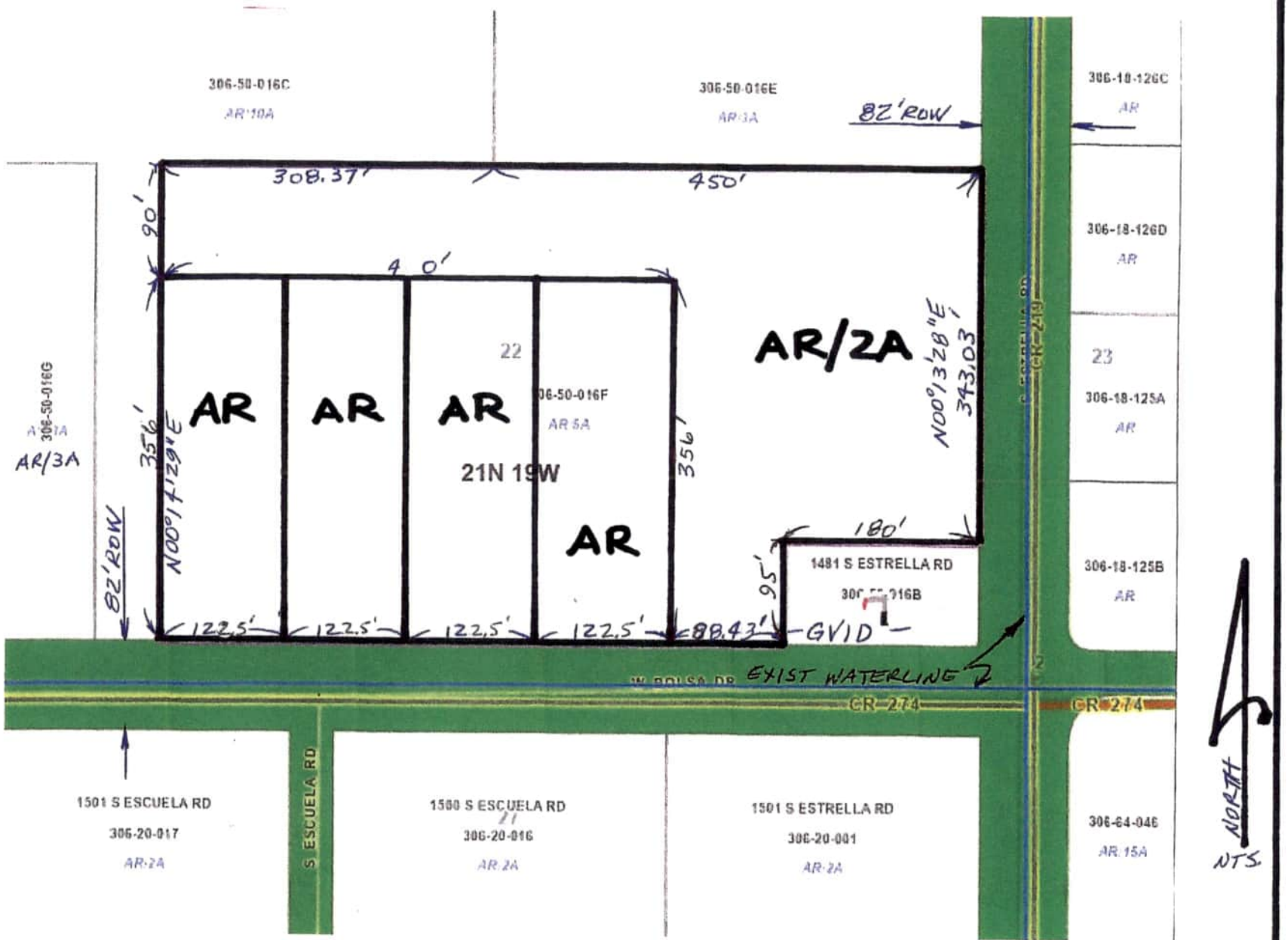
Assessor Parcel Number and Legal Description of proposed subject property: APN.' 306-50-016F

A PORTION OF SEC. 22, T21N, R19W - GOLDROAD STATION UNIT 1, P.P. 02/061-061A, PARCEL 16, EXCEPT THE E. 180' OF THE S. 95' SEGREGATED AS PARCEL 16D, PER P.P. 040/048-048A.

Vicinity Map



Site Plan


306-50-016C
AR:10A
306-50-016E
AR:3A
82' ROW
306-18-126C
AR
308.37'
450'
90'
40'
306-18-126D
AR
AR/2A
N00°13'28"E
343.03'
S. ESTRELLA DR
CR-219
23
306-18-125A
AR
22
AR
AR
AR
306-50-016F
AR:5A
21N 19W
356'
356'
306-50-016G
AR:3A
AR/3A
N00°13'28"E
82' ROW
180'
306-18-125B
AR
1481 S ESTRELLA RD
95'
122.5'
122.5'
122.5'
122.5'
88.43'
GVID
EXIST WATERLINE
W BOLSA DR
CR-274
CR-274
1501 S ESCUELA RD
306-20-017
AR:2A
S ESCUELA RD
1500 S ESCUELA RD
306-20-016
AR:2A
1501 S ESTRELLA RD
306-20-001
AR:2A
306-64-046
AR:15A
NORTH
NTS

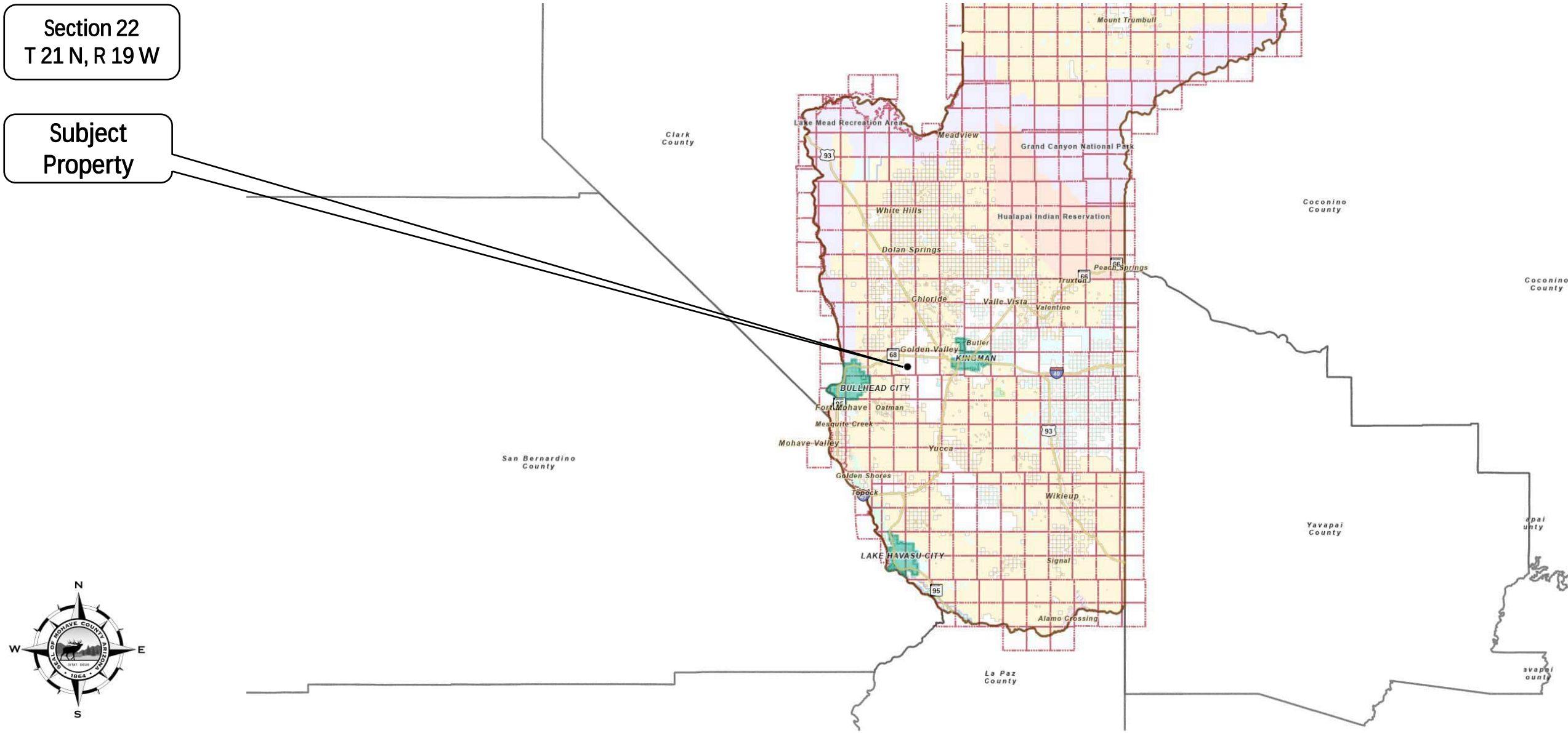
REZONE 306-50-016F

GENERAL MAP

REZONE of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity.

Section 22
T 21 N, R 19 W

Subject Property

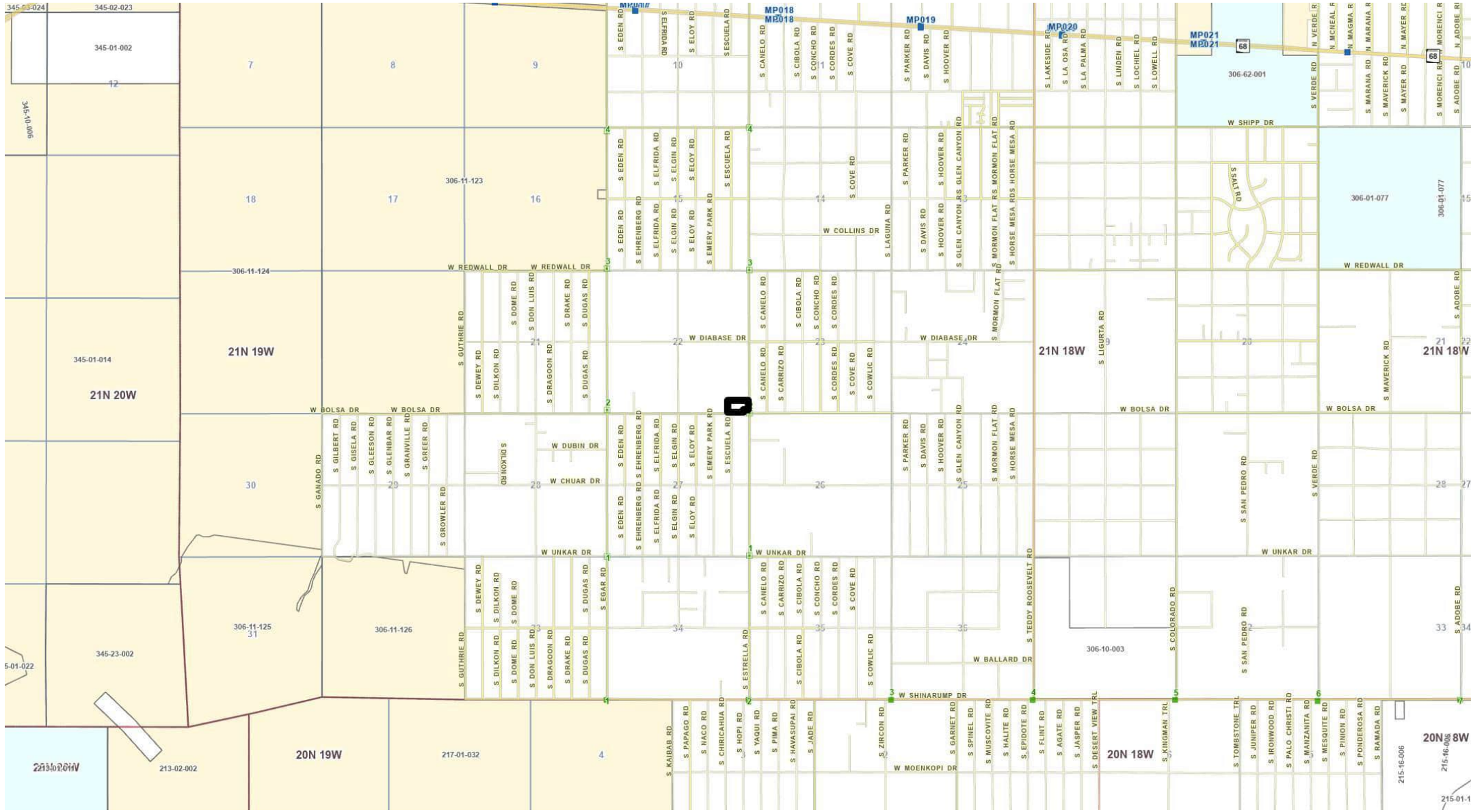


REZONE 306-50-016F

VICINITY MAP

REZONE of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity.

Section 22
T 21 N, R 19 W

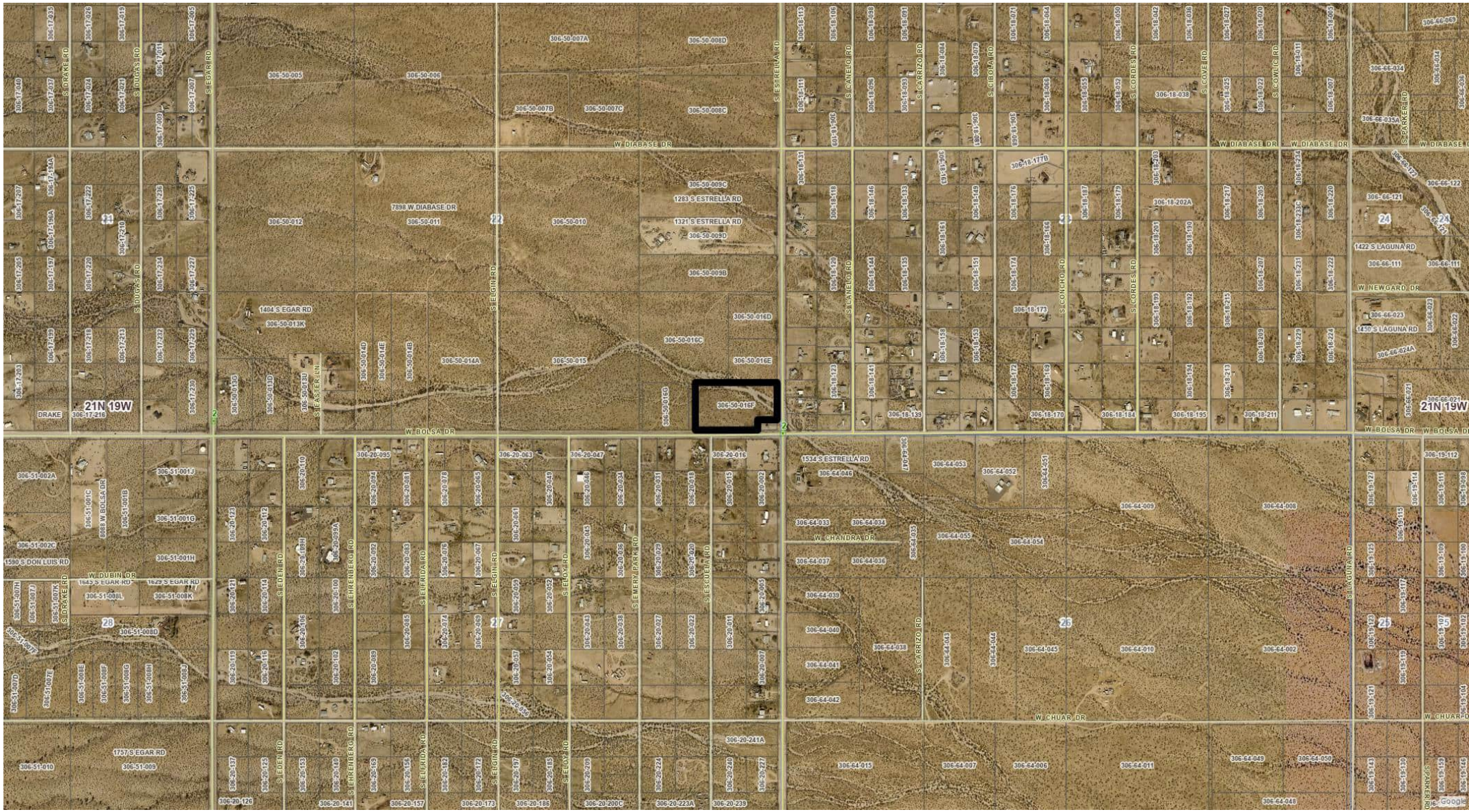


REZONE 306-50-016F

SITE MAP

REZONE of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity.

Section 22
T 21 N, R 19 W



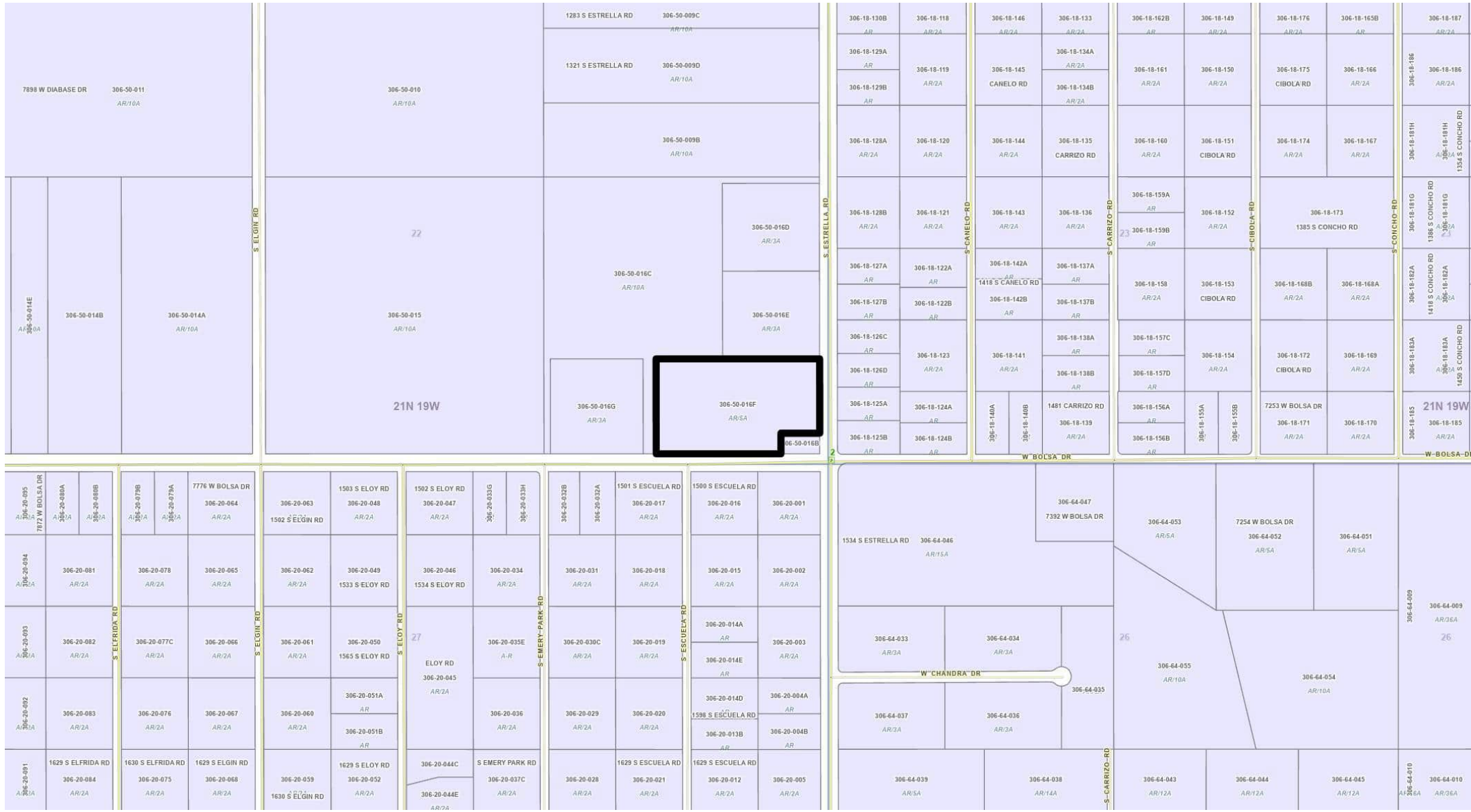
REZONE 306-50-016F

ZONING MAP

REZONE of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity.

Section 22
T 21 N, R 19 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



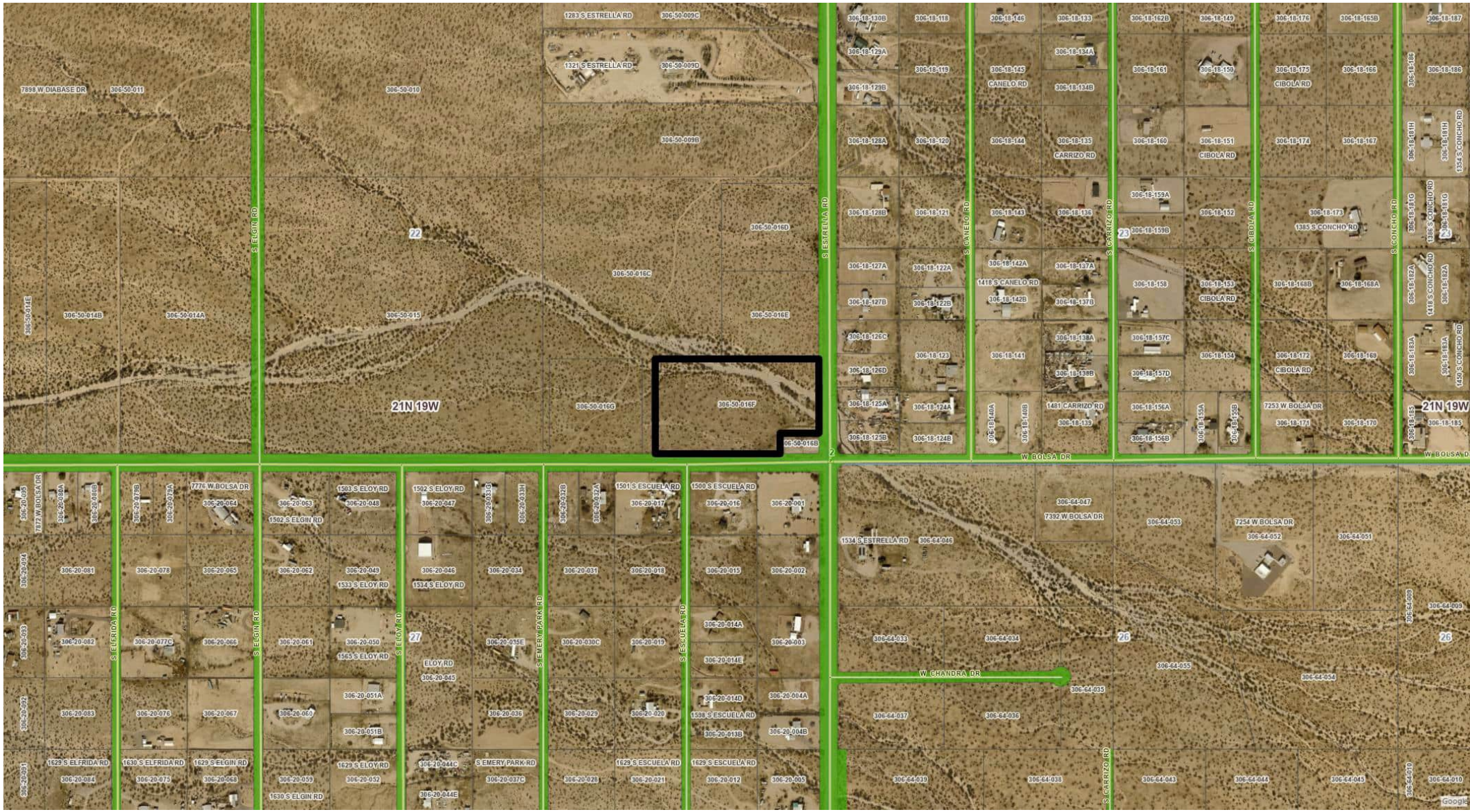
REZONE 306-50-016F

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity.

Section 22
T 21 N, R 19 W

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

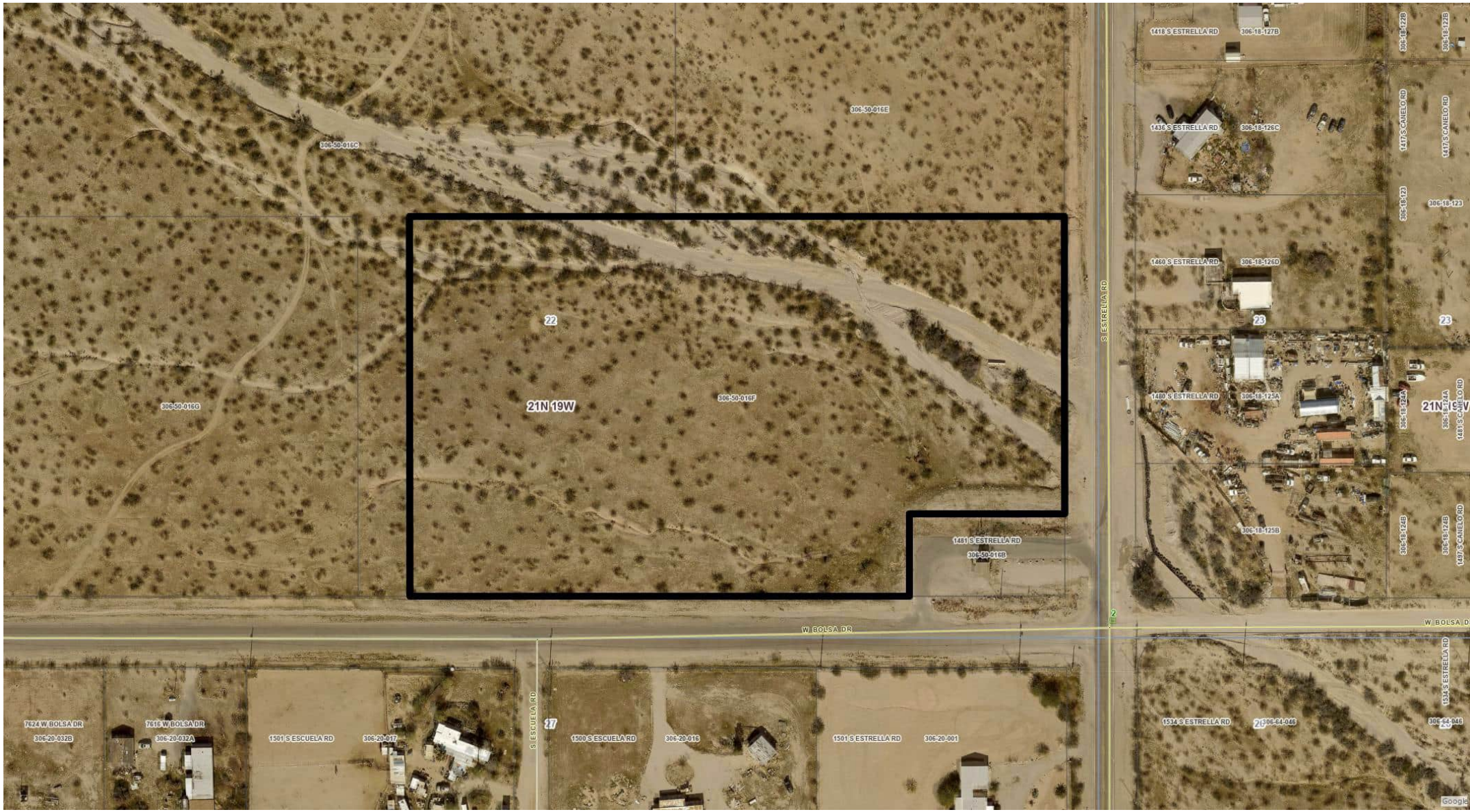


REZONE 306-50-016F

REQUEST

REZONE of Assessor's Parcel No. 306-50-016F from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, and an A-R/2A (Agricultural Residential/Two acre minimum lot size) zone to allow for a minor land division, in the Golden Valley vicinity.

Section 22
T 21 N, R 19 W




ZONING
NOTICE


ZONING
NOTICE
SEPTICS
928-279-0646
ROC#366038

10. **Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and 185 from a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, 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 Crystal Anderson on behalf of Seitz 2024 TX-AZ Holdings LLC of Kingman, Arizona.

Assessor's Parcel Nos. 306-07-172, -173A, -184A, and 185 are described as Golden Sage Ranchos Unit 55, Block M, Lots 1, 2, 16, and 17, located in Section 11, Township 21 North, Range 18 West.

The site is approximately 6.91 acres in total and is located north of State Highway 68, east of Hope Road, and west of Horn Road. The site is accessed directly from State Highway 68 between Hope Road and Horn Road.

The site appears to have flat terrain. Parcel 306-07-173A has existing commercial buildings. The remainder of the site appears to be vacant. Surrounding land uses consist of commercial developments, single-family residences, and vacant land.

The applicant requests this rezone from a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for school. The Mohave County General Plan designates this area as General Commercial.

The site is located within the Golden Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. State Highway 68 is paved and is on Arizona Department of Transportation's road maintenance system. Hope Road and Horn Road are unpaved and are on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4531H 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 contains zoning similar to the above-proposed action.
e. The site does appear to have legal access via paved roads.
f. There does not appear to be any significant environmental features affecting the site.
g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. C-2H/1A (Highway Commercial/One Acre minimum lot size) zone to a C-RE (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: 306-07-185, 184A, 173A 172 Current Zoning: C2H-1a Parcel Size 1.82, 1.61, 1.73 Acres

Legal Description:
306-07-184, See Attached for legal

Water Provider: Pioneer Water Electric provider: Unisource Sewer provider: none

Present use of property: Vacant lots

Owner Information

Owner Name(must match current deed): Seitz 024 TX-AZ Holdings LLC,

Mailing Address: 3893 N PAINTED TRL City: Kingman State: AZ Zip: 86401

Phone numbe [redacted] Email:

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

Agent Name: Crystal Anderson

Mailing Address: 2080 N Clack Canyon Rd. 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: 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:
School

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.

APN: 306-07-184A
Assessor Description:
GOLDEN SAGE RANCHOS UNIT 55 BLK M LOT 16 EXCEPT THE EAST 18' LYING BETWEEN THE SOUTH 190' AND THE NORTH 169' OF THE EAST 18' OF SAID LOT CONT 1.61 ACRES 306-07-184(306-07-173A & 184A)
1.61 ACRES

APN: 306-07-185
GOLDEN SAGE RANCHOS UNIT 55 BLK M LOT 17
1.82 ACRES

APN: 306-07-172
GOLDEN SAGE RANCHOS UNIT 55 BLK M LOT 1
1.73 ACRES

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 C2H-1a to CR-E for the purpose of School.

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:

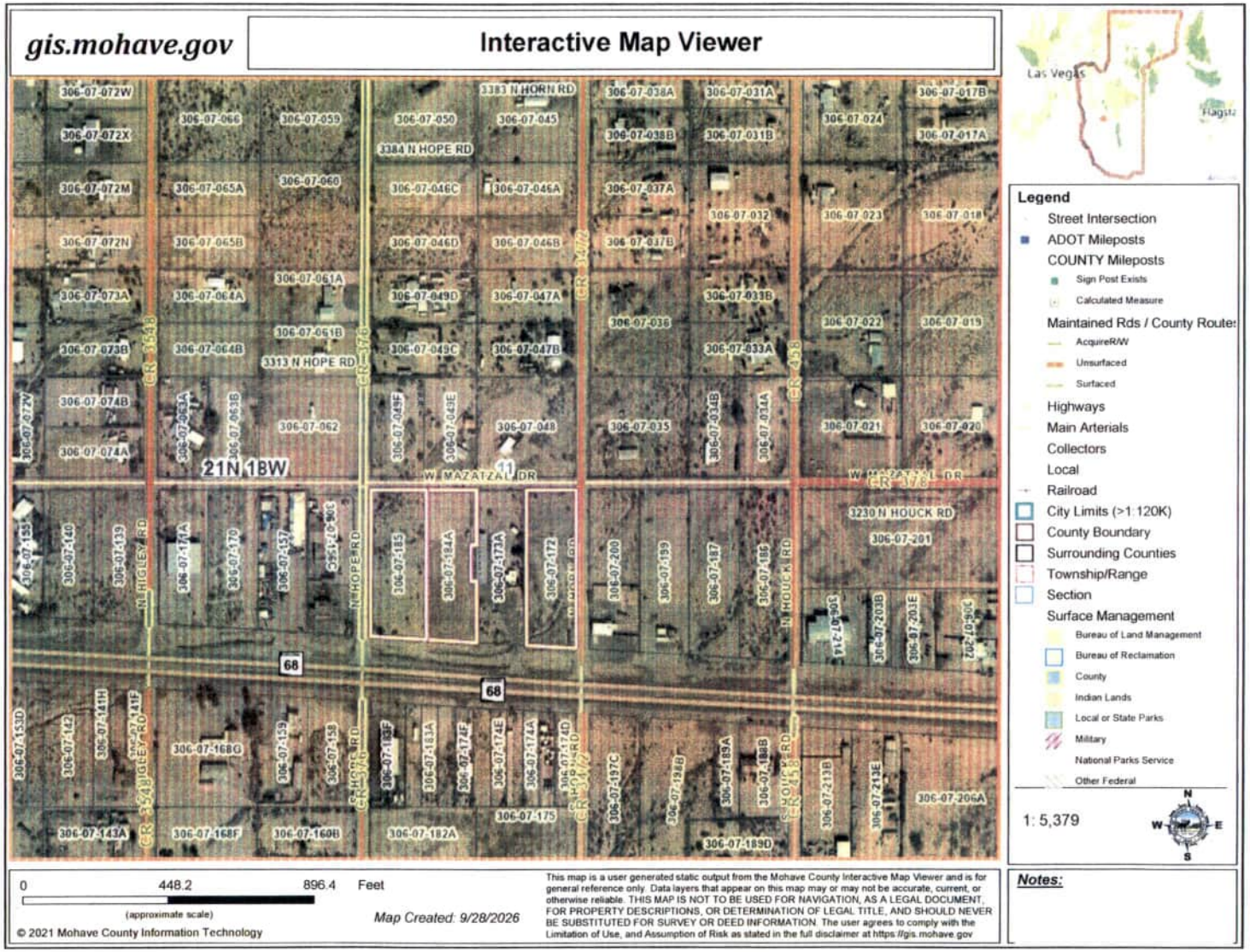
Crystal Anderson

[redacted]

[redacted]

Assessor Parcel Number and Legal Description of proposed subject property: 306-07-185, 306-07-184A & -173A

306-07-172, See Attached for legal.


gis.mohave.gov
Interactive Map Viewer
3383 N HORN RD
3384 N HOPE RD
3313 N HOPE RD
3230 N HOUCK RD
W MAZATZAL DR
21N 1BW
N HIGLEY RD
N HOPE RD
N HOUCK RD
68
Las Vegas
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
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 Federal
1:5,379
N
W
E
S
0
448.2
896.4
Feet
(approximate scale)
Map Created: 9/28/2026
© 2021 Mohave County Information Technology
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:

gis.mohave.gov

Interactive Map Viewer





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 Federal
  - Private

1: 2,964

N W E S

0 247.0 494.1 Feet

(approximate scale)

Map Created: 10/9/2026

© 2021 Mohave County Information Technology

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:

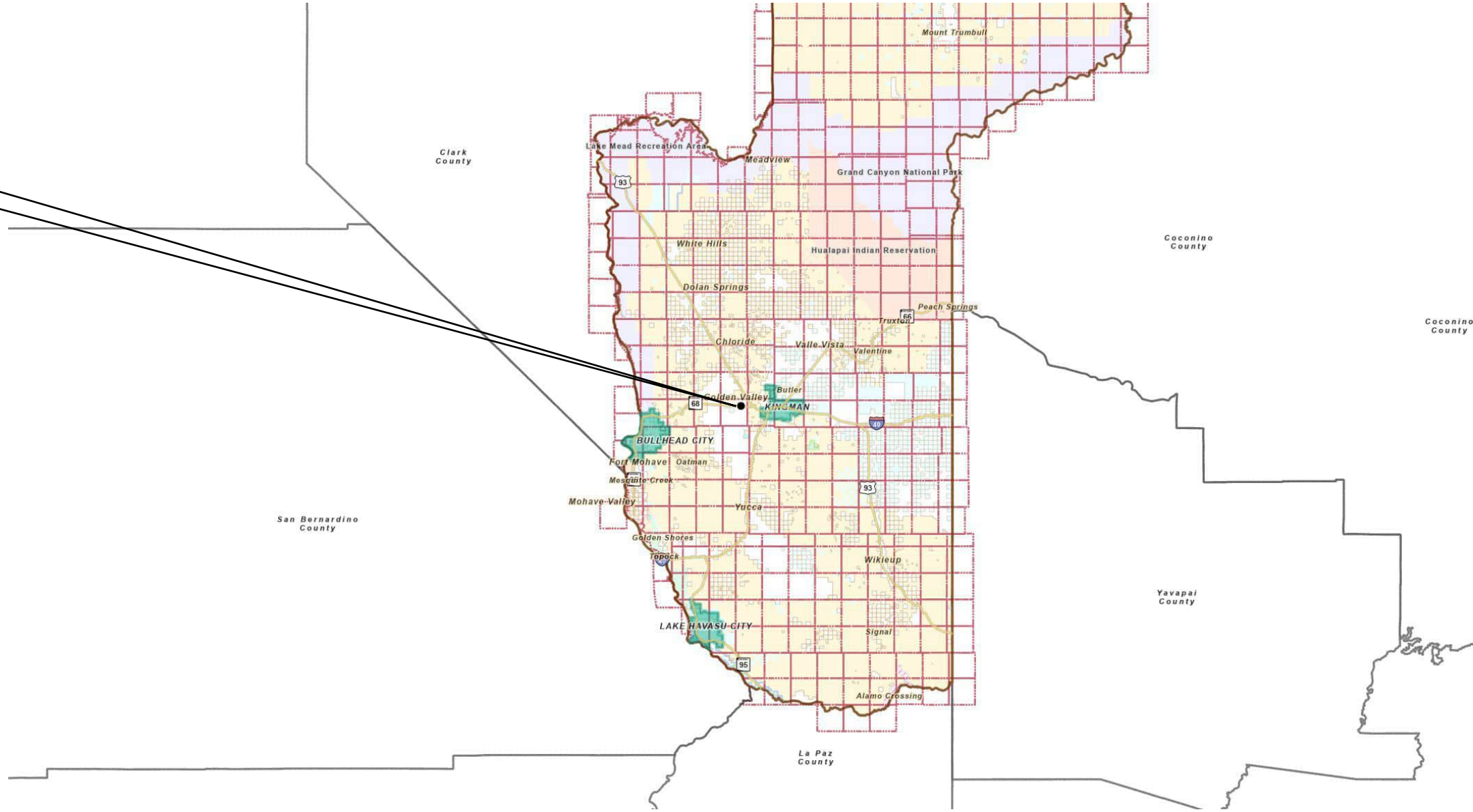
REZONE 306-07-172, -173A -184A, & -185

GENERAL MAP

REZONE of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and -185 from a C-2H/1A (Highway Commercia/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W

Subject Property

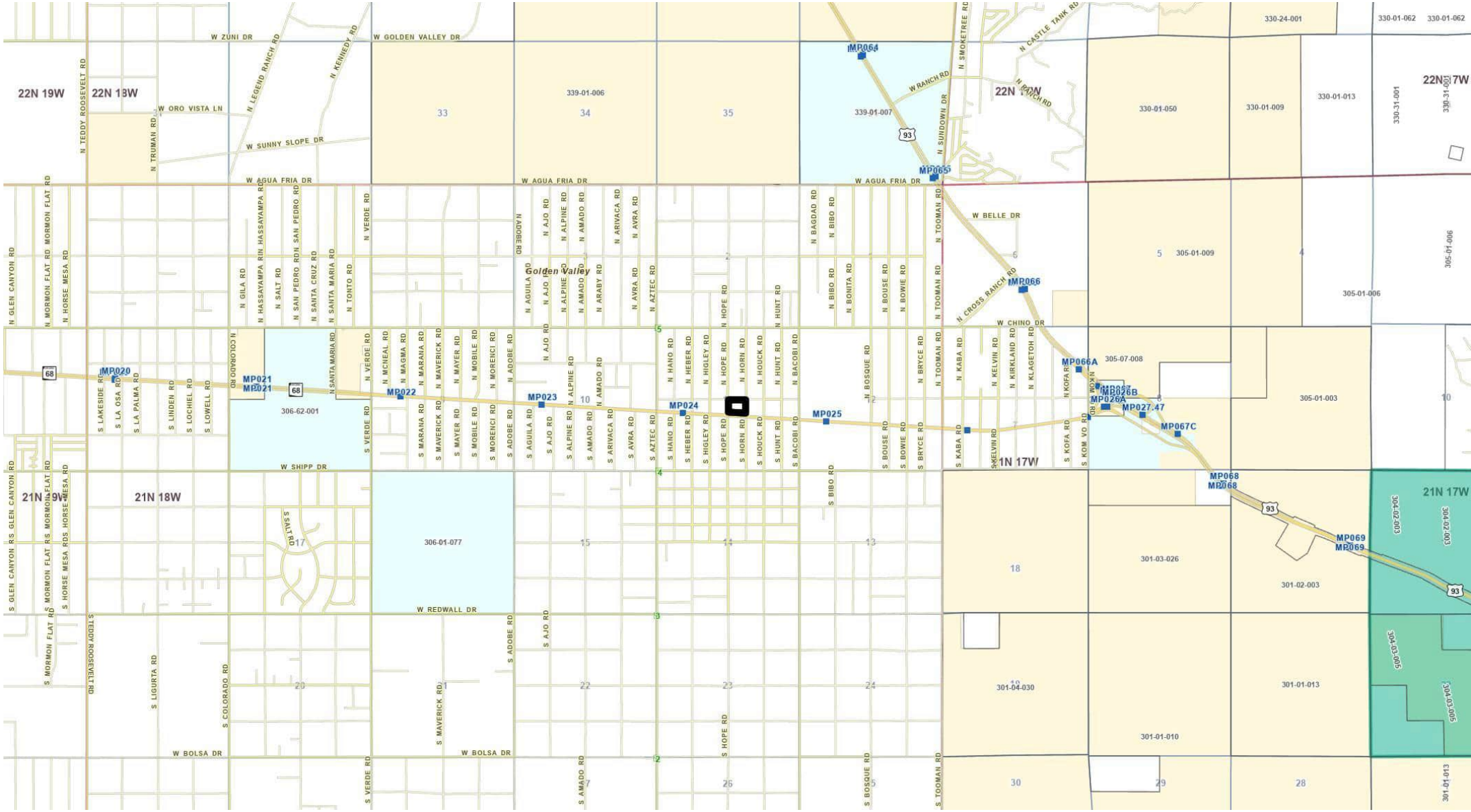


REZONE 306-07-172, -173A -184A, & -185

VICINITY MAP

REZONE of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and -185 from a C-2H/1A (Highway Commercia/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W



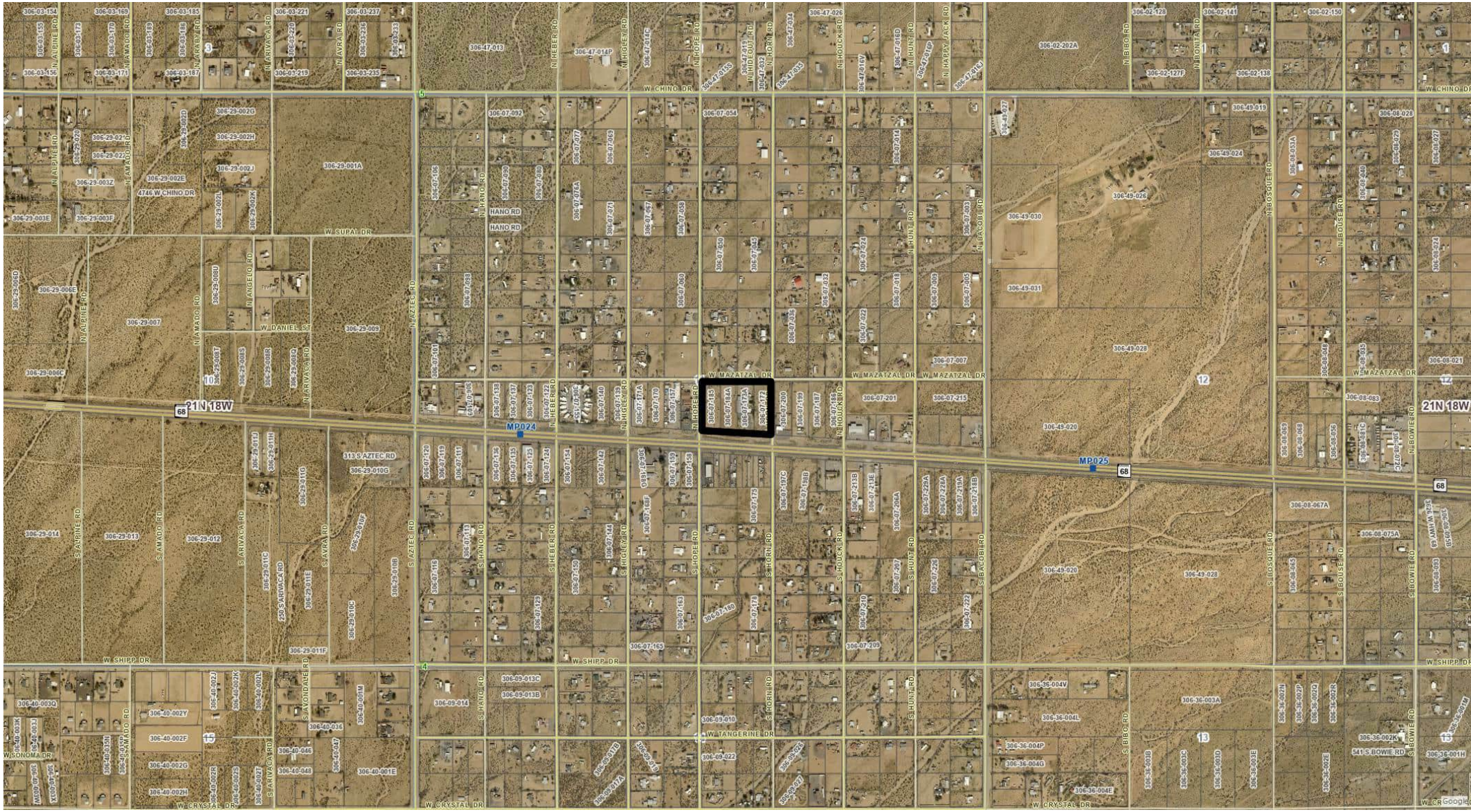
N
W
E
S

REZONE 306-07-172, -173A -184A, & -185

SITE MAP

REZONE of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and -185 from a C-2H/1A (Highway Commercia/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W





REZONE 306-07-172, -173A -184A, & -185

ZONING MAP

REZONE of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and -185 from a C-2H/1A (Highway Commercia/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



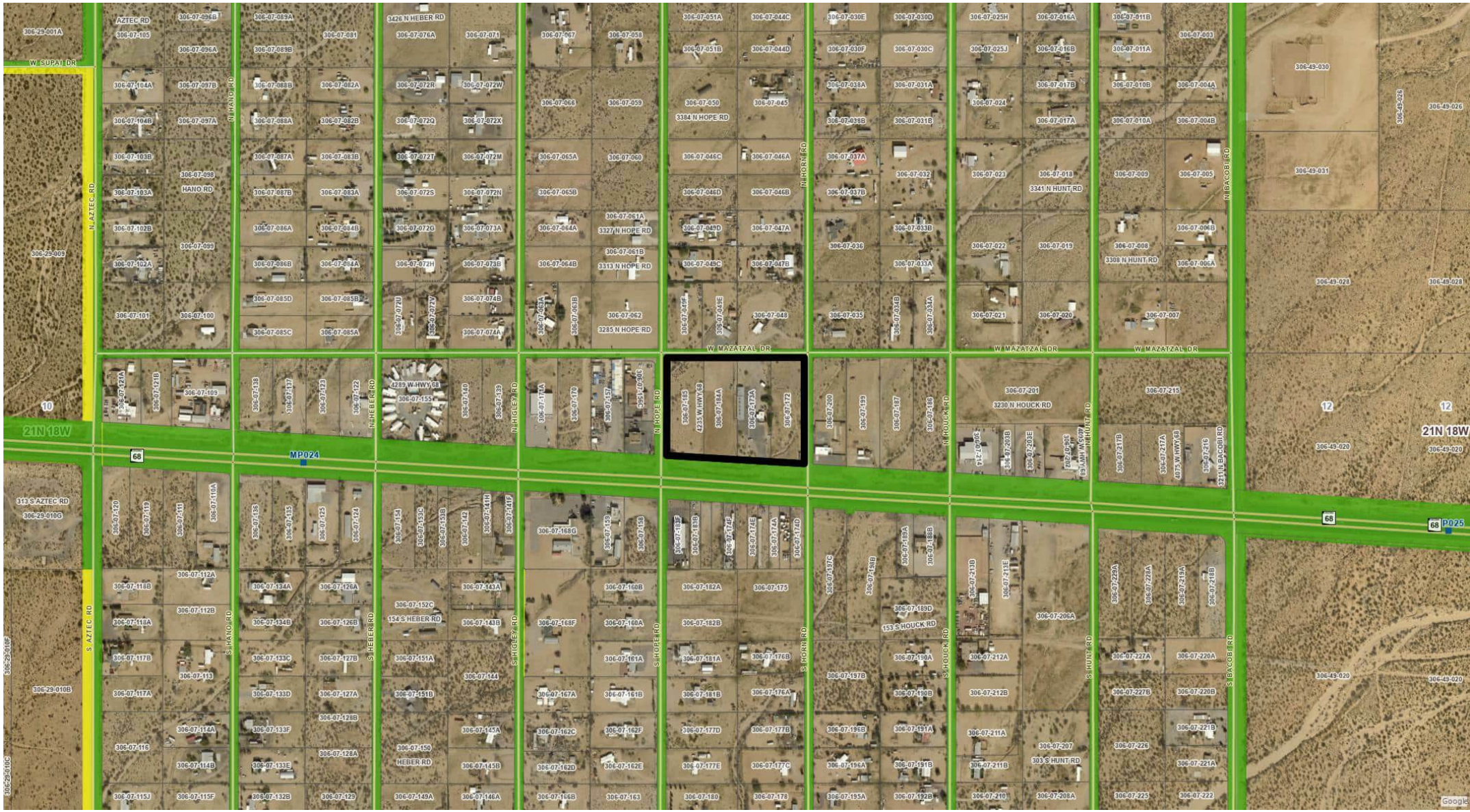
REZONE 306-07-172, -173A -184A, & -185

RIGHT OF WAY MAP

REZONE of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and -185 from a C-2H/1A (Highway Commercia/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W

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



REZONE 306-07-172, -173A -184A, & -185

REQUEST

REZONE of Assessor's Parcel Nos. 306-07-172, -173A, -184A, and -185 from a C-2H/1A (Highway Commercia/One Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a school, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W




NOW ENROLLING
ACADEMY OF EXCEPTIONALITIES
ZONING NOTICE
GV CABLE TV
INTERNET · PHONE
WALK IN CLINIC


Mazatzal Dr
ZONING NOTICE
GOLDEN VALLEY CHRISTIAN ACADEMY

11. **Evaluation of a request for a <u>SPECIAL USE PERMIT</u> for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One-Acre minimum lot size) zone, in the Golden Valley vicinity, 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 Rex Atkinson, on behalf of Zayo Group LLC of Denver, Colorado.

Assessor's Parcel No. 306-07-183A is described as Golden Sage Ranchos Unit 55 Blk M the E 50 feet of Lot 15 of Township 21 North, Range 18 West, Section 11.

The site is approximately .35 acres and is located south of State Highway 68 and east of Hope Road. The site is accessed from State Highway 68.

The site appears to be vacant, and the terrain appears to be relatively flat. The surrounding land use primarily consists of commercial uses and vacant land.

The applicant requests this Special Use Permit to allow for a fiber optic utility facility. The Mohave County General Plan designates the site as GC (General Commercial).

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. State Highway 68 is paved and is on ADOT's road maintenance system.

A review of FEMA FIRM Panel #04015C-4531H indicates the parcel described to be in Zone X, not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

a. All notices have been advertised and posted according to regulations.
b. The proposed action and effect will comply with the Mohave County General Plan.
c. The site appears to be adequate for the intended action.
d. The general vicinity does 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 fiber optic utility facility on Assessor's Parcel No. 306-07-183A.

2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.

3. Adherence to all requirements of Mohave County Zoning Ordinance Section 37.N – Site Plan Requirements, as applicable.

4. The appropriate permits shall be obtained prior to construction.

5. 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.

6. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

Docusign Envelope ID: C9F79911-D0DB-812C-807A-B5FD3BA56E55

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: 306-07-183A Current Zoning: A-R Parcel Size: .35 Acres

Legal Description:

Golden Sage Ranchos Unit 55 BLK M the W 50' of the E 100' of Lot 15

Water Provider: NA Electric provider: UNS Electric Inc Sewer provider: NA

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Zayo Group LLC

Mailing Address: 1401 Wynkoop Street City: Denver State: CO Zip: 80202

Phone numbe [redacted] Email [redacted]

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

Agent Name: Rex Atkinson

Mailing Address: 15925 Hargray Dr + City: Noblesville State: IN Zip: 46062

Phone numbe [redacted] Emai [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:

A pre-manufactured, fiber- optic utilty building, a back up generator and security fence.

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.

DocuSigned by:
Jason Jorgensen
E11EB9A95B58473...

SVP Long Haul Deployment

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

Docusign Envelope ID: C9F79911-D0DB-812C-807A-B5FD3BA56E55

Special Use Permit Notice of Hearing

Dear Property Owner:

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

A pre-manufactured, fiber- optic utilty building, a back up generator and security fence.

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:

15925 Hargray Dr

Noblesville, IN 46062

[redacted]

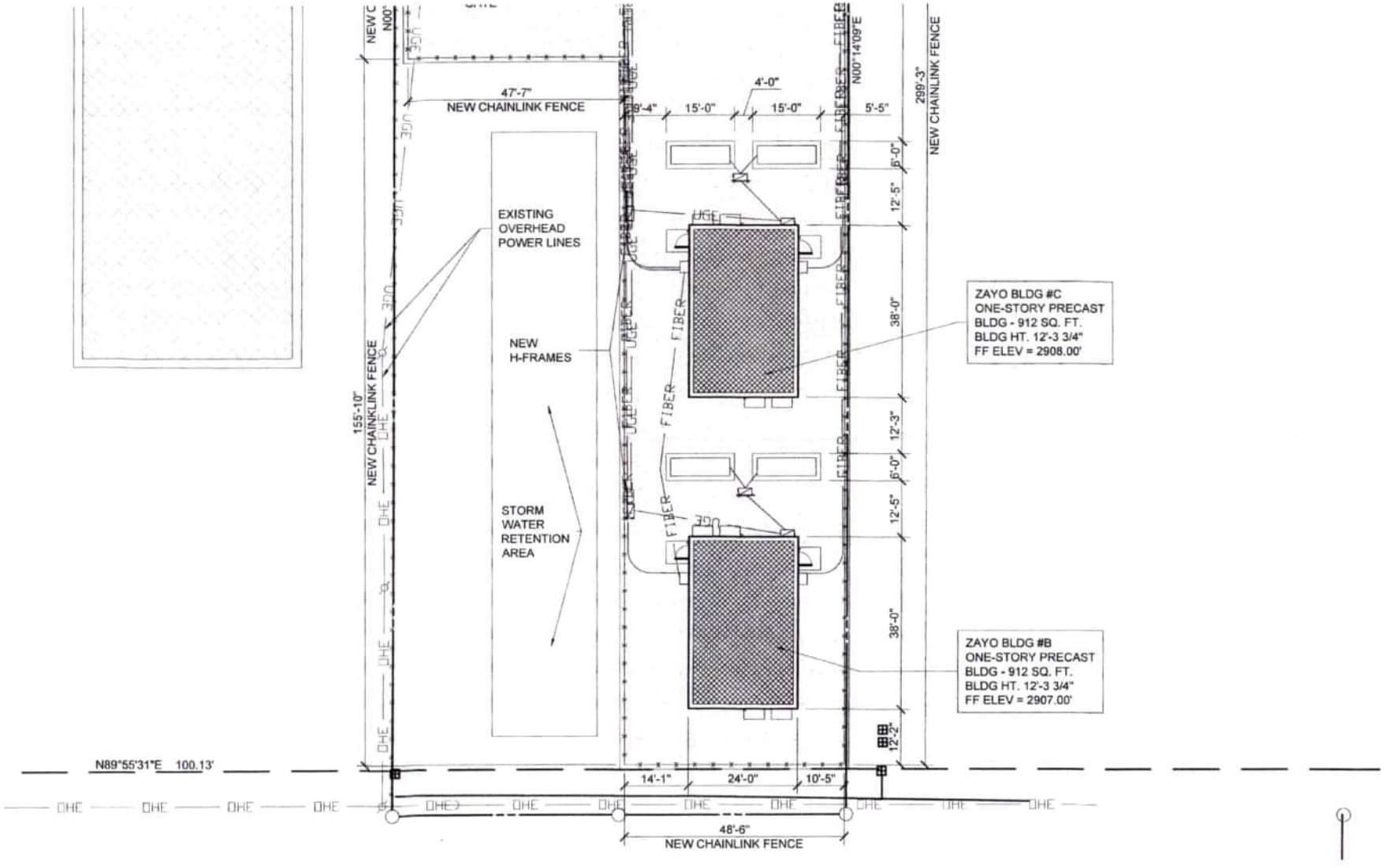
[redacted]

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

306-07-183B

Golden Sage Ranchos Unit 55 BLK M the W 50' of the E 100' of Lot 15

Docusign Envelope ID: C9F79911-D0DB-812C-807A-B5FD3BA56E55



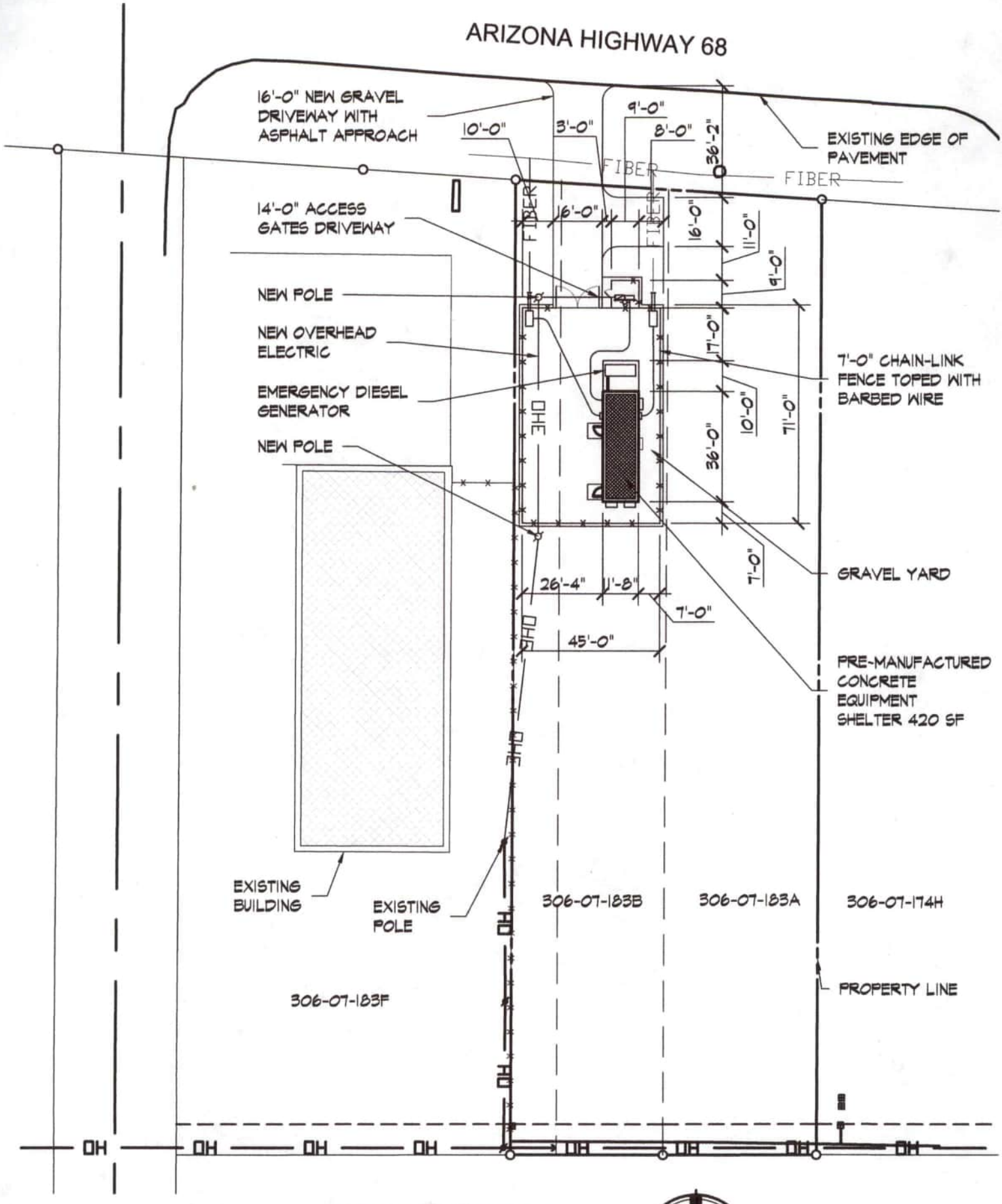
ZAYO GOLDEN VALLEY, AZ

AUGUST 18, 2026

0' 5' 20' 20'

OVERALL SITE PLAN

SCALE: 1" = 20'-0"



SITE MAP

SCALE: 1" = 40'-0"


68
HOPE RD
N HOPE RD
S HOPE RD
CR 176
N HORN RD
CR 147Z
S HORN RD
4248 W HWY 68
306-07-159
C2H/1A
4244 W HWY 68
21N 18W
306-07-158
C2H/1A
306-07-160G
1A
100 S HIGLEY RD
121 S HOPE RD
306-07-160B
A-R
306-07-160F
306-07-183F
52 S HOPE RD
306-07-183B
C2H/1A
306-07-183A
11
C2H/1A
306-07-182A
A-R
4232 W HWY 68
306-07-174H
C2H/1A
4230 W HWY 68
306-07-174F
C2H/1A
4226 W HWY 68
306-07-174B
C2H/1A
4222 W HWY 68
306-07-174E
C2H/1A
4218 W HIGHWAY 68
306-07-174C
C2H/1A
4214 W HWY 68
306-07-174A
C2H/1A
4210 W HWY 68
306-07-174G
C2H/1A
4206 W HWY 68
306-07-174D
C2H/1A
306-07-175
A-R
306-07-200
C2H/1A
306-07-197C
4196 W HWY 68

APPLICATION FOR A SPECIAL USE PERMIT (SUP)

Dear Sir:

I (We) ~~Rim Rock Transport Invest~~ RIMROCK TRANSPORT INVESTMENT INC
hereby request a Mohave County Special Use Permit to establish:
(proposed use) Utility

and request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission:

Legal Description: East 100 feet of lot 15 of lot 15, Block M, Golden Sage Ranchos Unit 55
Section 11, T.21 N.,R18 W., G.& S.R.M., Mohave County, Arizona

Assessor's Parcel Number (APN): 306-07-183B

Present Use of Property: Vacant Zoning: C2H-1A

Owner: (proof required*) Rimrock Transport Investment, Inc., a Montana Corporation

Owner Address: PO Box 28 Billings, MT 59016

Phone: [redacted]

Email: [redacted]

Property Owner(s) Concur: RIMROCK TRANSPORT INVESTMENT INC By [signature] V.P.

(Original Signature Required for Each Owner of Record)

SUBMIT ONE COPY OF 8½ X 11 SITE MAP AND THE VICINITY MAP ALONG WITH ONE COPY OF THIS FORM

(TO BE FILLED IN IF OWNER AND APPLICANT DIFFERENT)

Applicant's interest in the property: Project Manager

Applicant: Rex Atkinson

Address: 8730 Powderhorn Way

City: Indianapolis State: IN Zip 46256 Phone: [redacted]

Email: [redacted]

MOHAVE COUNTY BUILDING PERMITS OR OTHER FEES MAY BE REQUIRED IN ADDITION TO THE SPECIAL USE PERMIT. Commencement of use or construction prior to the issuance of a Mohave County Building Permit may require a penalty fee.

***ONE (1) PROOF OF OWNERSHIP: Recorded Grant, Warranty, Joint Tenancy Deed or similar Deed. Generally, a Special Warranty Deed must be accompanied by a Title Report; a Quitclaim Deed is acceptable when accompanied by a Title Report.**

WHEN RECORDED RETURN TO:
GINNY ANDERSON, CLERK OF THE BOARD
700 W. BEALE STREET
3RD FLOOR
KINGMAN, AZ 86401

FEE# 2020025574

OFFICIAL RECORDS
OF MOHAVE COUNTY
KRISTI BLAIR,
COUNTY RECORDER

05/07/2020 02:53 PM Fee: $0.00

PAGE: 1 of 3

BOS RESOLUTION NO. 2020-062

A RESOLUTION SETTING FORTH A SPECIAL USE PERMIT FOR ASSESSOR'S PARCEL NO. 306-07-183B TO ALLOW FOR A PUBLIC FIBER OPTIC UTILITY FACILITY IN A C-2H/1A (HIGHWAY COMMERCIAL/ONE ACRE MINIMUM LOT SIZE) ZONE, IN THE GOLDEN VALLEY VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, May 4, 2020, a public hearing was conducted to determine whether approval should be granted for a Special Use Permit on the above-described property as requested by Rim Rock Transport Investment Inc. of Billings, Montana, and

WHEREAS, Assessor's Parcel No. 306-07-183B is more particularly described as Golden Sage Ranchos Unit 55 Block M the W 50' of the E 100' of Lot 15 of Section 11, Township 21 North, Range 18 West, and

WHEREAS, the site is approximately 0.35 acres in size and has a legal non-conforming status. It is located south of State Highway 68, and east of Hope Road. The site is accessed from the State Highway 68, and

WHEREAS, the property is currently vacant. The terrain is relatively flat. The surrounding land uses consist of commercial, single family residential, and vacant land, and

WHEREAS, the applicant requests this Special Use Permit to allow for a public fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre Minimum Lot Size) zone. The Mohave County General Plan and Golden Valley Area Plan designate this site as General Commercial, and

WHEREAS, the site is within the Golden Valley Fire District. The site does not appear to be served by a sewer system. Electric and water appear to be available. State Highway 68 is paved and is on the Arizona Department of Transportation (ADOT) road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-4531H 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 complies with the Mohave County General Plan and the Golden Valley Area Plan.

c. The site appears to be adequate for the action intended.
d. The neighboring area does not contain other uses similar to the above-proposed action.
e. The site does appear to have legal access via paved roads.
f. There are no significant environmental features affecting the site.
g. The site does not appear to be serviced by a sewer system. Electric and water service appear to be available.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on April 8, 2020, the Commission recommended APPROVAL of this Special Use Permit subject to the following:

1. This Special Use Permit is for a public fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre Minimum Lot Size) zone.

2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved prior to approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.E.4 of the Mohave County Zoning Ordinance, prior to establishing the use.

3. The appropriate permits will 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.

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona on April 19, 2020, and was posted on April 17, 2020, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors, at their regular meeting on Monday, May 4, 2020, APPROVED this Special Use Permit 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

Jean Bishop, Chairman

Ginny Anderson, Clerk of the Board

BOARD OF SUPERVISORS MOHAVE CO. DITAT DEUS ARIZONA

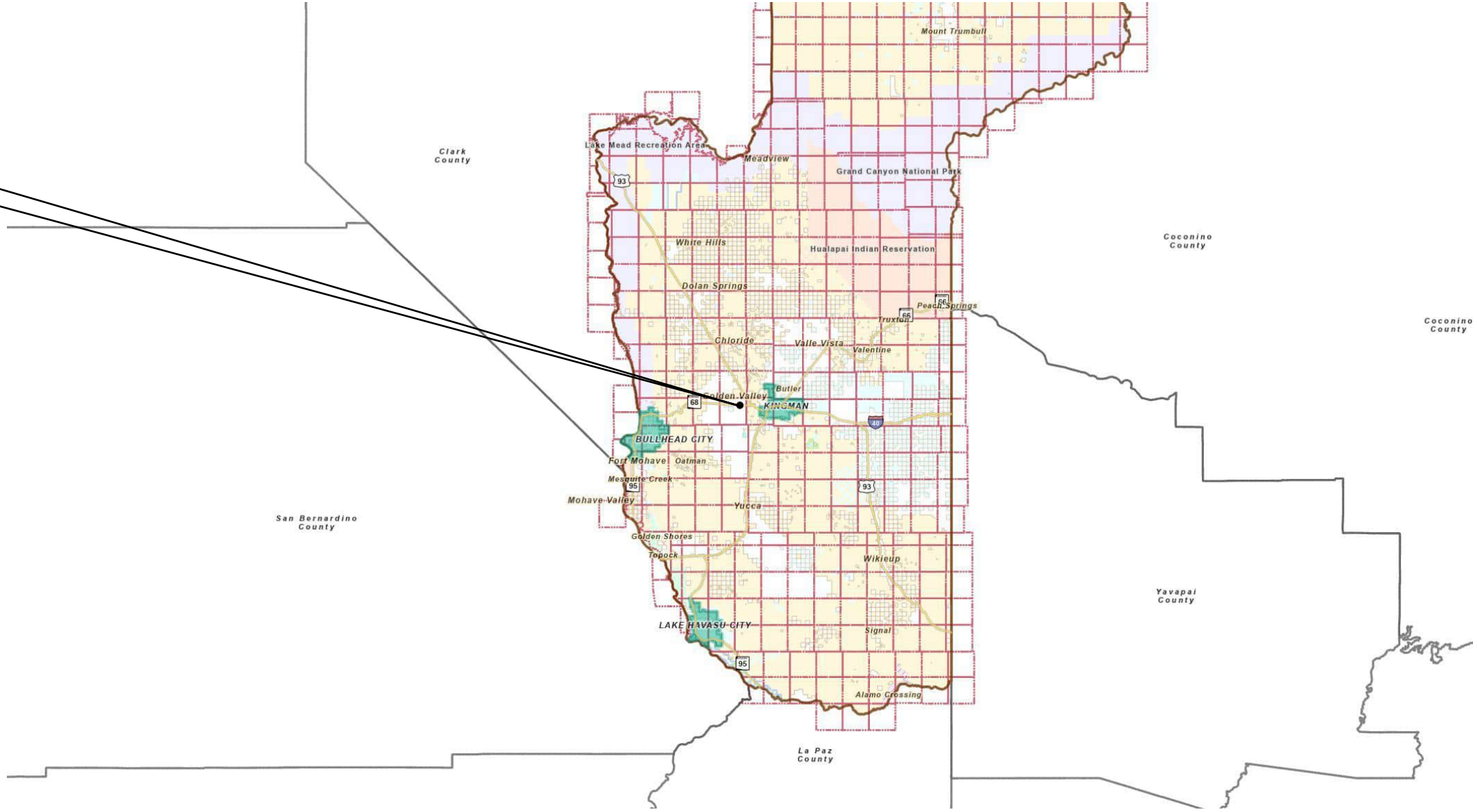
SPECIAL USE PERMIT 306-07-183A

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W

Subject Property

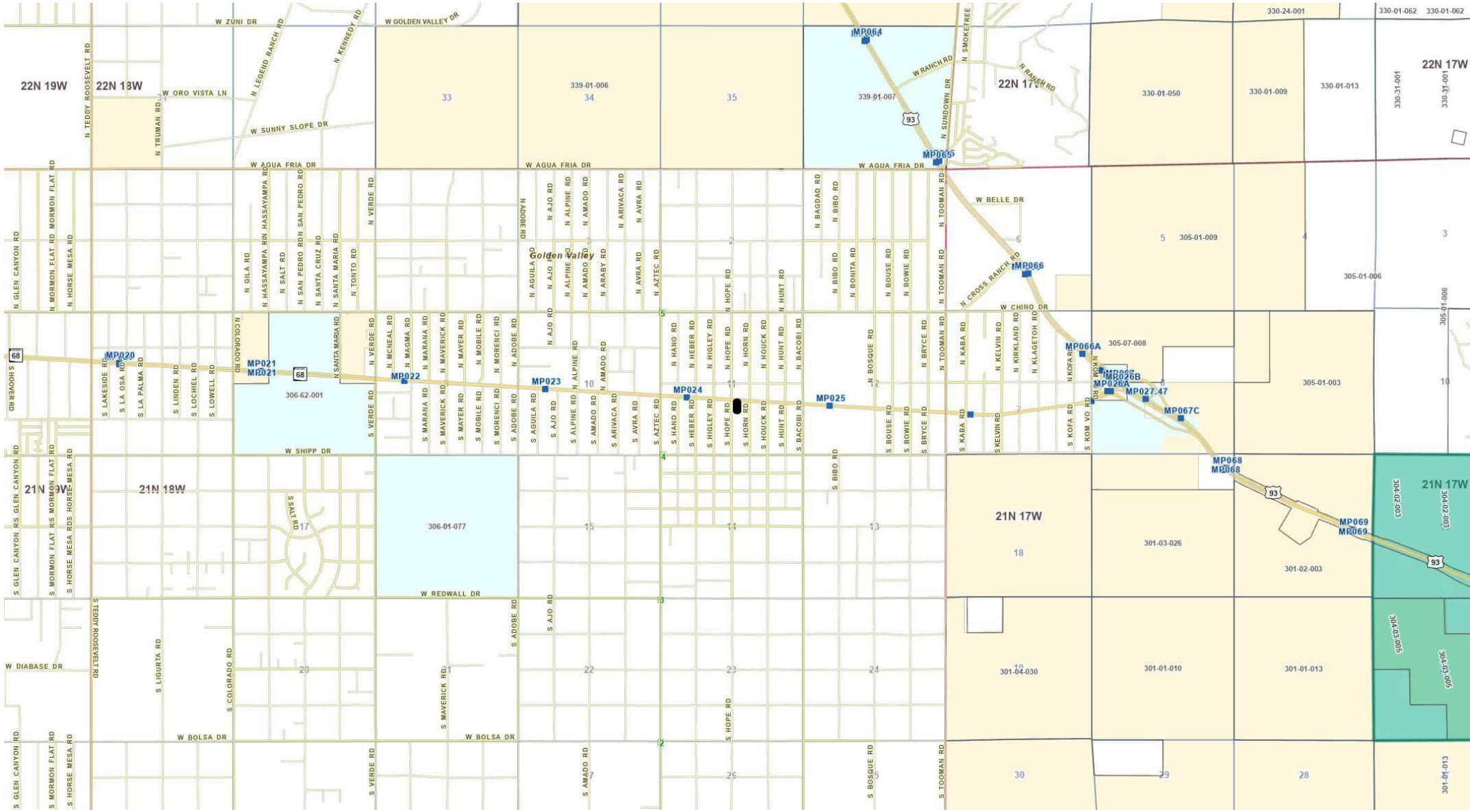


SPECIAL USE PERMIT 306-07-183A

VICINITY MAP

Section 11
T 21 N, R 18 W

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity.

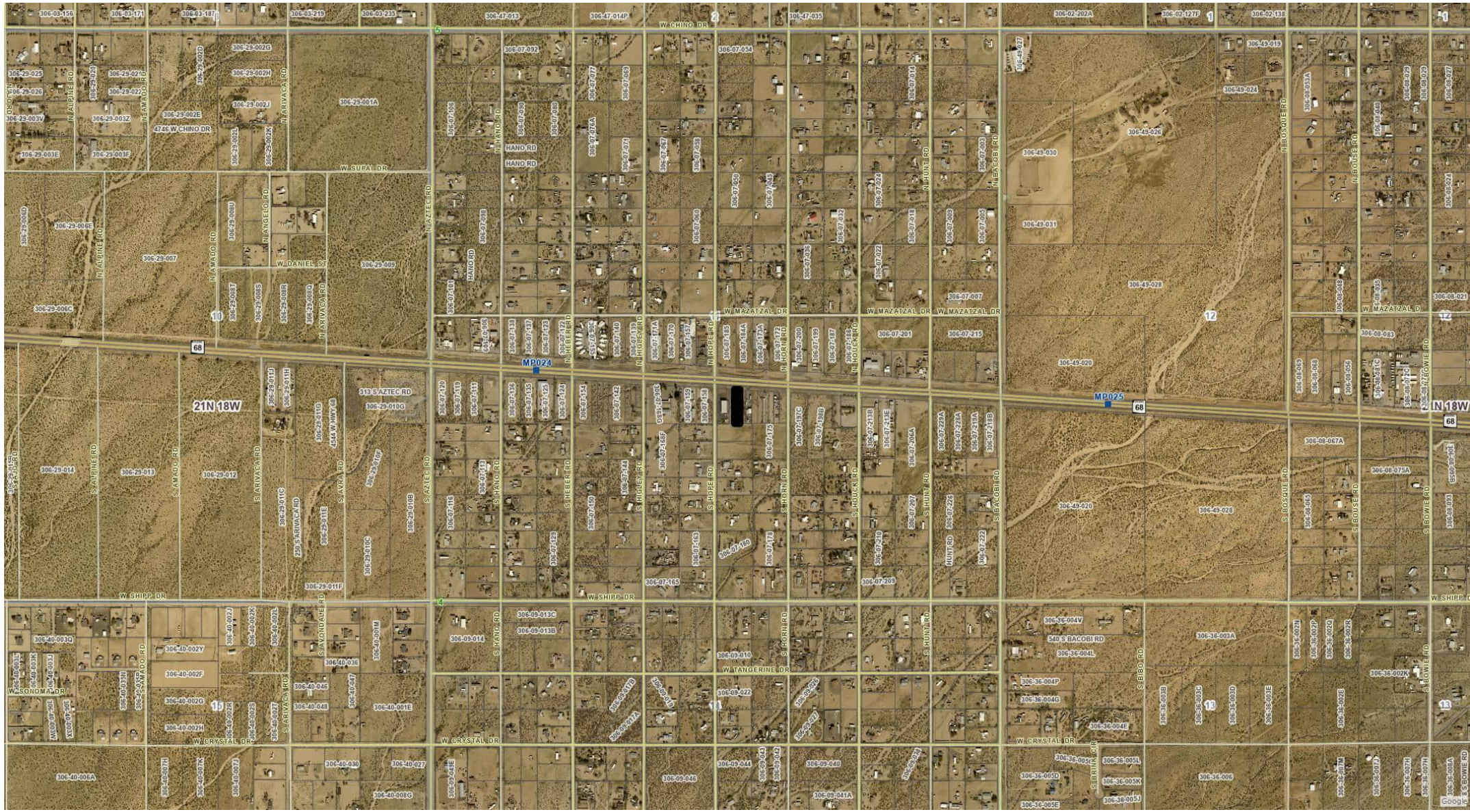


SPECIAL USE PERMIT 306-07-183A

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W





SPECIAL USE PERMIT 306-07-183A

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



SPECIAL USE PERMIT 306-07-183A

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W

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



SPECIAL USE PERMIT 306-07-183A

REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W



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W
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ZONING
NOTICE


HIGH DESERT CUSTOMS
928-897-1362
ZONING
NOTICE

12. **Evaluation of a request for a REZONE of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for minor land division in the Valle Vista vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Karim Elhaidari of Phoenix, Arizona.

Assessor's Parcel No. 333-43-078 is described as the N2 of Parcel 143 on Record of Survey Plat (Mountain Vista Ranches Phase III-A, located in Section 28, Township 24 North, Range 15 West.

The site is approximately 20.06 acres and is located south of Rands Way and west of Moonscape Way. The site is accessed from State Route 66, north on Concho Drive, west on Morningside Drive, north on Monte Vista Drive, west on California Drive, north on Moonscape Way approximately 0.40 miles to site.

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

The applicant requests this rezone from an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for minor land division. The Mohave County General Plan designates the site Rural Development Area.

The site is not within a Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Moonscape Way is not paved and not on the County's Road's maintenance system.

A review of FEMA FIRM Panels #04015C-4050H and #4015C-4075H indicate 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 similar zoning to the above-proposed action.
e. The site appears to have legal access via unpaved roads.
f. There are no known significant environmental features affecting the site.
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 a 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: 33343078 Current Zoning: AR | 20 A Parcel Size 20.06 Acres

Legal Description:
N2 of Parcel 143 - RS Plat of RS 3B

Water Provider: Electric provider: Sewer provider:

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Karim Elhaidari

Mailing Address: 3811 West Hayward Ave City: Pheonix State: AZ Zip: 85051

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: A-R/5A (Agricultural Residential/5 Acre minimum lot size

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 the property

Authorization

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

Karim Elhaidari

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-20A___

to _4xAR-5A for the purpose of __minor land division_____.

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

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

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

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

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

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

Sincerely,

_____Karim Elhaidari_____
Applicant / agent

Contact information:

3811 West Hayward Ave

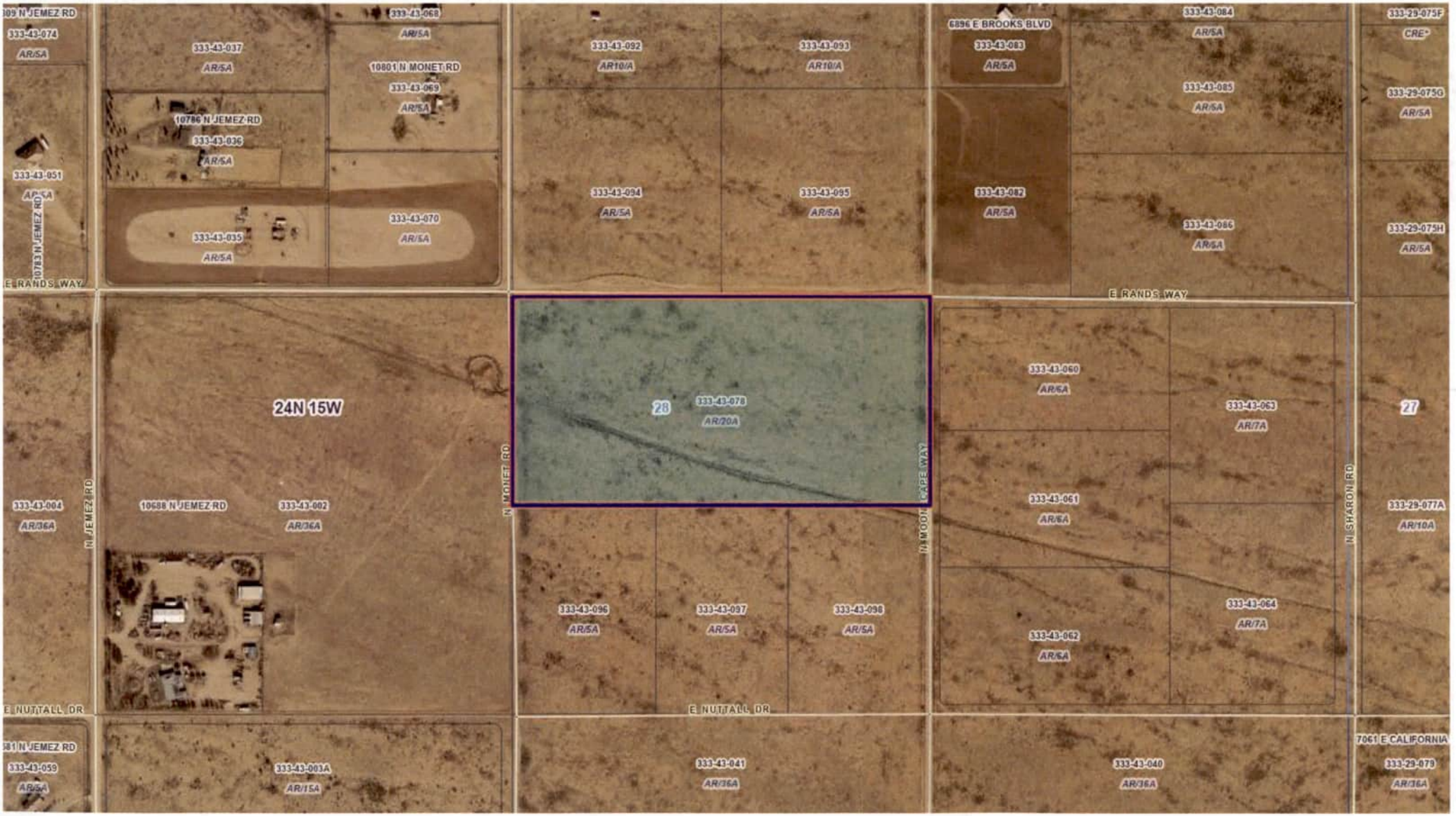
_Phoenix, AZ 85051_____

_[redacted]_____

Assessor Parcel Number and Legal Description of proposed subject property: __333-43-078_____

____N2 of parcel 143__- RS Plat of RS 3B_____

_____


333-43-074
AR/5A
333-43-037
AR/5A
333-43-068
AR/5A
10801 N MONET RD
333-43-069
AR/5A
10786 N JEMEZ RD
333-43-036
AR/5A
333-43-051
AR/5A
333-43-035
AR/5A
333-43-070
AR/5A
10783 N JEMEZ RD
E RANDS WAY
333-43-092
AR10/A
333-43-093
AR10/A
333-43-094
AR/5A
333-43-095
AR/5A
6896 E BROOKS BLVD
333-43-083
AR/5A
333-43-084
AR/5A
333-43-085
AR/5A
333-43-082
AR/5A
333-43-086
AR/5A
E RANDS WAY
333-29-075F
CRE*
333-29-075G
AR/5A
333-29-075H
AR/5A
24N 15W
28
333-43-078
AR/20A
27
N MONET RD
N MOONLIGHT WAY
N SHARON RD
333-43-004
AR/36A
N JEMEZ RD
10698 N JEMEZ RD
333-43-002
AR/36A
333-43-060
AR/6A
333-43-063
AR/7A
333-43-061
AR/6A
333-29-077A
AR/10A
333-43-096
AR/5A
333-43-097
AR/5A
333-43-098
AR/5A
333-43-064
AR/7A
333-43-062
AR/6A
E NUTTALL DR
E NUTTALL DR
581 N JEMEZ RD
333-43-059
AR/5A
333-43-003A
AR/15A
333-43-041
AR/36A
333-43-040
AR/36A
7061 E CALIFORNIA
333-29-079
AR/36A

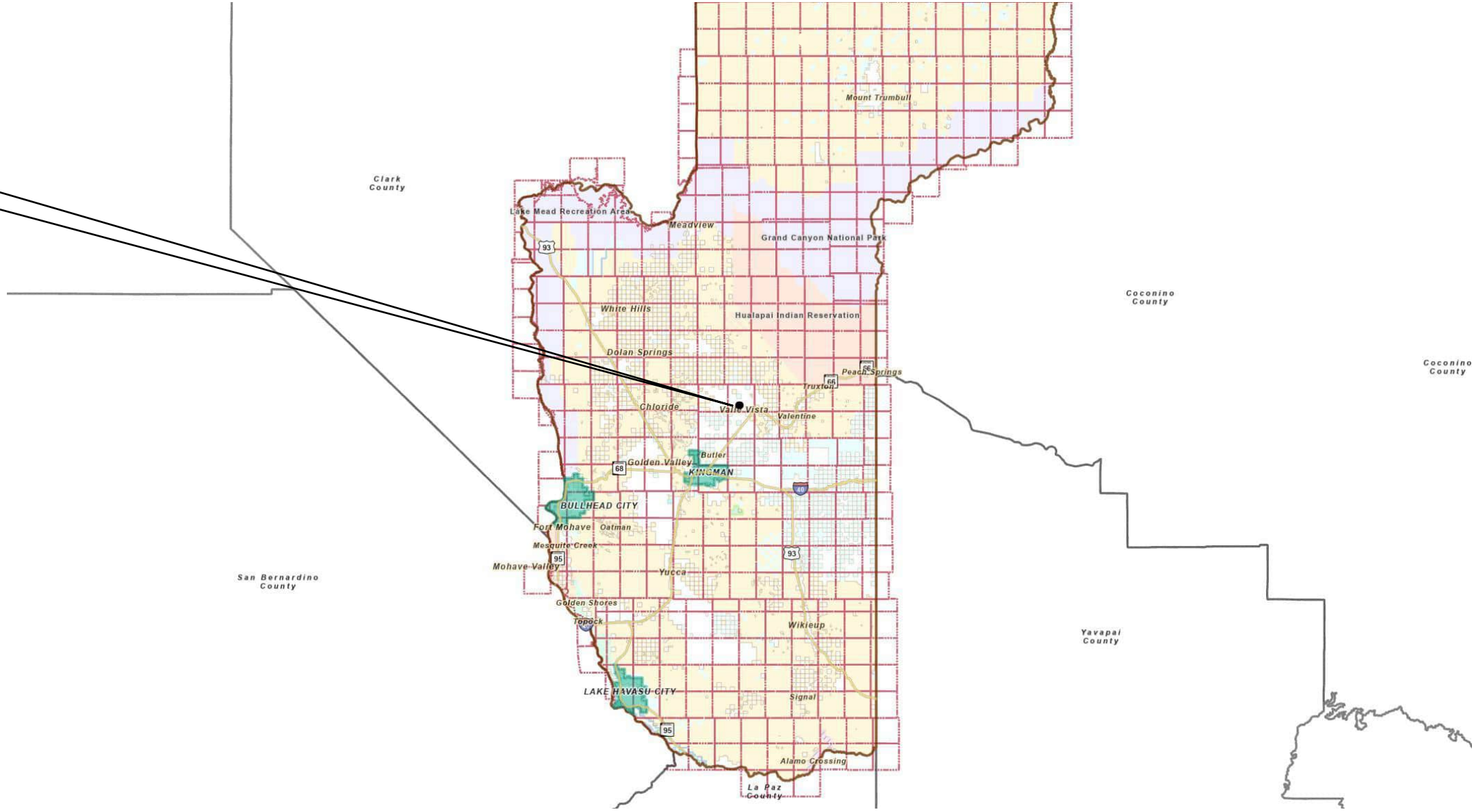
REZONE 333-43-078

GENERAL MAP

REZONE of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity.

Section 28
T 24 N, R 15 W

Subject Property



N
W
E
S

REZONE 333-43-078

VICINITY MAP

REZONE of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity.

Section 28
T 24 N, R 15 W

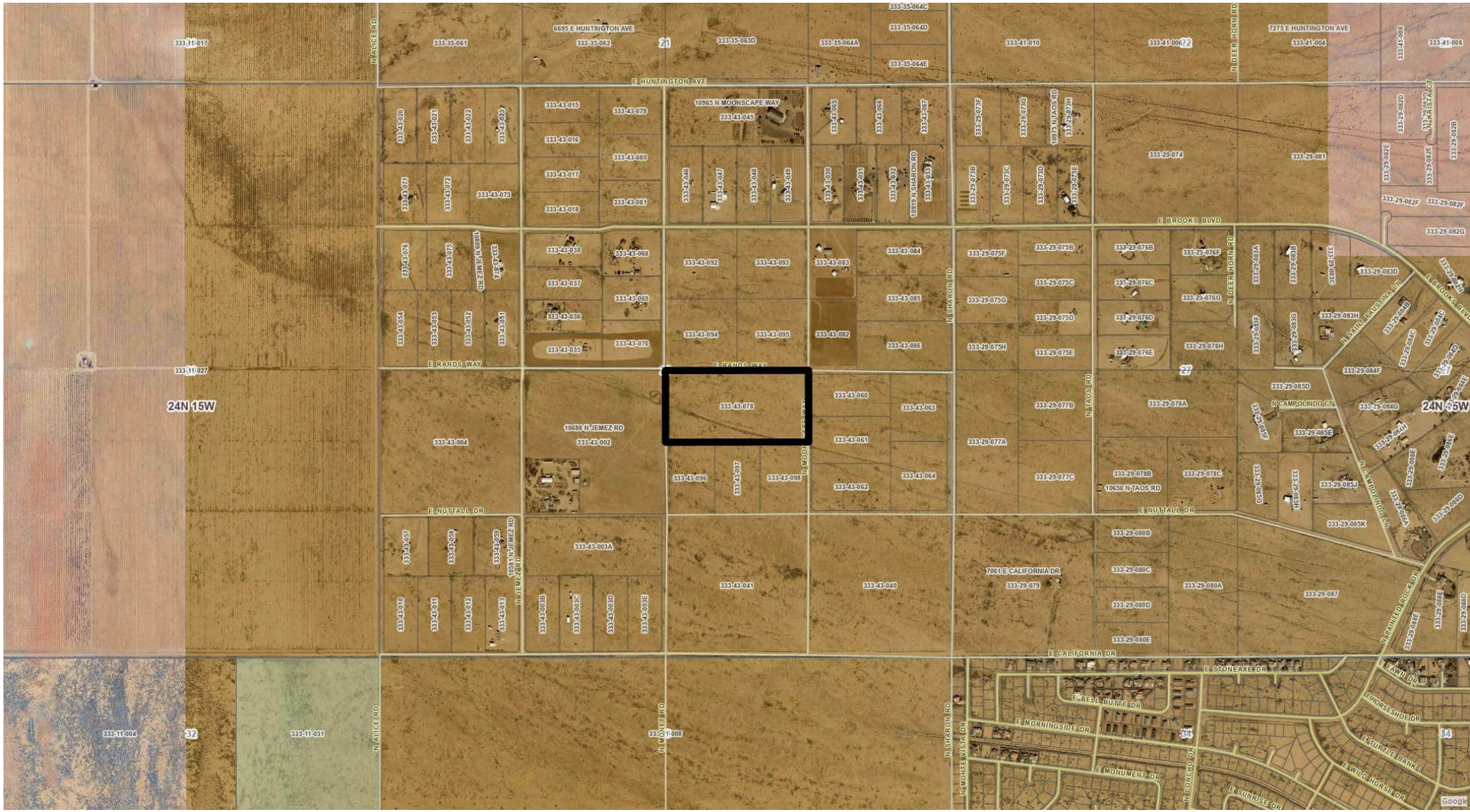


REZONE 333-43-078

SITE MAP

REZONE of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity.

Section 28
T 24 N, R 15 W

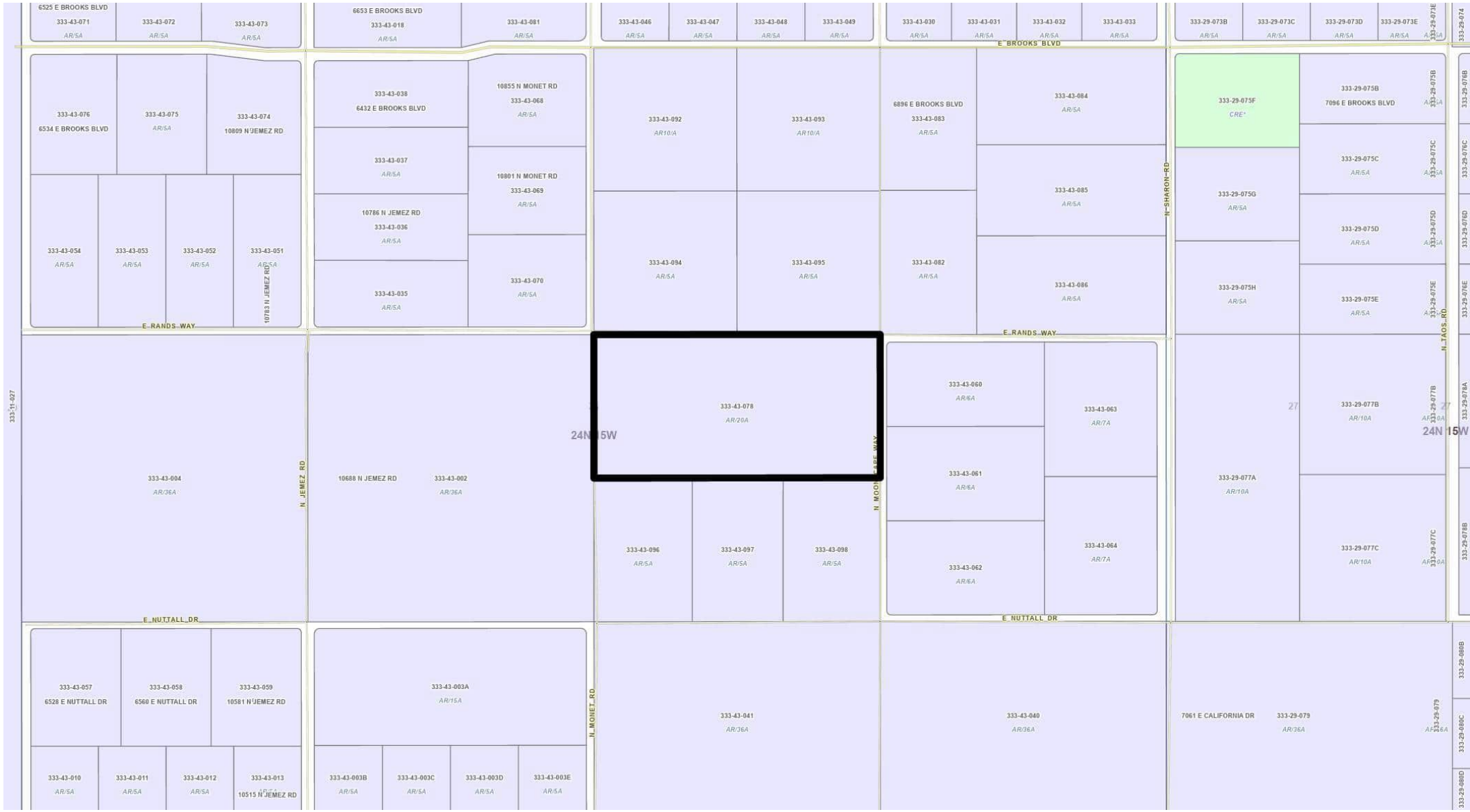


REZONE 333-43-078

ZONING MAP

REZONE of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity.

Section 28
T 24 N, R 15 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O

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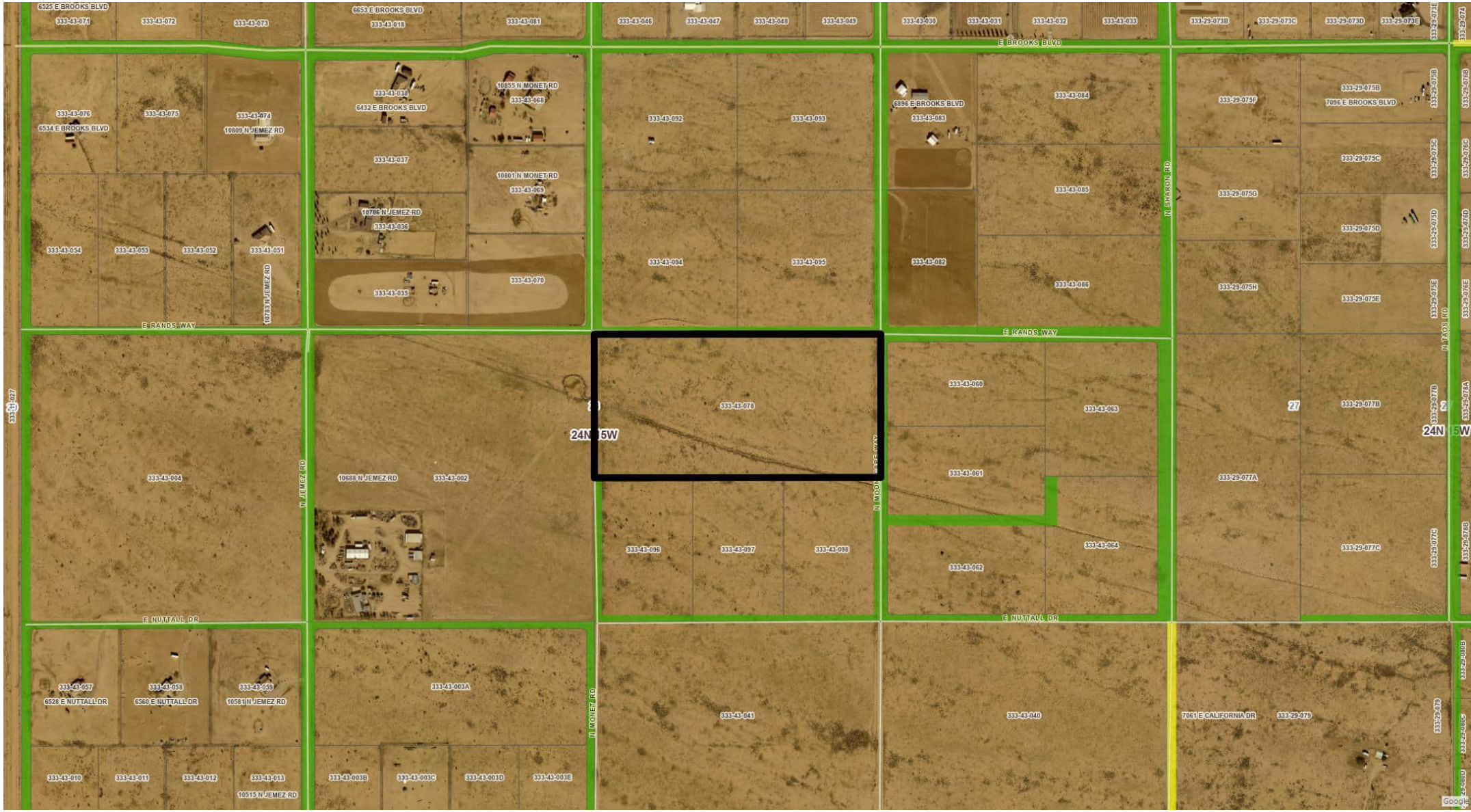
REZONE 333-43-078

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity.

Section 28
T 24 N, R 15 W

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

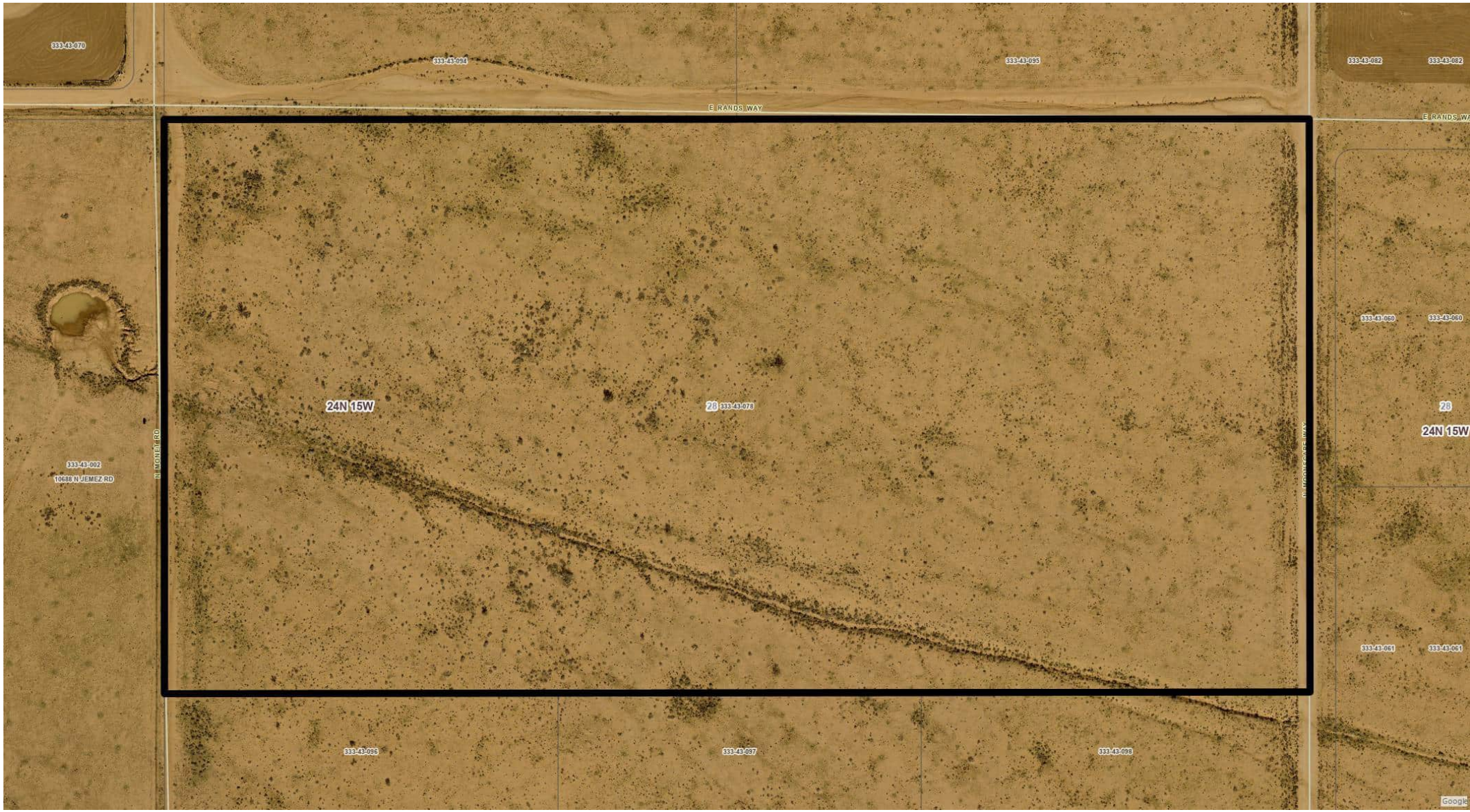


REZONE 333-43-078

REQUEST

REZONE of Assessor's Parcel No. 333-43-078 from an A-R/20A (Agricultural Residential/Twenty 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 Valle Vista vicinity.

Section 28
T 24 N, R 15 W






ZONING
NOTICE


ZONING
NOTICE
NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, in the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Thursday, November 12, 2026, at 10:00 A.M.

13. Evaluation of a request for a REZONE of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten-Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four-Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity, Mohave County, Arizona.

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by KTH Consulting on, representing the Campa Family Living Trust, of Kingman, Arizona.

Assessor's Parcel No. 206-13-046 is described as T20N R17W SEC 7 Parcel C of Parcel Plat 34/9.

The site is approximately 25.34 acres and is located south of Oatman Road and on the Southern end of McConnico Road. The site is accessed from Oatman Road.

The site appears to have one single family residence with agricultural structures. The terrain appears flat with a portion of the Southeastern lot being within a Zone A flood zone. The surrounding land consists of single-family homes, Commercial structures, and vacant land.

The applicant requests this Rezone from an A-R/25A (Agricultural Residential/Twenty-five-Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Development Area.

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

A review of FEMA FIRM Panel #04015C-4565G describes the property to be in Zone X, not within the Special Flood Hazard area and a portion of the Southeastern side of the parcel being in Zone A, within 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 is suitable for the intended action.
d. The neighboring area contains other zoning and densities like the above-proposed action.
e. The site provides legal access via paved roads.
f. The wash on the Southeastern portion of the lot is a significant environmental feature affecting the site via flood zone.
g. Electric and water service appears to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size), and an A-R/4A (Agricultural Residential/Four 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 relieve 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: 206-13-046 Current Zoning: AR/2.5A Parcel Size 25.84 Acres

Legal Description:

A PORTION OF T20N, R17W, SEC 7, ALL OF PARCEL C, PER P.P. BK 34, PG 9, REC. 6-29-2012.

Water Provider: WALNUT CREEK Electric provider: _____ Sewer provider: SEPTIC

Present use of property: RESIDENTIAL STRUCTURE, PLUS OUT BUILDINGS.

Owner Information

Owner Name(must match current deed): The Campa Family Living Trust, dated March 15, 2022, whose trustees at the time of conveyance are Mickey Lee Campa and Elizabeth Ann Campa

Mailing Address: 3053 W. Safari Drive City: Golden Valley State: AZ Zip: 86413

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, KATHLEEN 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: AR/10A & AR/4A

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 (4) four agricultural-residential lots; sized 4-11 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.

Mickey Lee Campa — Mickey Lee Campa, Trustee

Elizabeth A. Campa — Elizabeth Ann Campa, Trustee

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/2.5A

to AR/10A & AR/4A for the purpose of creating four(4) agricultural-residential lots - sized 4-41 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:

KTH CONSULTING, KATHLEEN TACKETT-HICKS

3751 MARTINGALE DRIVE, KINGMAN, AZ 86409

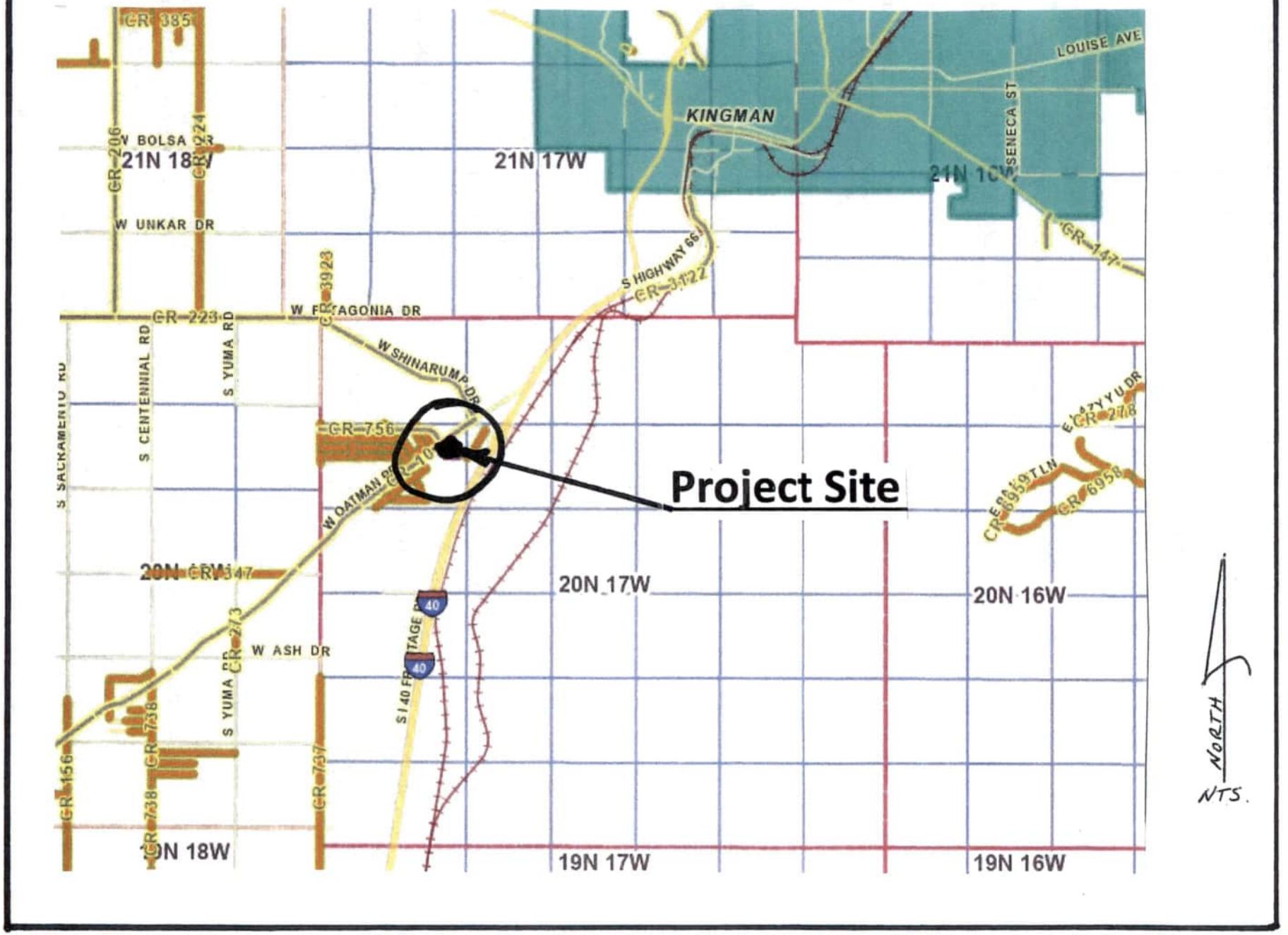
[redacted]

Assessor Parcel Number and Legal Description of proposed subject property: APN: 206-13-046

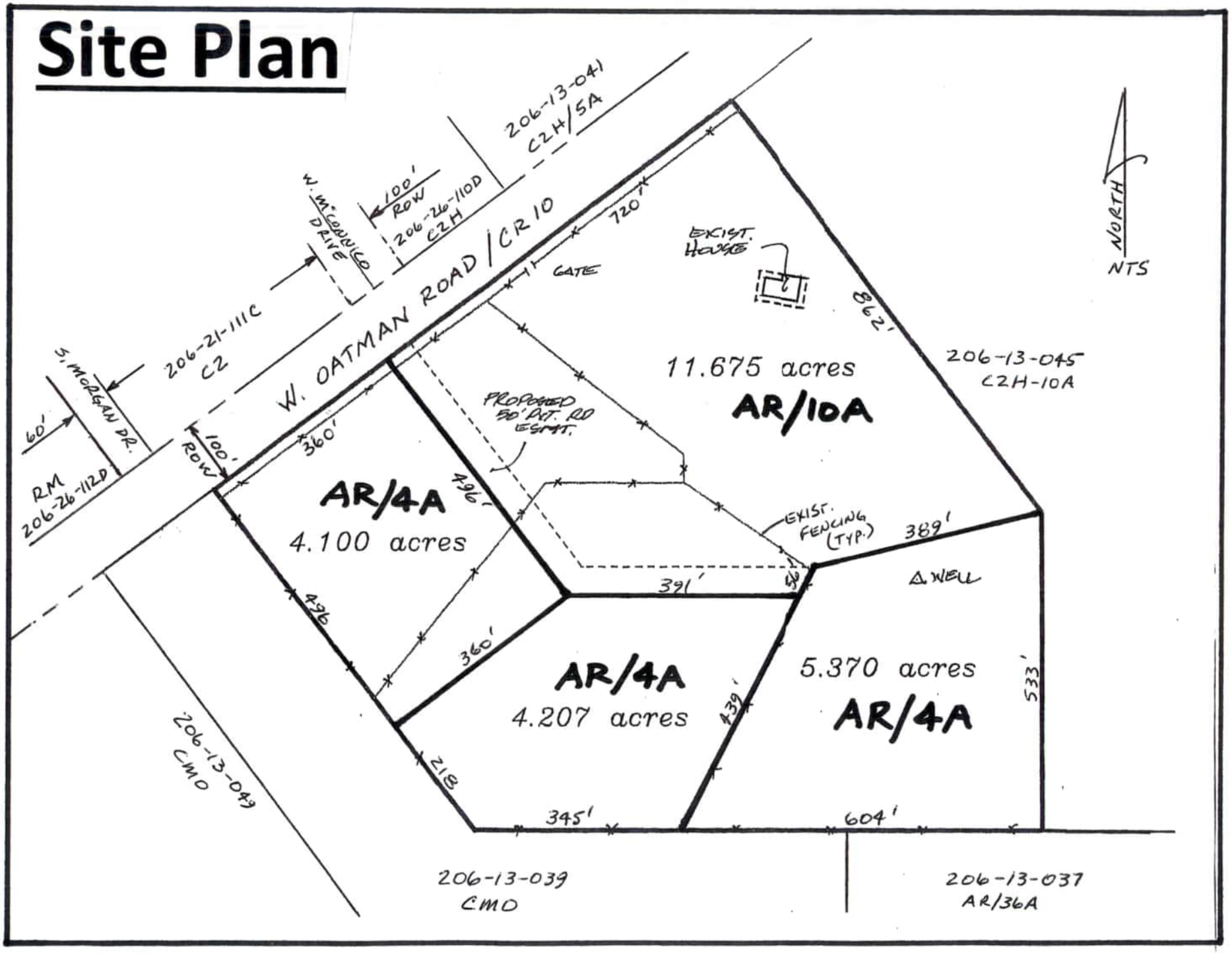
A PORTION OF SEC 7, T20N, R17W, ALL OF PARCEL C, PER P.P. BK 34, PG 9,

FEE # 2012034039, CONTAINING 25.34 ACRES.

Vicinity Map



Site Plan


W. OATMAN ROAD / CR 10
206-13-041
C2H/5A
W. MCDOWELL DRIVE
100' ROW
206-26-110D
C2H
206-21-111C
C2
S. MORGAN DR.
60'
100' ROW
RM
206-26-112D
360'
720'
GATE
EXIST. HOUSE
862'
11.675 acres
AR/10A
206-13-045
C2H-10A
PROPOSED 50' A.T. RD ESMT.
AR/4A
4.100 acres
496'
426'
360'
391'
50'
EXIST. FENCING (TYP.)
389'
A WELL
AR/4A
4.207 acres
5.370 acres
AR/4A
439'
533'
218'
345'
604'
206-13-049
CMO
206-13-039
CMO
206-13-037
AR/36A
NORTH
NTS

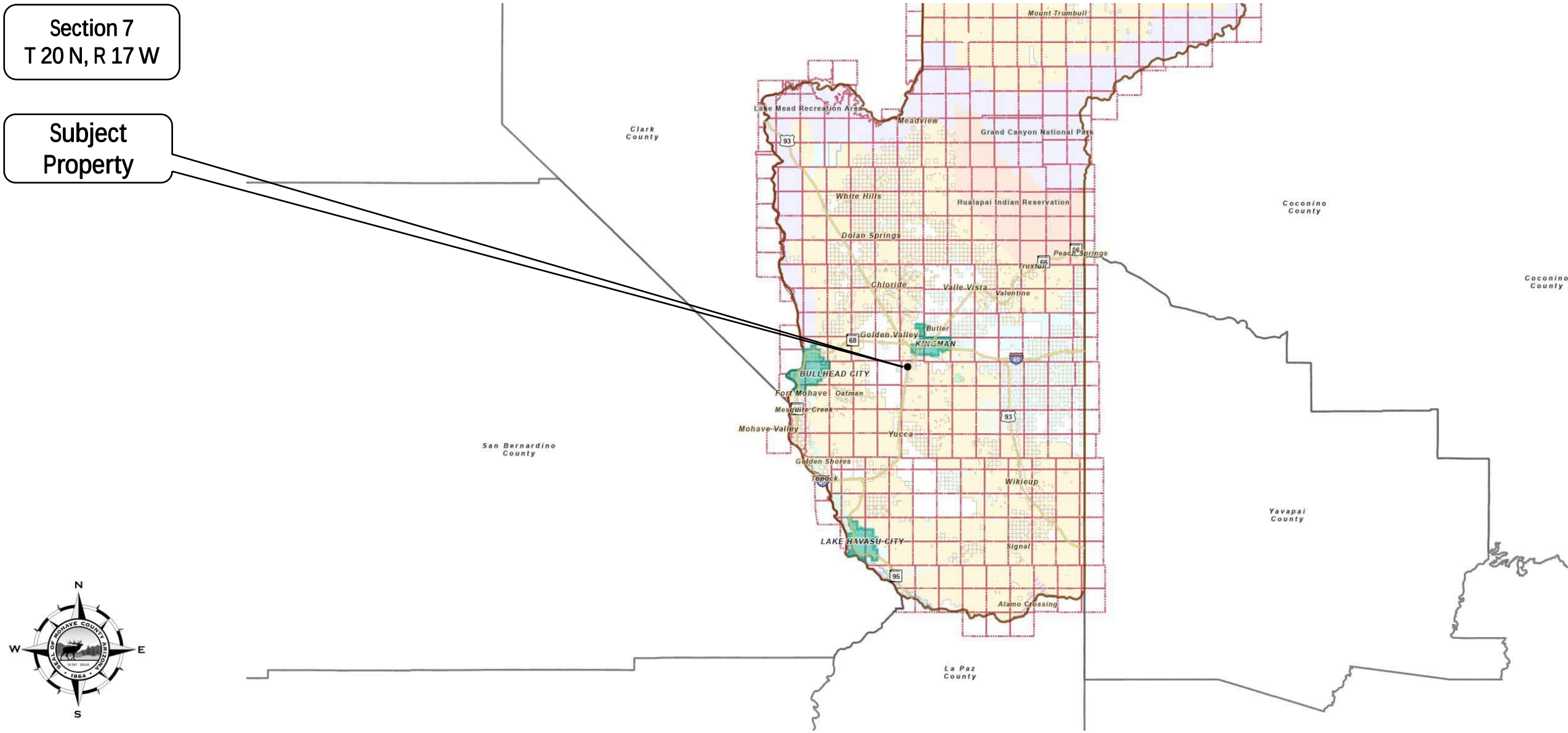
REZONE 206-13-046

GENERAL MAP

REZONE of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity.

Section 7
T 20 N, R 17 W

Subject Property



REZONE 206-13-046

VICINITY MAP

REZONE of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity.

Section 7
T 20 N, R 17 W

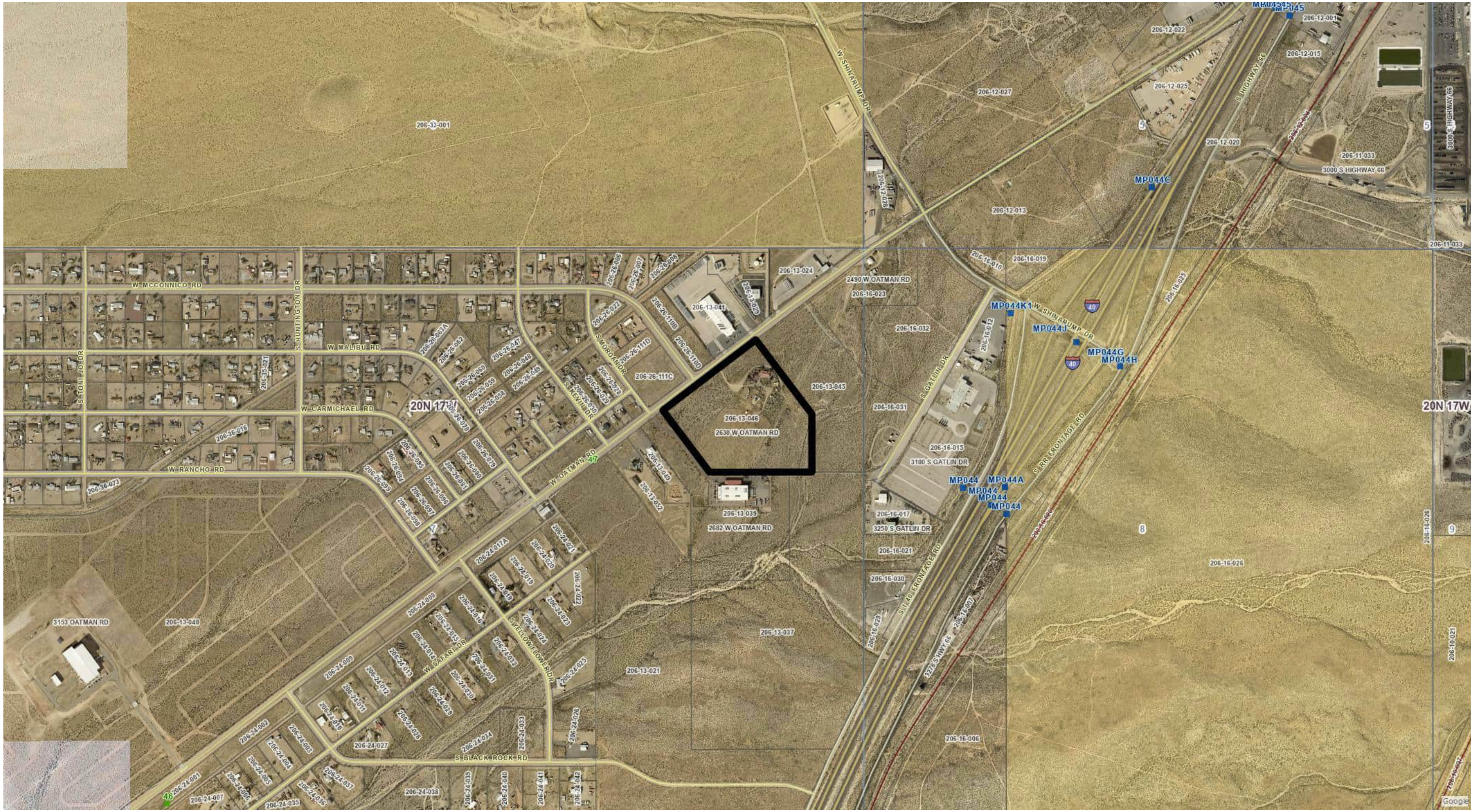


REZONE 206-13-046

SITE MAP

<u>REZONE</u> of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity.

Section 7
T 20 N, R 17 W



N
W
E
S

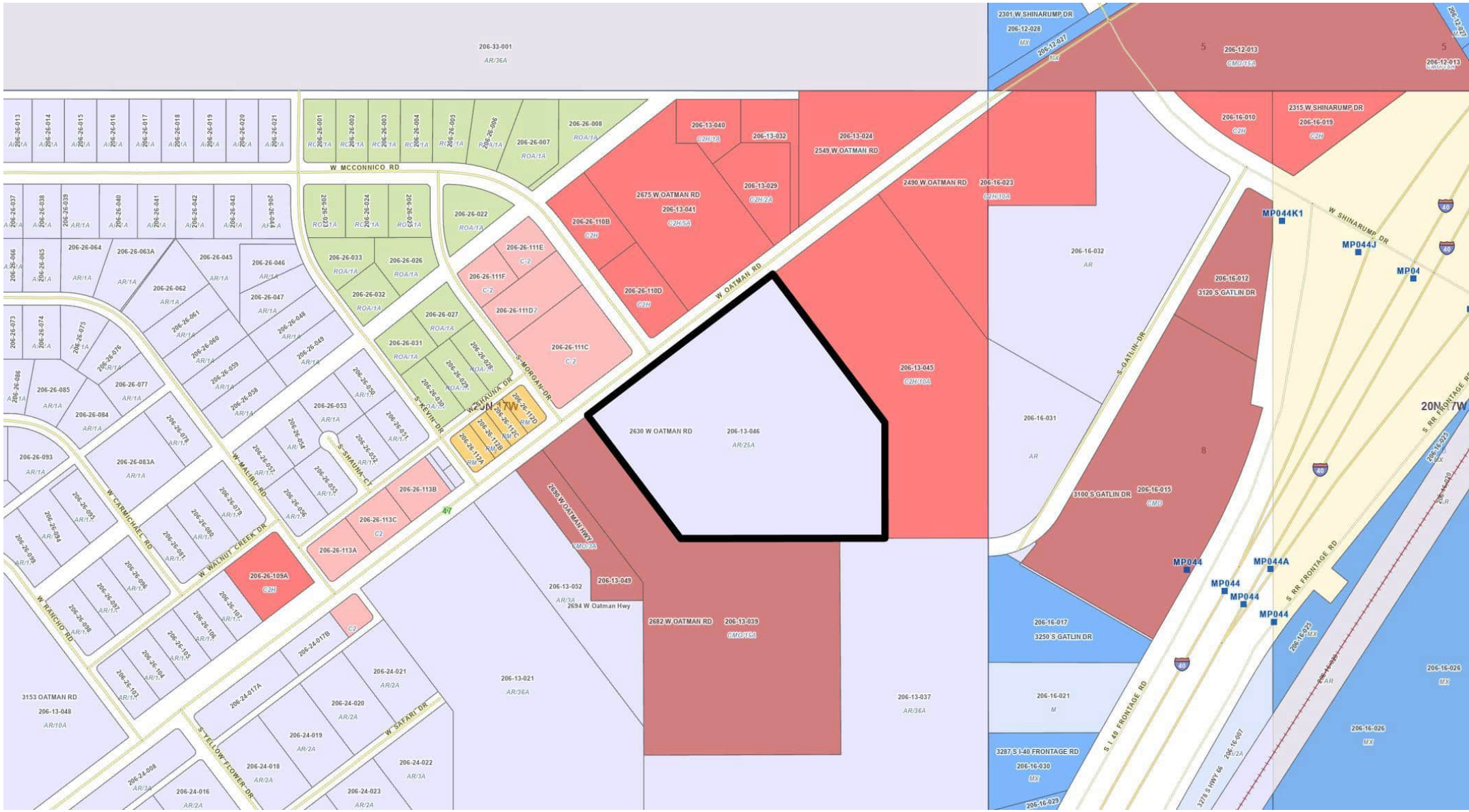
REZONE 206-13-046

ZONING MAP

REZONE of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity.

Section 7
T 20 N, R 17 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



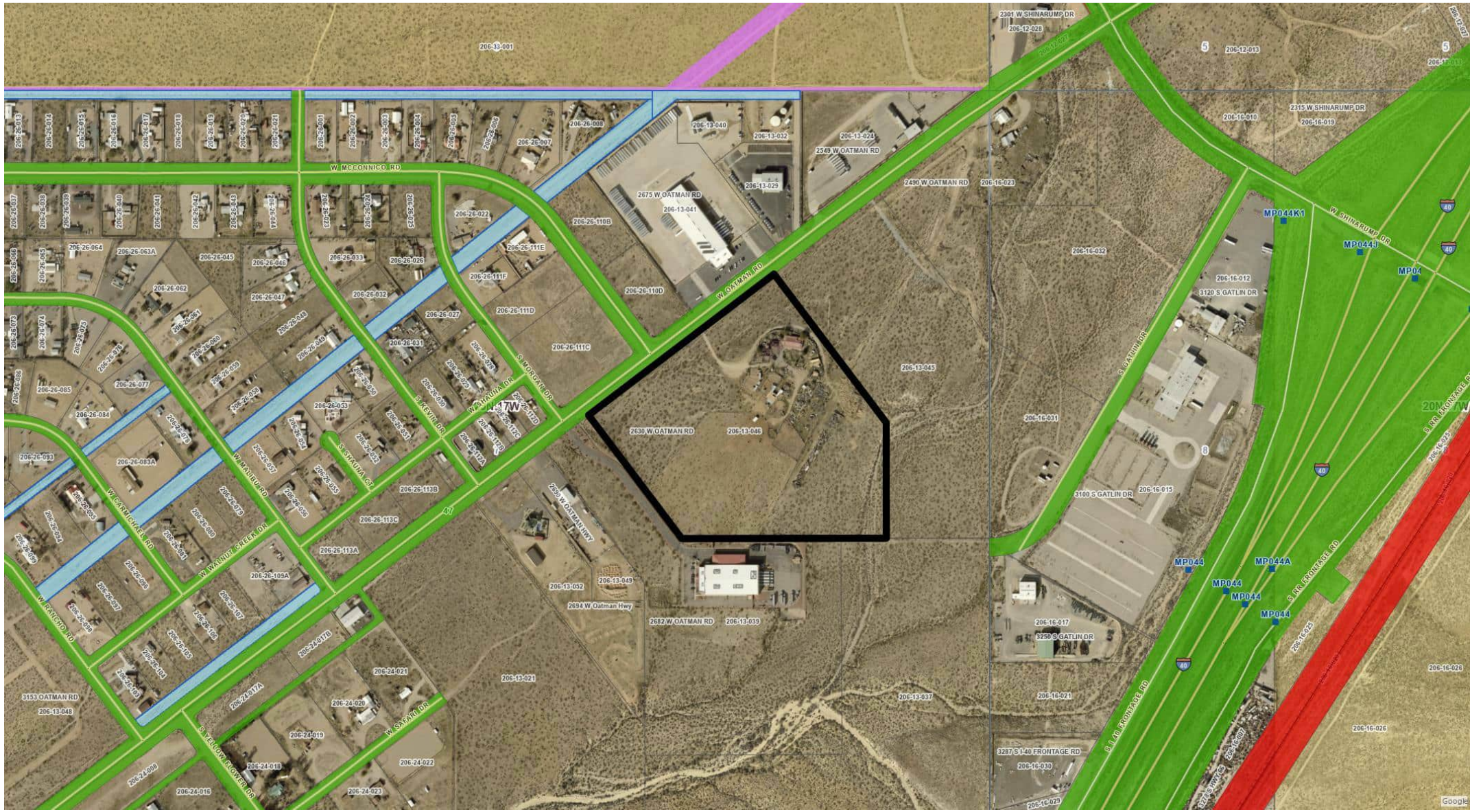
REZONE 206-13-046

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity.

Section 7
T 20 N, R 17 W

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



REZONE 206-13-046

REQUEST

REZONE of Assessor's Parcel No. 206-13-046 from an A-R/25A (Agricultural Residential/Twenty-Five Acre minimum lot size) zone to an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, and an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone to allow for a minor land division, in the Kingman vicinity.

Section 7
T 20 N, R 17 W






ZONING
NOTICE


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 Thursday, November 12, 2026, at 10:00 A.M.
As Follows:
FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0903 OR PLANNERS@MOHAVE.GOV

14. **Evaluation of a request for a <u>SPECIAL USE PERMIT</u> for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communications tower and facility in an A (General) zone, in the Golden Valley 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 Logan Williams of Pinnacle Consulting, Inc on behalf of J. Peter Meyer of Vail, Arizona.

Assessor's Parcel 301-09-011 is described as a portion of the W2 SW 4 lying NWLY of the NLY R/W line of US Hwy 66 and east of the foll line commencing at the intersection of the NLY R/W line of US Hwy 66 with the W sec line of Section 35, Township 21 North, Range 17 West.

The site is approximately 4.62 acres and is located north of State Route 66 and east of Interstate 40. The site is accessed from State Route 66.

The site is currently vacant. The terrain appears flat. The surrounding land uses consist of vacant land and a RV Park to the east of this property.

The applicant requests this Special Use Permit to allow for a 195' wireless communications tower and facility. The Mohave County General Plan designates this site as General Commercial.

The site is not within a Fire District. Electric service appears to be in the vicinity. Water and sewer services do not appear to be available. State Route 66 is paved and is on Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panels #04015C-4562H indicates this parcel to be in Flood Zone A, a Special Flood Hazard Area.

FINDINGS OF FACT:

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

a. All notices have been advertised and posted according to regulations.
b. The proposed action and effect will comply with the Mohave County General Plan.
c. The site appears adequate for the intended action.
d. The neighboring area does not contain similar uses to the above-described action.
e. The site appears to have legal access via paved roads.
f. The Flood Zone listed is a significant environmental feature affecting the site.
g. Electric service appears to be in the vicinity. 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) 195’ wireless communication tower and facility in an A (General) zone.

2. The appropriate permits will be obtained prior to construction.

3. Adherence to all requirements of Mohave County Zoning Ordinance Section 37.R – Wireless Communications Towers and Facilities.

4. 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.

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: 301-09-011 Current Zoning: A - General Parcel Size 4.62 Acres

Legal Description:
A POR OF THE W2 SW4 LYING NWLY OF THE NLY R/W LINE OF US HWY 66 & EAST OF THE FOLL LINE: COMM AT THE INTERSECTION OF THE NLY R/W LINE OF US HWY 66 WITH THE W SEC LINE; TH 1085.2 7' ALONG SAID R/W LINE TO THE POB; TH N64 DEG 34'37 W 159.77 '; TH 529.77' ALONG A CURVE TO THE LT, R=2189.86' TO THE E-W MIDSECTION LINE. CONT 5.38 AC AKA PARCEL B PER RS 02/058

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

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): J Peter Meyer

Mailing Address: 202 N Slate Drive City: Vail State: AZ Zip: 85641

Phone number: [redacted] Email: [redacted]

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

Agent Name: Pinnacle Consulting Inc / Logan Williams

Mailing Address: 1426 N Marvin St #101 City: Gilbert State: AZ Zip: 85233

Phone numbe[redacted] Emai[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:

Development of a 195' Wireless Communication Facility of Self Support Lattice tower design. Anchor tenant to be Verizon Wireless with availability for two additional carriers.

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.

J Peter Meyer 9/20/26

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 Development of a 195' Wireless Communication Facility of Self Support Lattice tower design. Anchor tenant to be Verizon Wireless with availability for two additional carriers.

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,

Logan Williams

Applicant / agent

Contact information:
1426 N Marvin St #101

Gilbert, AZ 85233

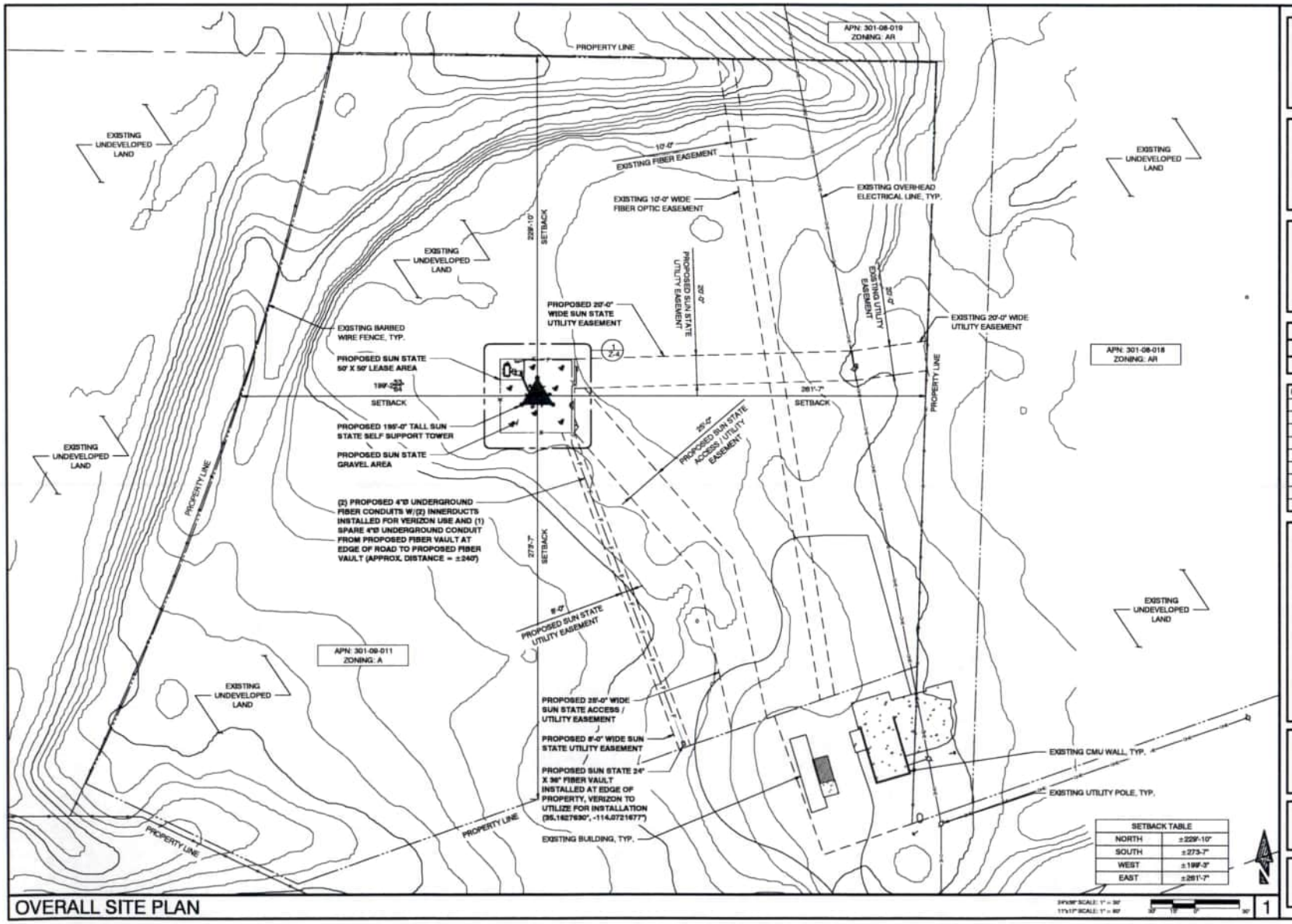
[redacted]

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

301-09-011

A POR OF THE W2 SW4 LYING NWLY OF THE NLY R/W LINE OF US HWY 66 & EAST OF THE FOLL LINE: COMM AT THE INTERSECTION OF THE NLY R/W LINE OF US HWY 66 WITH THE W SEC LINE; TH 1085.2 7' ALONG SAID R/W LINE TO THE POB; TH N64 DEG 34'37 W 159.77 '; TH 529.77' ALONG A CURVE TO THE LT, R=2189.86' TO THE E-W MIDSECTION LINE. CONT 5.38 AC AKA PARCEL B PER RS 02/058


Map of area
(Not to scale)
N
AZ1 Oatman / AZ13-221 Kicks
U.S. Route 66
Purple Heart Trl
Green Area: Approx. Parent Parcel I Orange Area: Exaggerated Compound Area I Yellow Pin: Tower Location



OVERALL SITE PLAN

1

PREPARED FOR
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9602

CARRIER
verizon
2855 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4380
FAX: (480) 777-4381

A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	8/27/2020	FINAL ZONING	JM

FINAL FOR ZONING ONLY

AZ13-221 KICKS / AZ1 OATMAN
2453 S. HIGHWAY 68
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-1

SUN STATE TOWERS

AZ13-221 KICKS / AZ1 OATMAN

APN: 301-09-011

2453 S. HIGHWAY 66

KINGMAN, AZ 86401

MOHAVE COUNTY

SITE DIRECTIONS

DEPART 1426 N MARVIN ST, GILBERT, AZ 85233, TURN LEFT ONTO W. MERRILL AVE. AT THE LIGHT TURN LEFT ONTO N. COOPER RD., CONTINUE ON STAPLEY DR, TURN LEFT TO MERGE ONTO US-60 W. US-60 TURNS INTO I-10 W. IN ROUGHLY 30 MILES TAKE EXIT 124A TO MERGE ONTO AZ-303 LOOP N/ARIZONA STATE RTE 303N. TAKE EXIT 119 FOR US-60/GRAND AVE. AT THE LIGHT TURN LEFT ONTO US-60 W/NW GRAND AVE. IN 28.1 MILES TAKE A SLIGHT RIGHT ONTO US-93N, STAY ON THE US-93N FOR 106 MILES MERGE ONTO I-40 W/US-93 N. TAKE EXIT 48 FOR US-93/BEALE ST. TURN LEFT ONTO US-93 S/W BEALE ST. THEN TURN RIGHT ONTO W. ANDY DEVINE AVE. / HISTORIC RTE 66. IN 2.4 MILES SITE LOCATION WILL BE LOCATED ON THE RIGHT HAND SIDE.

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL PROPOSED 195'-0" SUN STATE TOWERS SELF SUPPORT TOWER
- INSTALL PROPOSED 50' X 50' x 8'-0" TALL CHAIN LINK FENCE W/ 3-STRAND BARBED WIRE
- INSTALL PROPOSED 3'-4" x 3'-0" COMPOSITE PAD
- INSTALL PROPOSED 8'-6" x 3'-0" COMPOSITE PAD
- INSTALL PROPOSED OUTDOOR EQUIPMENT CABINET
- INSTALL PROPOSED 30KW BACK-UP GENERATOR
- INSTALL [3] PROPOSED H-FRAMES
- INSTALL PROPOSED 200A METER / DISCONNECT ON PROPOSED H-FRAME
- INSTALL NEMA-4 JUNCTION BOX ON PROPOSED H-FRAME
- INSTALL PROPOSED EMERGENCY SHUT-OFF SWITCH ON PROPOSED H-FRAME
- INSTALL PROPOSED INTEGRATED LOAD CENTER ON PROPOSED H-FRAME
- INSTALL PROPOSED ANTENNA MOUNT
- INSTALL [9] PROPOSED ANTENNAS
- INSTALL [3] PROPOSED REMOTE RADIO HEADS
- INSTALL [1] PROPOSED OVP-12
- INSTALL [2] PROPOSED HYBRID CABLES
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SITE SURVEY
Z-1	OVERALL SITE PLAN
Z-2	EXISTING ENLARGED SITE PLAN
Z-3	PROPOSED ENLARGED SITE PLAN
Z-4	COMPOUND SITE PLAN & ANTENNA PLAN
Z-5	ELEVATIONS
Z-6	ELEVATIONS

CONTACT INFORMATION

CLIENT / TOWER OWNER:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [redacted]

PROPERTY OWNER:
MYER MARY J & J PETER
1 PALO CHRISTI RD.
KINGMAN, AZ 86401
CONTACT: [redacted]
PHONE: [redacted]

CARRIER:
VERIZON WIRELESS
2600 W. GERONIMO PL.
CHANDLER, AZ 85224
CONTACT: CODY PERRY
EMAIL: CODY.PERRY@VERIZONWIRELESS.COM

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: [480] 664-9588 ext. 230

ENGINEER:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA

ZONING:	A - GENERAL
PARCEL #:	301-09-011
USE:	UNMANNED COMMUNICATIONS
NEW LEASE AREA:	2500 SQ. FT
JURISDICTION:	MOHAVE COUNTY
GOVERNING CODES:	2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

COORDINATES

TOWER COORDINATES:

LATITUDE	35.1634100°	35° 09' 48.276" N [NAD83]
LONGITUDE	-114.0724997°	114° 04' 20.999" W [NAD83]
GROUND ELEVATION		3082.0' [NAVD88]

FIBER MMP (MEET ME POINT) COORDINATES:

LATITUDE	35.1627630°	35° 09' 45.947" N [NAD83]
LONGITUDE	-114.0721677°	-114° 04' 19.804" W [NAD83]

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.

APPROVALS

[RF]: _____ DATE: _____

[CONST.]: _____ DATE: _____

[RE]: _____ DATE: _____

LANDLORD: _____ DATE: _____

PREPARED FOR
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9652

CARRIER
verizon
2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4360
FAX: (480) 777-4361

A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	6/27/2020	FINAL ZONING	JM

FINAL FOR ZONING ONLY

AZ13-221 KICKS / AZ1 OATMAN
2453 S. HIGHWAY 66
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

LESSOR'S LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 17 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 66.

EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING WITH THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 25, WHICH POINT BEARS SOUTH 0 DEGREES, 36 MINUTES, 45 SECONDS EAST 418.79 FEET FROM THE WEST QUARTER CORNER THEREOF;

THENCE SOUTH 89 DEGREES, 59 MINUTES, 34 SECONDS EAST 319.84 FEET;

THENCE NORTH 35 DEGREES, 24 MINUTES, 20 SECONDS EAST 140.02 FEET;

THENCE NORTH 63 DEGREES, 16 MINUTES, 17 SECONDS WEST 70.00 FEET;

THENCE NORTH 20 DEGREES, 43 MINUTES, 43 SECONDS EAST 357.46 FEET;

THENCE SOUTH 75 DEGREES, 16 MINUTES, 17 SECONDS EAST 70.00 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 14 DEGREES, 43 MINUTES, 43 SECONDS EAST ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1779.86 FEET, A DISTANCE OF 707.60 FEET;

THENCE NORTH 11 DEGREES, 01 MINUTES, 34 SECONDS WEST 289.71 FEET;

THENCE NORTH 78 DEGREES, 41 MINUTES, 17 SECONDS EAST 483.79 FEET;

THENCE SOUTH 12 DEGREES, 32 MINUTES, 59 SECONDS EAST 88.30 FEET;

THENCE SOUTH 10 DEGREES, 59 MINUTES, 55 SECONDS EAST 321.90 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 8 DEGREES, 02 MINUTES, 59 SECONDS EAST ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2189.86 FEET, A DISTANCE OF 1279.34 FEET;

THENCE SOUTH 64 DEGREES, 34 MINUTES, 37 SECONDS EAST 159.15 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 66 (TOPOCK-KINGMAN HIGHWAY);

THENCE SOUTH 70 DEGREES, 22 MINUTES, 51 SECONDS WEST ALONG SAID NORTHERLY HIGHWAY RIGHT OF LINE, A DISTANCE OF 234.13 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 29 DEGREES, 45 MINUTES, 43 SECONDS WEST ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2189.86 FEET, A DISTANCE OF 565.97 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY;

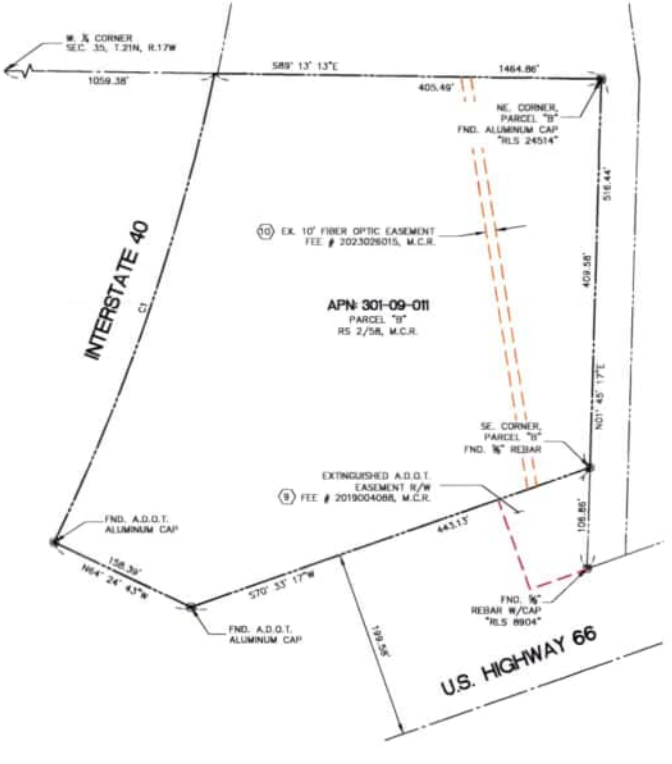
THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 68 DEGREES, 04 MINUTES, 45 SECONDS WEST ALONG SAID SOUTHERLY HIGHWAY RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11359.16 FEET, A DISTANCE OF 501.99 FEET TO THE AFORESAID WEST LINE OF SECTION 35;

THENCE NORTH 0 DEGREES, 36 MINUTES, 45 SECONDS WEST ALONG SAID WEST SECTION LINE, A DISTANCE OF 881.46 FEET TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO MARY J. MEYER, TRUSTEE OF THE ARNOLD IRREVOCABLE TRUST UA 7/15/81 FROM MARY J. MEYER, BOBBI A. VOSS, AND ARTHUR A. ARNOLD, JR., CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF ARTHUR A. ARNOLD, SR. BY CORRECTIVE DEED OF DISTRIBUTION DATED MAY 10, 2011 AND RECORDED AUGUST 23, 2011 IN INSTRUMENT NO. 2011044251; AND FURTHER CONVEYED TO MARY J. MEYER FROM MARY J. MEYER, TRUSTEE OF THE ARNOLD IRREVOCABLE TRUST, UA 7/14/81 BY SPECIAL WARRANTY DEED DATED MAY 10, 2011 AND RECORDED AUGUST 23, 2011 IN INSTRUMENT NO. 2011044252; AND FURTHER CONVEYED TO MARY J. MEYER AND J. PETER MEYER FROM MARY J. MEYER BY QUIT CLAIM DEED DATED SEPTEMBER 17, 2025 AND RECORDED SEPTEMBER 19, 2025 IN INSTRUMENT NO. 2025045707.

NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO, ORDER NO.: 5000023744 EFFECTIVE DATE: 04/22/26.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT INTENDED TO VERIFY OWNERSHIP.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.



BOUNDARY DETAIL
SCALE: 1" = 60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	522.97'	2189.86'	13°40'59"	N18° 45' 45"E	521.73'



VICINITY MAP
N.T.S.

TITLE REPORT SCHEDULE "B" ITEMS

(8) MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 2, PAGE 58. **(AS SHOWN ON SURVEY)**

(9) RESOLUTION OF EXTINGUISHMENT RECORDED ON JANUARY 25, 2019 IN INSTRUMENT NO. 2019004088. **(AS SHOWN ON SURVEY)**

(10) EASEMENT FOR FIBER OPTIC FACILITIES & STRUCTURES IN FAVOR OF ALLO ARIZONA, LLC, A NEBRASKA LIMITED LIABILITY COMPANY SET FORTH IN INSTRUMENT RECORDED ON JUNE 7, 2023 IN INSTRUMENT NO. 2023026015. **(AS SHOWN ON SURVEY)**

BASIS OF BEARING

THE EAST LINE OF PARCEL B AS SHOWN THE RECORD OF SURVEY RECORDED IN RS 2/58, RECORDS OF MOHAVE COUNTY, ARIZONA, BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE WEST, DETERMINED BY GPS OBSERVATIONS.

BEARING=N01° 45' 17"E

BENCHMARK

A FOUND ALUMINUM CAP MARKING THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN THE RECORD OF SURVEY RECORDED IN RS 2/58, RECORDS OF MOHAVE COUNTY, ARIZONA. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

EL.=3086.32'

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 08/13/2026.

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'A' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04015C4558H, DATED FEBRUARY 18, 2015.

SUN STATE
TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ13-221
KICKS

SITE ADDRESS:
2453 S. HIGHWAY 66
KINGMAN, AZ 86401

SUBMITTALS

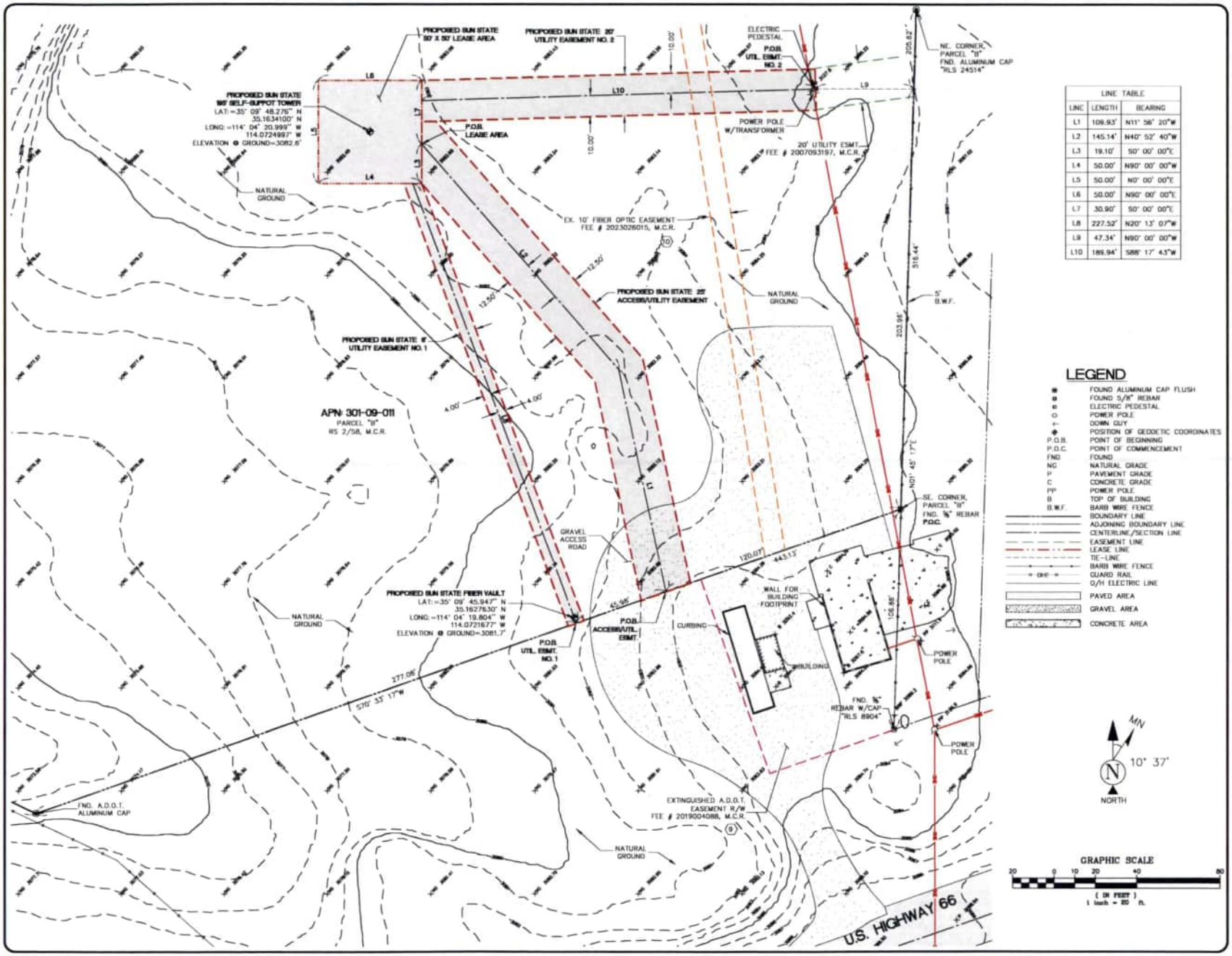
NO.	BY	DATE	SUBMITTAL
1	MG	08/17/26	SUBMITTAL 1
2	MG	08/27/26	FINAL SUBMITTAL

TERRAMARK
LAND SURVEYING
24854 N. LAKE PLEASANT PKWY #103-183
PEORIA, AZ 85383
P. 480-440-1748
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SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403338	MG	MG

SHEET NO.:	SHEET NAME:
1 OF 3	LS-1



LINE TABLE		
LINE	LENGTH	BEARING
L1	109.93'	N11° 56' 20"W
L2	145.14'	N40° 52' 40"W
L3	19.10'	S0° 00' 00"E
L4	50.00'	N90° 00' 00"W
L5	50.00'	N0° 00' 00"E
L6	50.00'	N90° 00' 00"E
L7	30.90'	S0° 00' 00"E
L8	227.52'	N20° 13' 07"W
L9	47.34'	N90° 00' 00"W
L10	186.94'	S88° 17' 43"W

LEGEND

⊕	FOUND ALUMINUM CAP FLUSH
●	FOUND 5/8" REBAR
⊕	ELECTRIC PEDESTAL
○	POWER POLE
←	DOWN GUY
◆	POSITION OF GEODETIC COORDINATES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FND	FOUND
NG	NATURAL GRADE
P	PAVEMENT GRADE
C	CONCRETE GRADE
PP	POWER POLE
B	TOP OF BUILDING
B.W.F.	BARB WIRE FENCE
	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	CENTERLINE/SECTION LINE
	EASEMENT LINE
	LEASE LINE
	TIE-LINE
	BARB WIRE FENCE
	GUARD RAIL
	O/H ELECTRIC LINE
	PAVED AREA
	GRAVEL AREA
	CONCRETE AREA

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SITE NAME:
AZ13-221
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KINGMAN, AZ 86401

SUBMITTALS			
NO.	BY	DATE	SUBMITTAL
1	MG	08/17/26	SUBMITTAL 1
2	MG	08/27/26	FINAL SUBMITTAL

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SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403338	MG	MG

SHEET NO.:	SHEET NAME:
2 OF 3	LS-2

LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCEL "B" ACCORDING TO THE SURVEY RECORDED IN BOOK 2, PAGE 58, RECORDS OF MOHAVE COUNTY, ARIZONA AND BEING SITUATED WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 17 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID PARCEL "B" FROM WHICH A FOUND ALUMINUM CAP "RLS 24514" MARKING THE NORTHEAST CORNER OF PARCEL "B" BEARS NORTH 01° 45' 17" EAST, 409.58 FEET;

THENCE SOUTH 70° 33' 17" WEST, ALONG THE SOUTHERLY LINE OF PARCEL "B", 120.07 FEET;

THENCE NORTH 11° 56' 20" WEST, 109.93 FEET

THENCE NORTH 40° 52' 40" WEST, 145.14 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 00" EAST, 19.10 FEET;

THENCE NORTH 90° 00' 00" WEST, 50.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 50.00 FEET;

THENCE NORTH 90° 00' 00" EAST, 50.00 FEET;

THENCE SOUTH 00° 00' 00" EAST, 30.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,500 SQUARE FEET.

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 25.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL "B" ACCORDING TO THE SURVEY RECORDED IN BOOK 2, PAGE 58, RECORDS OF MOHAVE COUNTY, ARIZONA AND BEING SITUATED WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 17 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID PARCEL "B" FROM WHICH A FOUND ALUMINUM CAP "RLS 24514" MARKING THE NORTHEAST CORNER OF PARCEL "B" BEARS NORTH 01° 45' 17" EAST, 409.58 FEET;

THENCE SOUTH 70° 33' 17" WEST, ALONG THE SOUTHERLY LINE OF PARCEL "B", 120.07 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 11° 56' 20" WEST, 109.93 FEET

THENCE NORTH 40° 52' 40" WEST, 145.14 FEET TO THE POINT OF TERMINUS.

CONTAINS 6,348 SQUARE FEET.

UTILITY EASEMENT NO. 1 LEGAL DESCRIPTION

A 8.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL "B" ACCORDING TO THE SURVEY RECORDED IN BOOK 2, PAGE 58, RECORDS OF MOHAVE COUNTY, ARIZONA AND BEING SITUATED WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 17 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID PARCEL "B" FROM WHICH A FOUND ALUMINUM CAP "RLS 24514" MARKING THE NORTHEAST CORNER OF PARCEL "B" BEARS NORTH 01° 45' 17" EAST, 409.58 FEET;

THENCE SOUTH 70° 33' 17" WEST, ALONG THE SOUTHERLY LINE OF PARCEL "B", 166.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 20° 13' 07" WEST, 227.52 FEET TO THE POINT OF TERMINUS.

CONTAINS 1,820 SQUARE FEET.

UTILITY EASEMENT NO. 2 LEGAL DESCRIPTION

A 20.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL "B" ACCORDING TO THE SURVEY RECORDED IN BOOK 2, PAGE 58, RECORDS OF MOHAVE COUNTY, ARIZONA AND BEING SITUATED WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 17 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID PARCEL "B" FROM WHICH A FOUND ALUMINUM CAP "RLS 24514" MARKING THE NORTHEAST CORNER OF PARCEL "B" BEARS NORTH 01° 45' 17" EAST, 409.58 FEET;

THENCE NORTH 01° 45' 17" EAST, ALONG THE EASTERLY LINE OF PARCEL "B", 203.96 FEET;

THENCE NORTH 90° 00' 00" WEST, 47.34 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88° 17' 43" WEST, 189.94 FEET TO THE POINT OF TERMINUS.

CONTAINS 3,799 SQUARE FEET.

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9650

SITE NAME:
AZ13-221
KICKS

SITE ADDRESS:
2453 S. HIGHWAY 66
KINGMAN, AZ 86401

SUBMITTALS

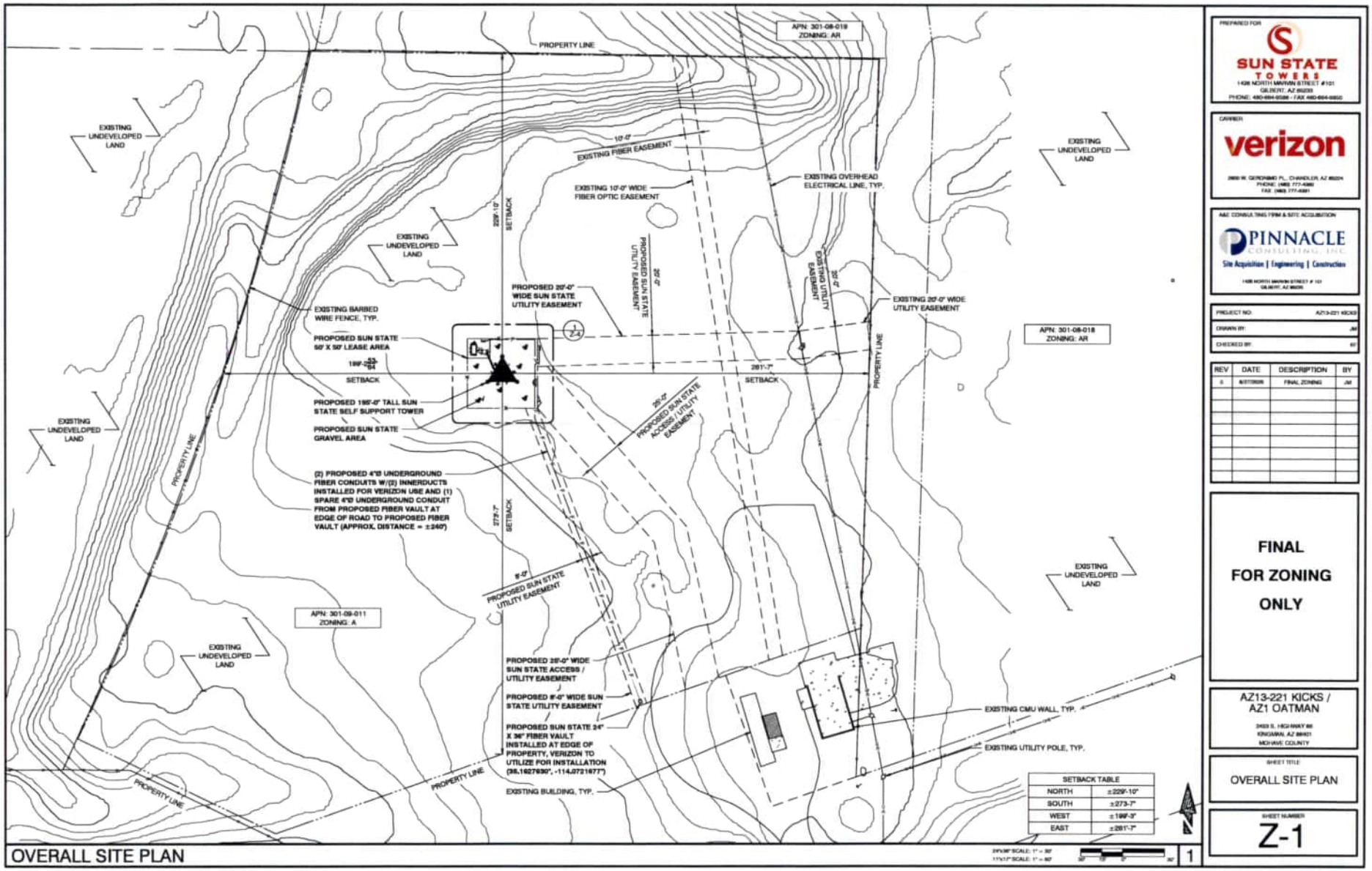
NO.	BY	DATE	SUBMITTAL
1	MG	08/17/26	SUBMITTAL 1
2	MG	08/27/26	FINAL SUBMITTAL

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SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403338	MG	MG

SHEET NO.:	SHEET NAME:
3 OF 3	LS-3



PREPARED FOR
SUN STATE TOWERS
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GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER
verizon
2900 W. GERONIMO PL, CHANDLER, AZ 85224
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A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KF

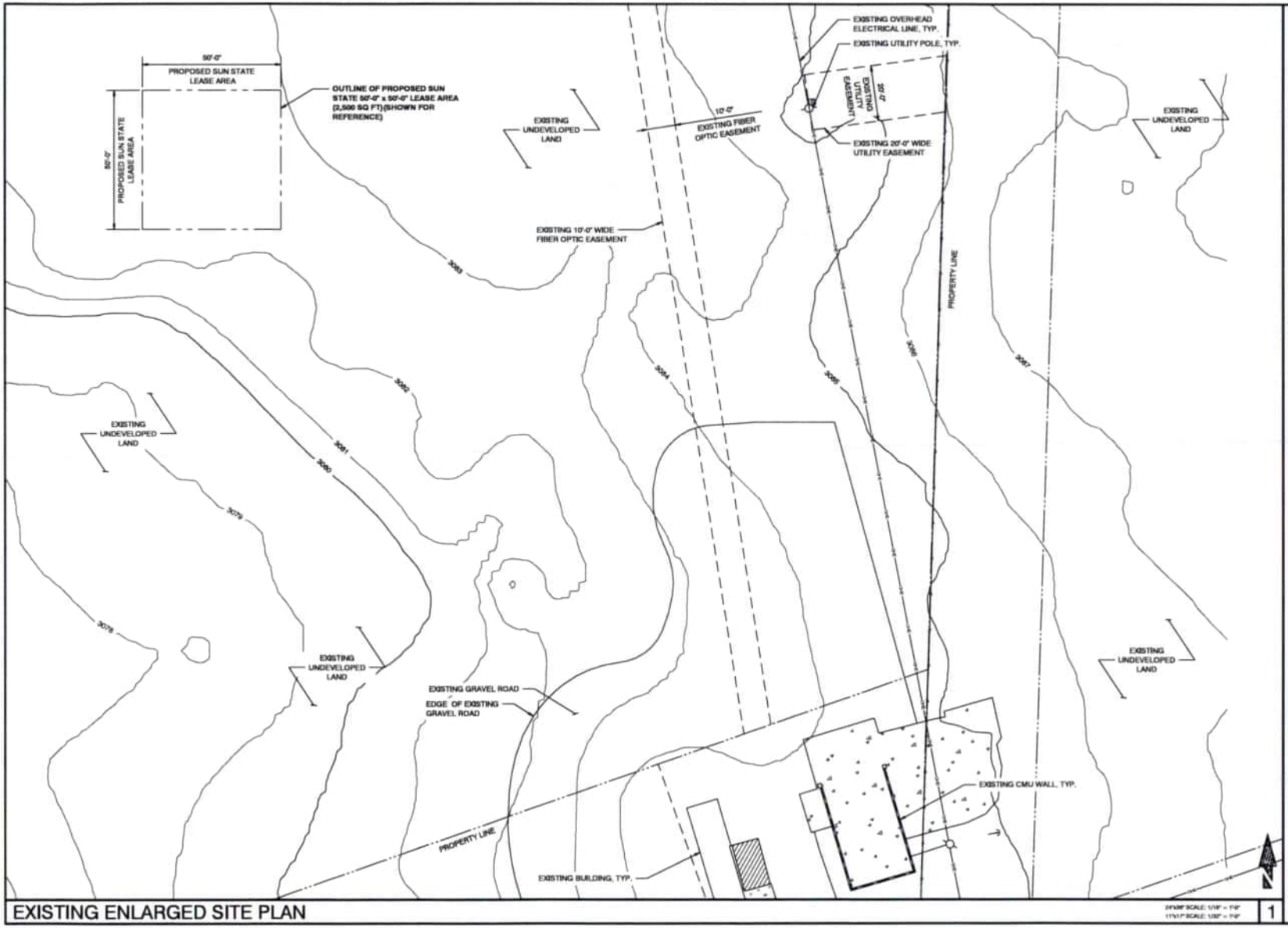
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0	8/27/2020	FINAL ZONING	JM

FINAL FOR ZONING ONLY

AZ13-221 KICKS / AZ1 OATMAN
3433 S. HIGHWAY 66
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-1



EXISTING ENLARGED SITE PLAN

24"x36" SCALE: 1/16" = 1'-0"
11"x17" SCALE: 1/32" = 1'-0"

1

PREPARED FOR

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9602

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verizon
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A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85234

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KT

REV	DATE	DESCRIPTION	BY
C	8/27/2020	FINAL ZONING	JM

FINAL

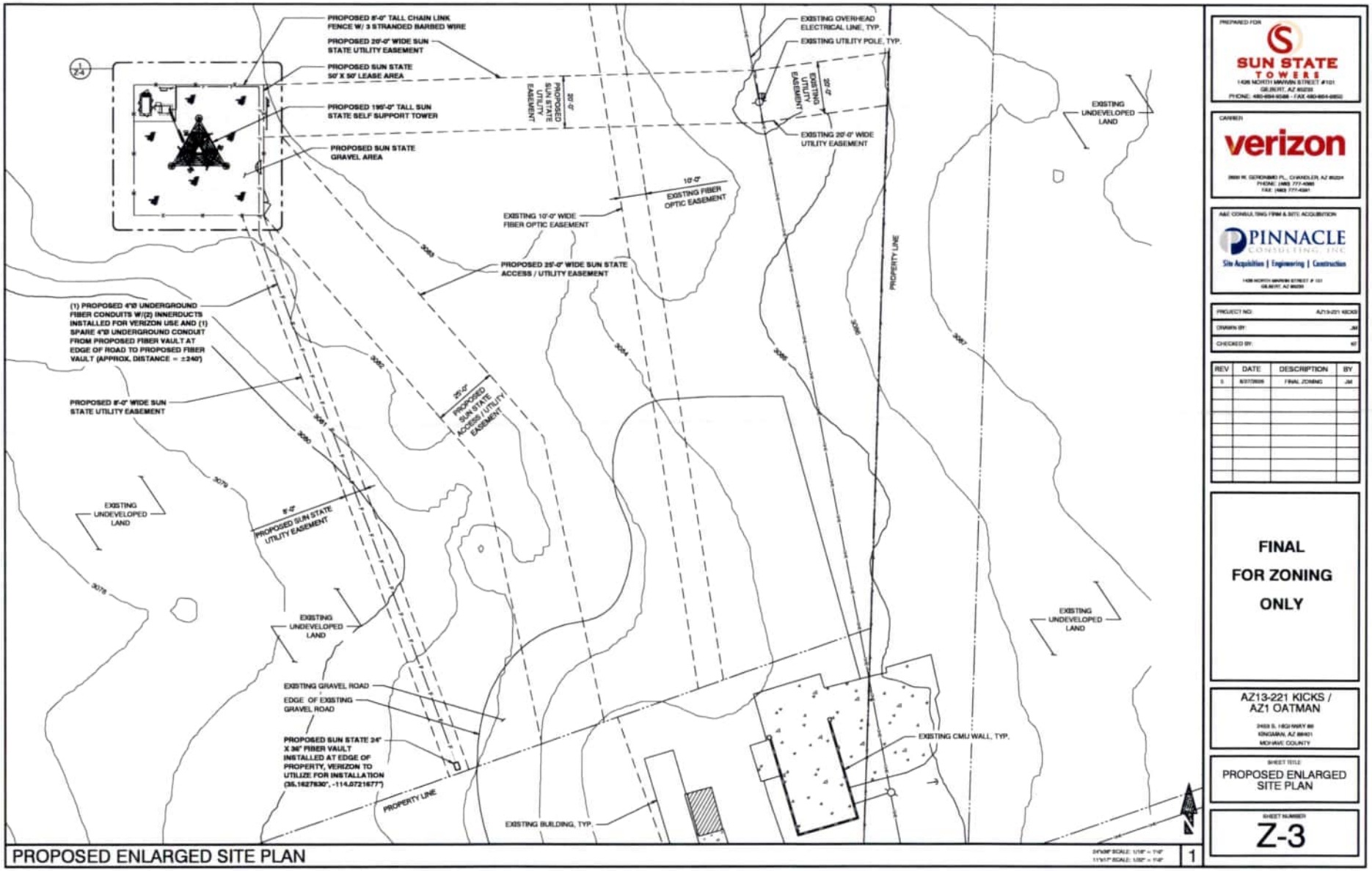
FOR ZONING

ONLY

AZ13-221 KICKS / AZ1 OATMAN
3403 S. HIGHWAY 66
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE
EXISTING ENLARGED SITE PLAN

SHEET NUMBER
Z-2



PROPOSED ENLARGED SITE PLAN

1

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9552

CARRIER:
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2600 W. GERONIMO PL., CHANDLER, AZ 85224
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A&E CONSULTING FIRM & SITE ACQUISITION:
PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KT

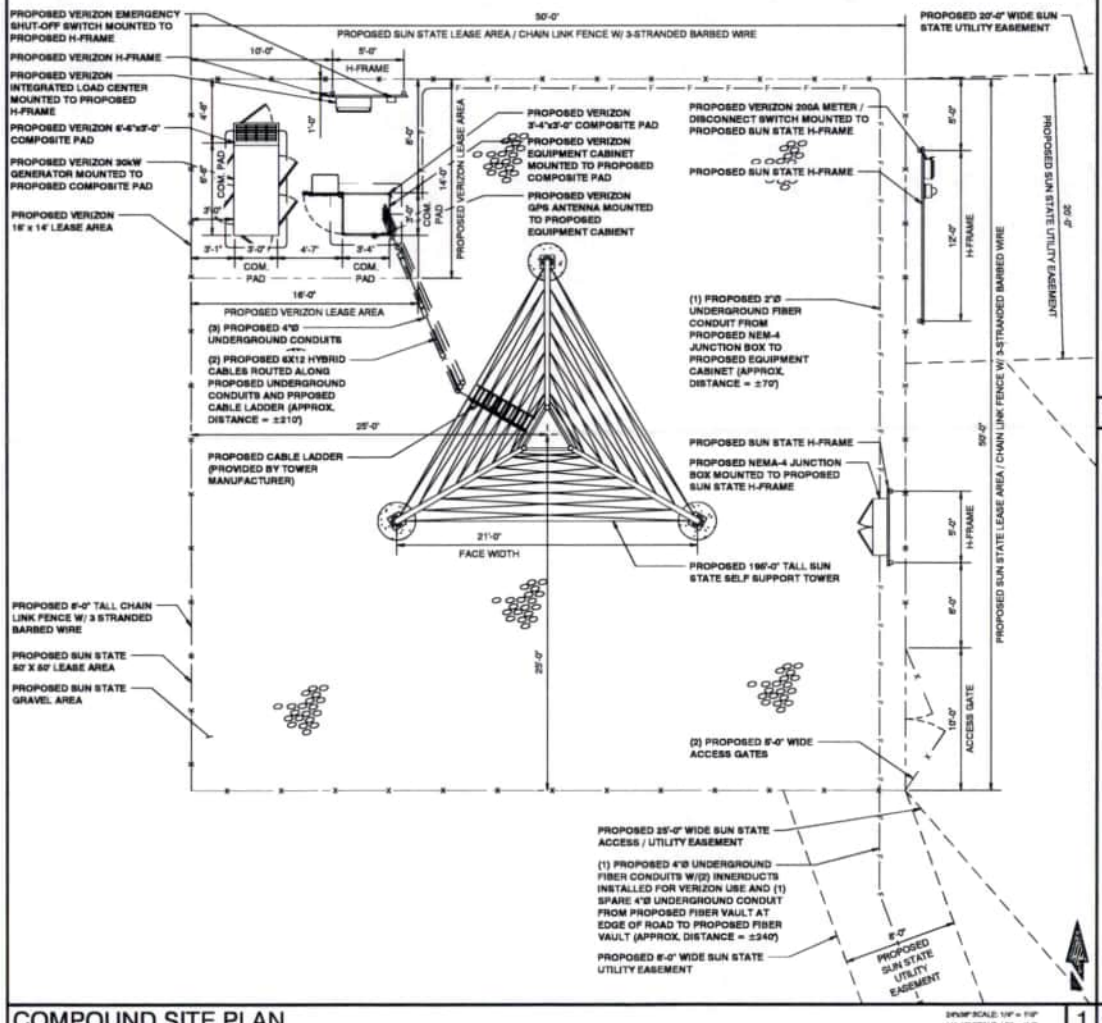
REV	DATE	DESCRIPTION	BY
0	8/27/2020	FINAL ZONING	JM

FINAL
FOR ZONING
ONLY

AZ13-221 KICKS / AZ1 OATMAN
2459 S. HIGHWAY 66
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE:
PROPOSED ENLARGED SITE PLAN

SHEET NUMBER:
Z-3

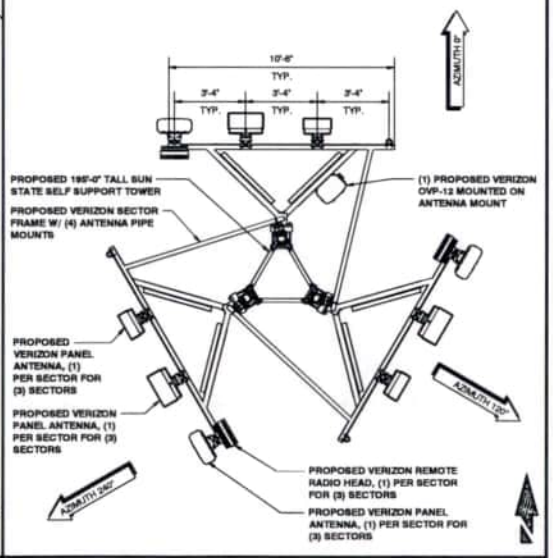


COMPOUND SITE PLAN 1

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

PROPOSED HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	0°	±210'	2	1 1/4Ø	6X12 HYBRID CABLE
BETA	120°				
GAMMA	240°				

CABLING DETAIL 2



ANTENNA PLAN 3

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR
SUN STATE TOWERS
1438 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9652

CARRIER
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3900 W. (SERVING) PL., CHANDLER, AZ 85224
PHONE: (480) 777-4980
FAX: (480) 777-4981

A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1438 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KF

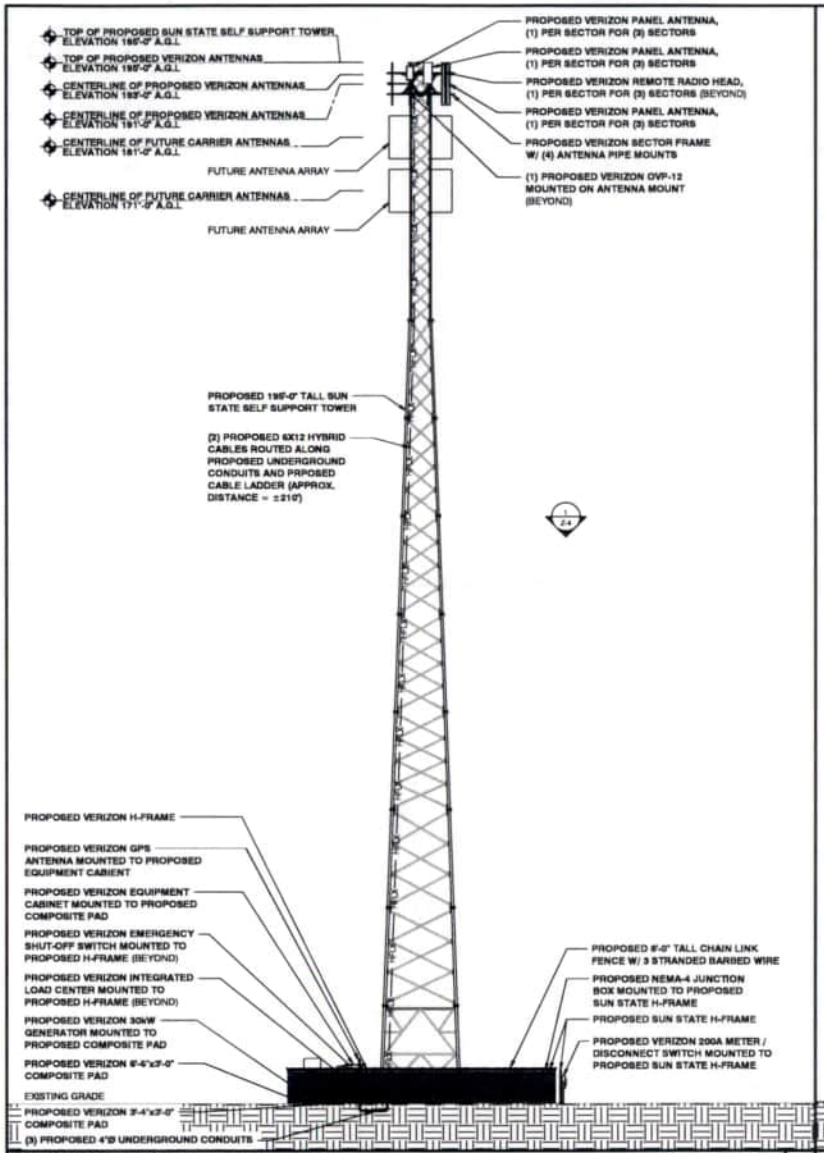
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0	6/27/2020	FINAL ZONING	JM

FINAL FOR ZONING ONLY

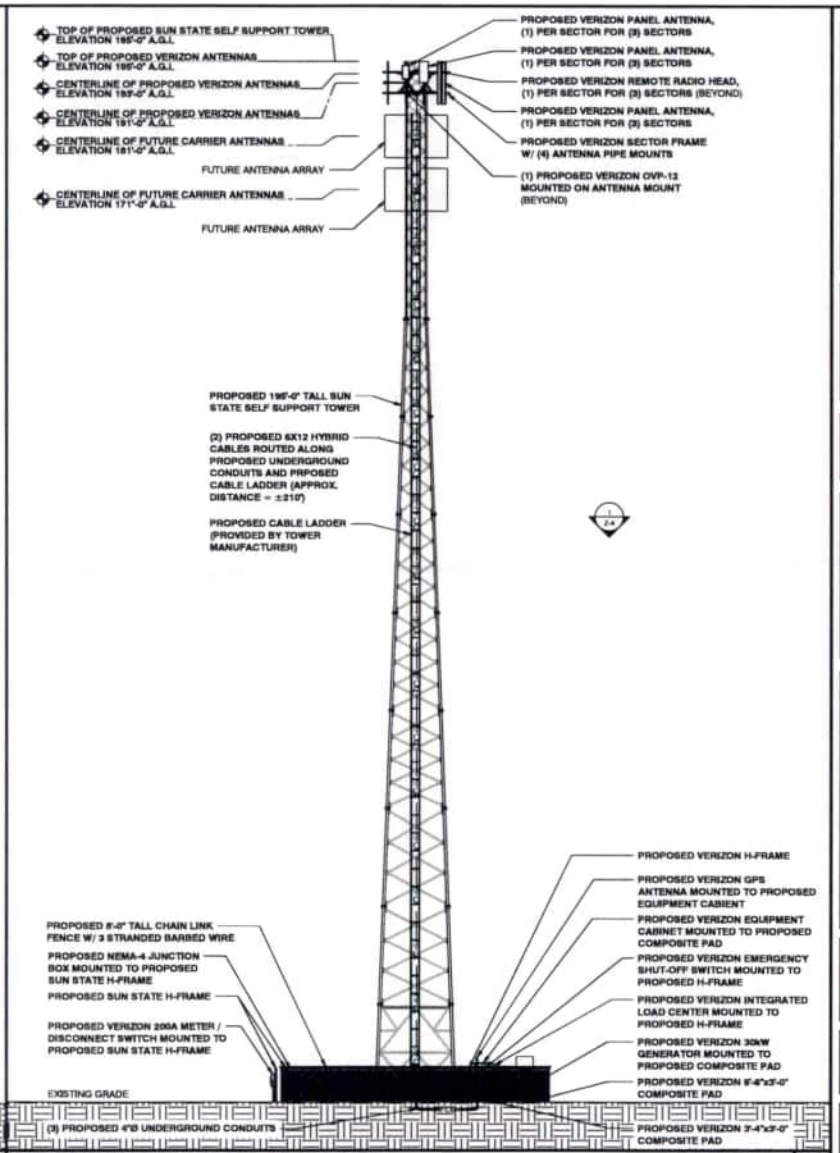
AZ13-221 KICKS / AZ1 OATMAN
3433 S. HIGHWAY 66
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE
COMPOUND SITE PLAN & ANTENNA PLAN

SHEET NUMBER
Z-4



PROPOSED SOUTH ELEVATION 1



PROPOSED NORTH ELEVATION 2

PREPARED FOR
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-694-6088 - FAX 480-694-6602

CARRIER
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A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KF

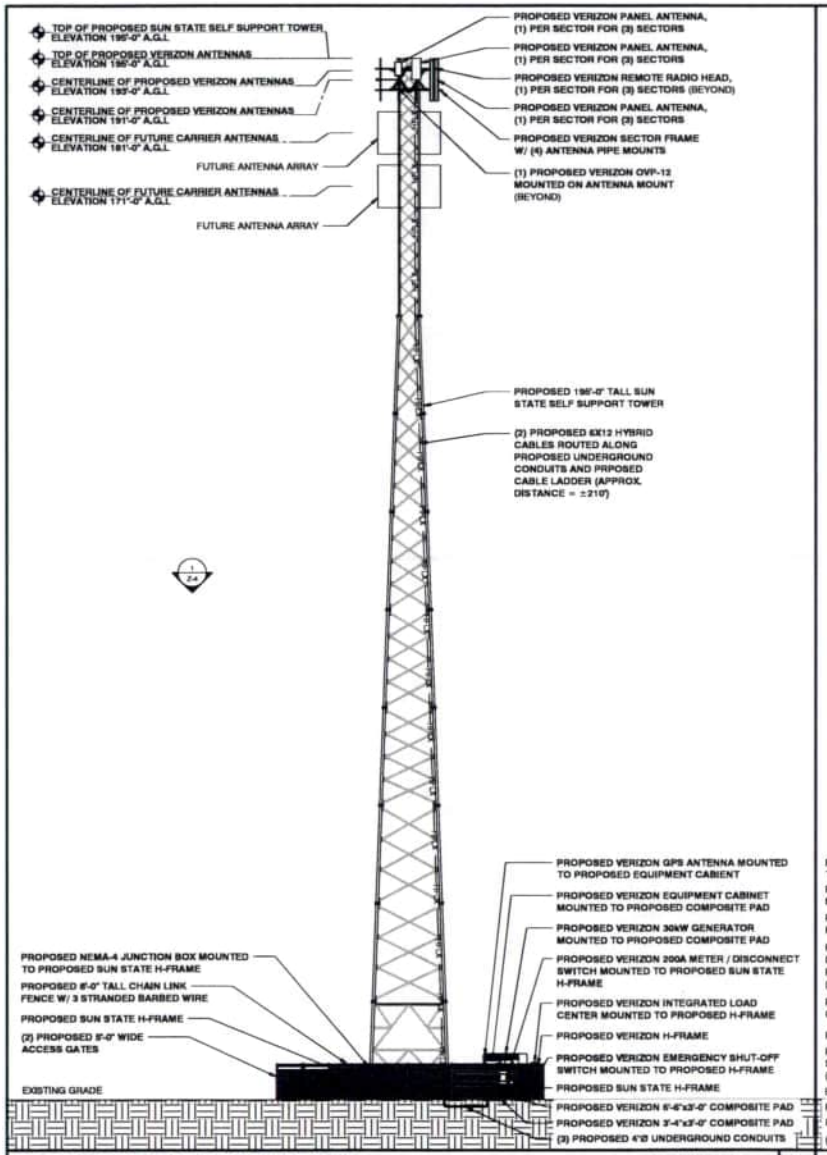
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0	8/27/2020	FINAL ZONING	JM

FINAL FOR ZONING ONLY

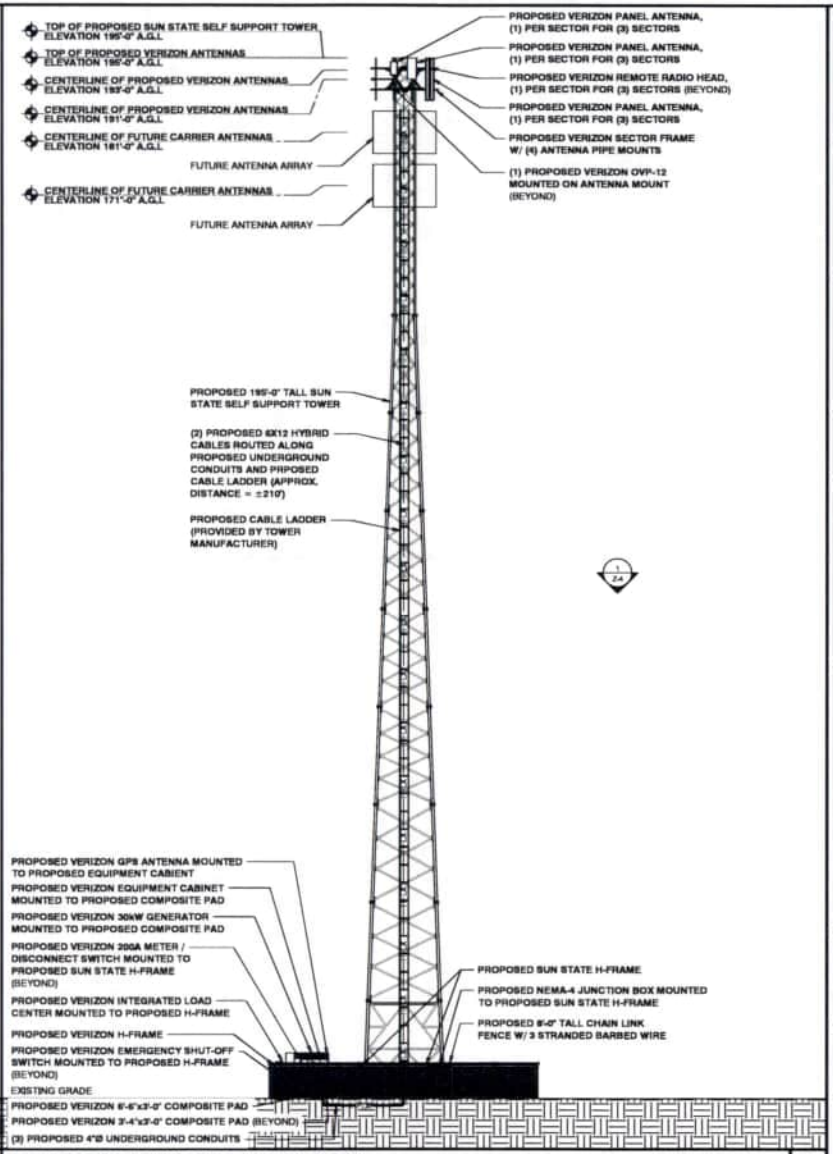
AZ13-221 KICKS / AZ1 OATMAN
2450 S. HIGHWAY 66
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-5



PROPOSED EAST ELEVATION 1



PROPOSED WEST ELEVATION 2

PREPARED FOR
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-994-9088 - FAX 480-994-9852

CARRIER
verizon
3900 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4960
FAX: (480) 777-4981

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1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ13-221 KICKS
DRAWN BY:	JM
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	8/27/2020	FINAL ZONING	JM

FINAL FOR ZONING ONLY

AZ13-221 KICKS / AZ1 OATMAN
2455 S. HIGHWAY 66
KINGMAN, AZ 86401
MOHAVE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-6

AZ1 Oatman / AZ13-221 Kicks

Kingman, Arizona

This exhibit addresses the County requirement for separation from existing towers, an inventory of nearby wireless structures, and a map showing the relationship between existing facilities and the proposed coverage need. The proposed site is positioned in a low lying valley near Interstate 40 and US 93, between several substantial hilltops.

Key findings

Three registered towers are identified within the supplied three mile inventory radius.

Verizon is already located on the registered towers approximately 1.7 miles south and 2.9 miles north of the proposed site.

The remaining registered tower, approximately 1.9 miles north, is outside the target valley and does not provide an equivalent location for the Interstate 40 and US 93 coverage objective.

An existing AM FM broadcast tower is approximately 420 feet east of the proposed location. Based on the applicant review, the legacy structure is not a viable collocation candidate for the proposed Verizon loading and future carrier loading.

The proposed self support lattice tower is planned for Verizon as the anchor tenant and capacity for three additional wireless carriers.

County criteria addressed

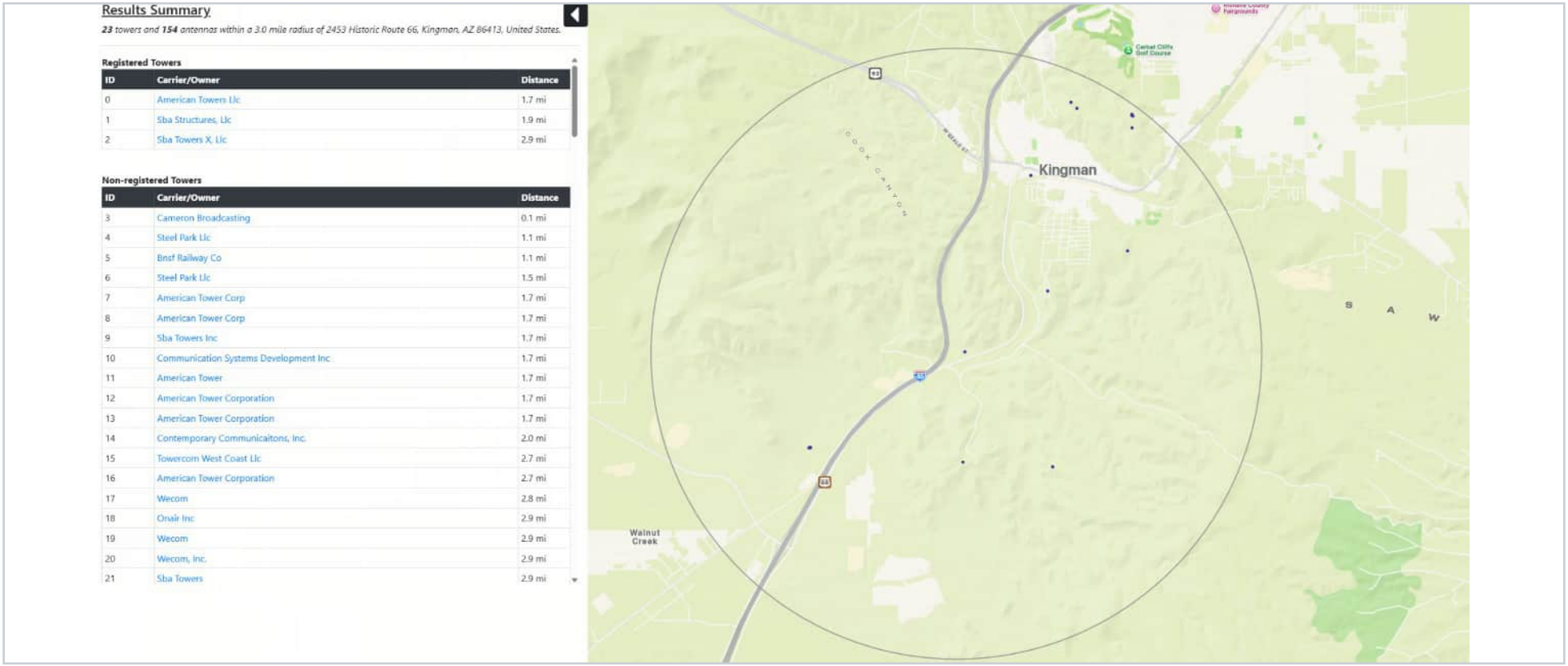
Separation distance, tower inventory, construction type, owner name and address, and mapped relationship of existing facilities to the proposed service area.



Figure 1. *Regional overview showing the proposed location between Verizon sites AZ1 Walnut Creek and AZ1 Radar Hill. The proposed location occupies the valley area along the Interstate 40 and US 93 corridor.*

Existing Tower Inventory Within Three Miles

Registered structures and owner information



Distance and location	Structure location	Owner and mailing address	Construction and height	Verizon status and siting conclusion
1.7 miles south AZ1 Walnut Creek area	2663 S. Oatman Rd. Golden Valley, AZ 86413 ASR 1200651	American Towers LLC 10 Presidential Way Woburn, MA 01801	Lattice tower Approx. 205 feet overall	**Verizon already present.** Existing Verizon tenancy means this structure does not replace the need for a facility in the target valley.
1.9 miles north	Beale Avenue Kingman, AZ 86401 ASR 1233888	SBA Structures, LLC 8051 Congress Avenue Boca Raton, FL 33487	FCC type: Tower Approx. 146 feet overall	No Verizon occupancy identified in the supplied materials. The site is north of the target valley and is not an equivalent location for the Interstate 40 and US 93 service objective.
2.9 miles north AZ1 Radar Hill area	1000 Radar Hill Kingman, AZ 86401 ASR 1310433	SBA Towers X, LLC 8051 Congress Avenue Boca Raton, FL 33487	Lattice tower Approx. 207 feet overall	**Verizon already present.** Existing Verizon tenancy means this structure does not replace the need for a facility in the target valley.



Figure 3. The existing AM FM tower is approximately 420 feet east of the proposed tower location.

Existing AM FM Tower

Nearby structure

Approximate separation: 420 feet east of the proposed location
Inventory: Cameron Broadcasting is shown in the supplied nearby tower inventory
Applicant identification: Vertical Bridge site
Legacy use: AM FM broadcast structure

Why Collocation Is Not Viable

The nearby broadcast tower is a legacy structure that was not designed as a modern multi carrier wireless support structure. Based on the applicant preliminary review, the tower does not have adequate structural capacity for the proposed Verizon antenna array and associated loading, and it does not provide the reserve capacity needed for future carriers. For that reason, collocation on the nearby AM FM tower is not considered a viable alternative to the proposed facility.

Proposed Facility

The proposed self support lattice tower is intended to function as a modern shared wireless facility. Verizon will serve as the anchor tenant, with structural and vertical capacity planned for three additional wireless carriers. This approach directly supports future collocation and reduces the likelihood that separate new towers will be required in the same service area.

Separation conclusion

The close proximity of the existing broadcast tower has been evaluated. Its legacy construction and limited structural capacity make it unsuitable for the proposed wireless use. The new structure is designed specifically to accommodate Verizon and future collocation.



Figure 4. Existing Verizon locations north and south of the proposed search area, with the proposed site positioned between them in the valley corridor.

Coverage Need

The proposed site sits within a valley formed by three sizeable hilltops. The terrain limits the ability of surrounding sites on higher ground to provide reliable service into the low lying corridor. The project is intended to improve Verizon coverage and capacity in the proposed area, particularly along Interstate 40 and US 93.

Existing Verizon Sites

The approximately 1.7 mile American Towers site to the south and the approximately 2.9 mile SBA Towers X site to the north already host Verizon. Because Verizon is already operating from those locations, relocating the proposed equipment to either tower would not create a new serving point in the valley. The proposed facility fills the geographic separation between those existing Verizon sites and places equipment closer to the transportation corridor that requires service.

Remaining Registered Tower

The SBA Structures tower approximately 1.9 miles north is outside the target valley. Its location does not provide the same siting relationship to the Interstate 40 and US 93 corridor and does not substitute for a facility located within the identified service area.

Source and verification notes

Tower distances and the three mile inventory are taken from the supplied tower inventory exhibit. FCC Antenna Structure Registration records were used to supplement structure type, height, site location, registration number, and registrant mailing address. Verizon occupancy, the approximately 420 foot separation, the structural suitability determination for the nearby AM FM tower, and future collocation capacity of the proposed facility are based on applicant supplied project information. This exhibit is a siting and inventory narrative and is not a sealed structural engineering report or radio frequency propagation study.

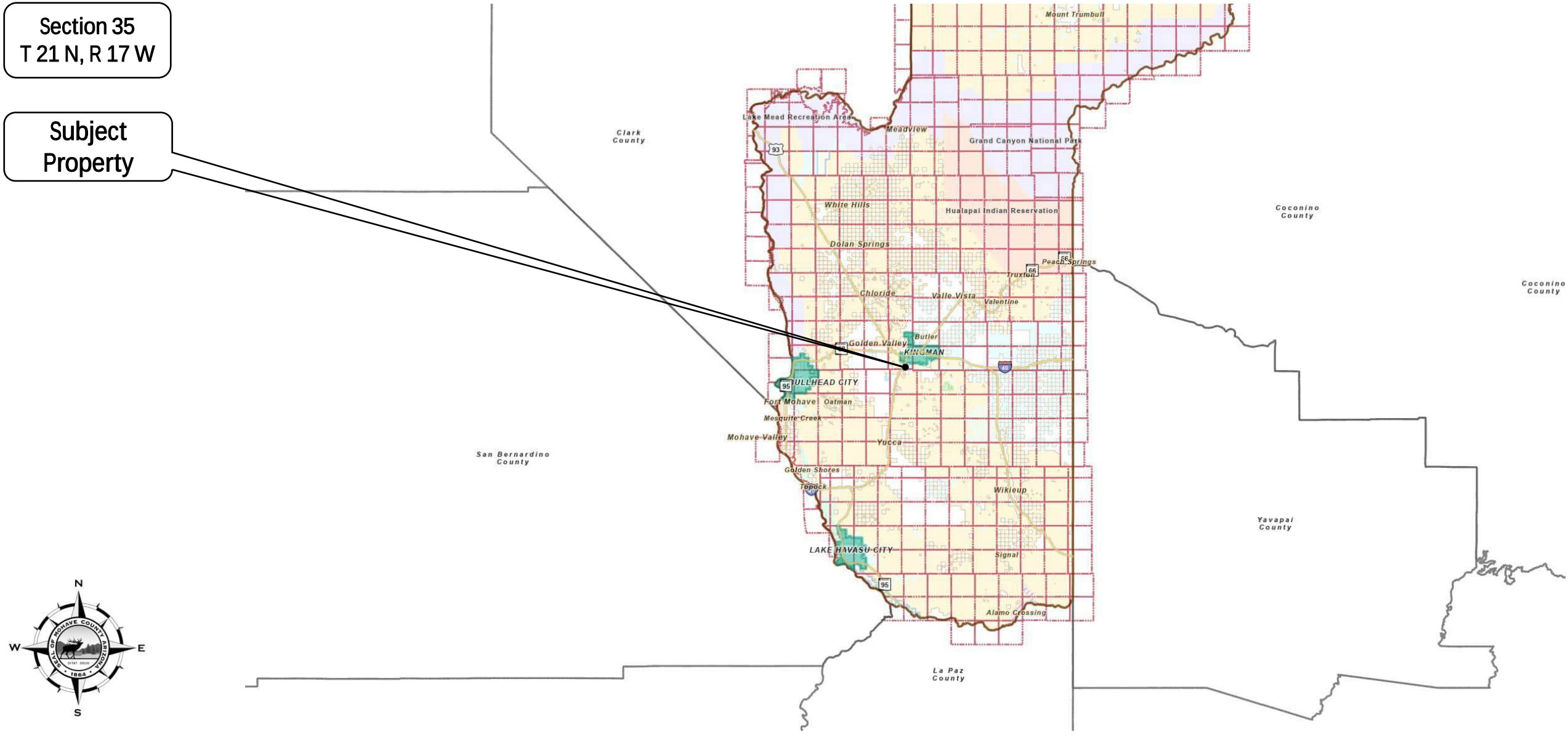
SPECIAL USE PERMIT 301-09-011

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communication tower and facility in an A (General) zone, in the Kingman vicinity.

Section 35
T 21 N, R 17 W

Subject Property

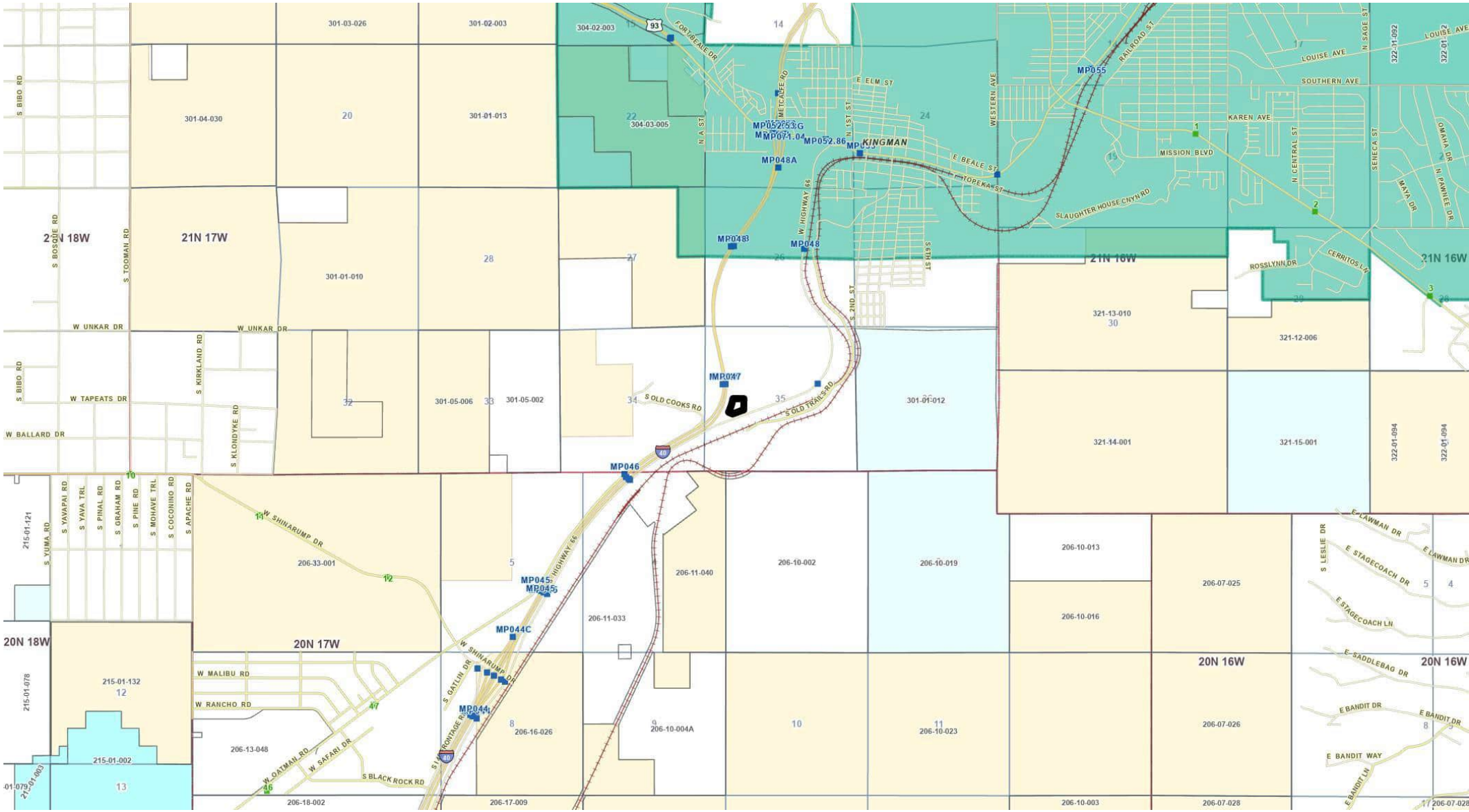


SPECIAL USE PERMIT 301-09-011

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communication tower and facility in an A (General) zone, in the Kingman vicinity.

Section 35
T 21 N, R 17 W



SPECIAL USE PERMIT 301-09-011

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communication tower and facility in an A (General) zone, in the Kingman vicinity.

Section 35
T 21 N, R 17 W



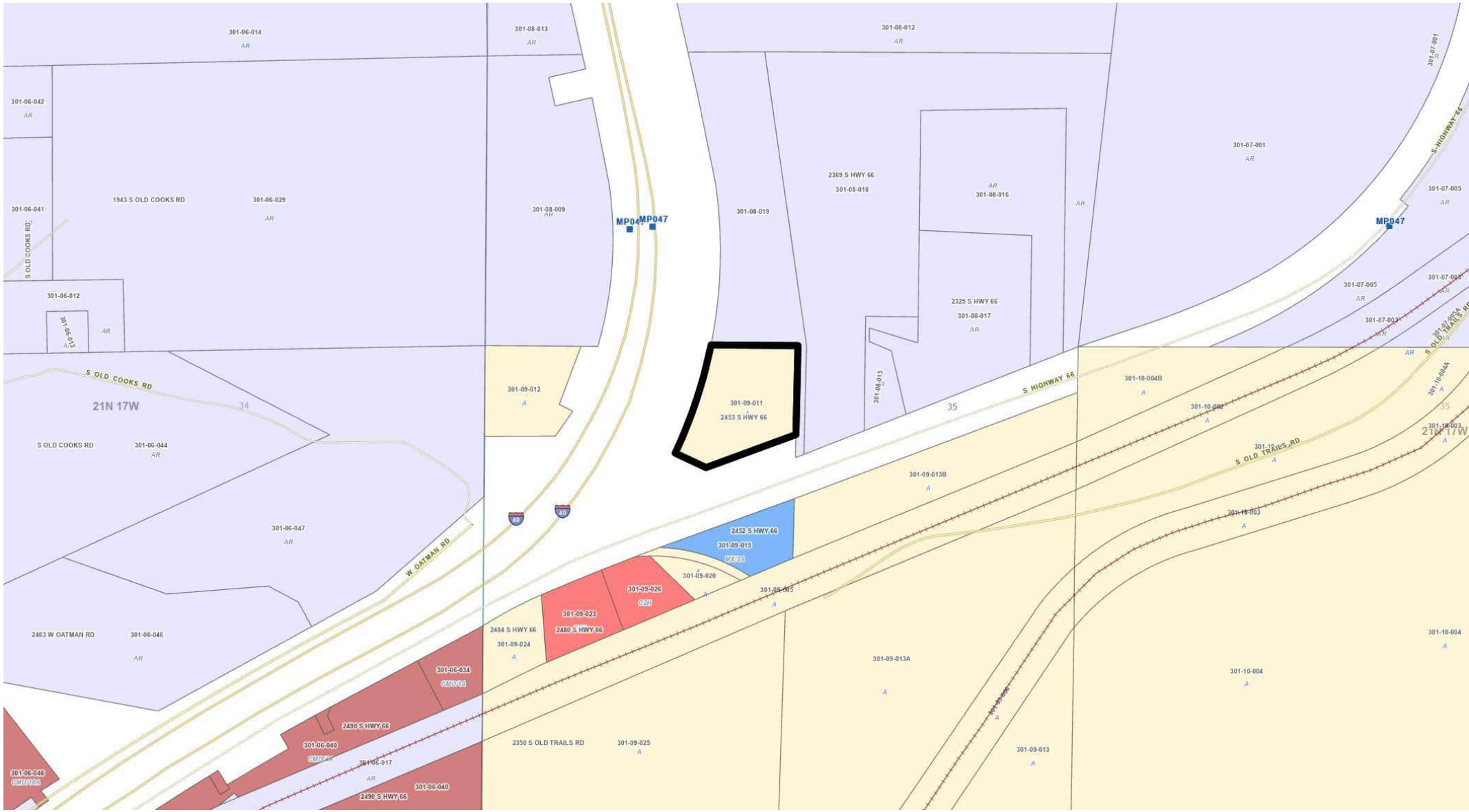
SPECIAL USE PERMIT 301-09-011

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communication tower and facility in an A (General) zone, in the Kingman vicinity.

Section 35
T 21 N, R 17 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
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



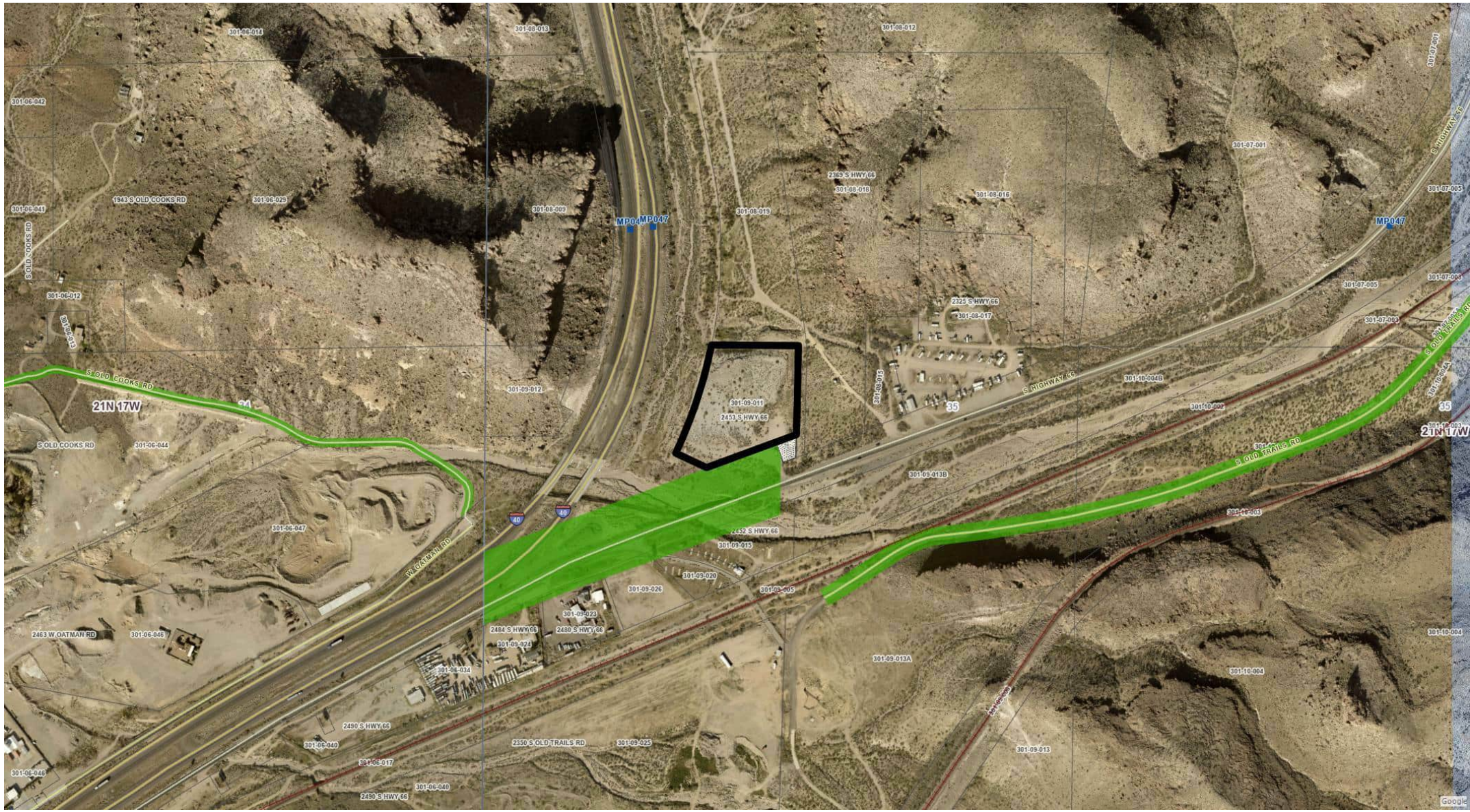
SPECIAL USE PERMIT 301-09-011

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communication tower and facility in an A (General) zone, in the Kingman vicinity.

Section 35
T 21 N, R 17 W

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



SPECIAL USE PERMIT 301-09-011 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 301-09-011 to allow for a 195' wireless communication tower and facility in an A (General) zone, in the Kingman vicinity.

Section 35
T 21 N, R 17 W






ZONING
NOTICE


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
Thursday, November 12, 2026, at 10:00
A.M.

MOHAVE COUNTY PLANNING & ZONING COMMISSION
2027 APPLICATION DEADLINE

Applications will not be considered at a Planning and Zoning Commission meeting sooner than six weeks after the filing deadline. **Applications must be complete and received prior to 12:00 Noon on the last Wednesday of the month.** Incomplete applications will be returned to the applicant or delayed to a later meeting, pending completion of the application or receipt of required supplemental information. Filing deadlines for the Calendar Year 2027 are as follows:

Deadline for Submittal 12:00 Noon	Deadline to Withdraw and Request Refund 5:00PM	Planning & Zoning Commission Meeting 10:00AM	Board of Supervisors Meeting 9:30AM
January 27, 2027	February 10, 2027	March 10, 2027	April 5, 2027
February 24, 2027	March 17, 2027	April 14, 2027	May 3, 2027
March 31, 2027	April 14, 2027	May 12, 2027	June 7, 2027
April 28, 2027	May 12, 2027	June 9, 2027	July 6, 2027
May 26, 2027	June 16, 2027	July 14, 2027	August 2, 2027
June 30, 2027	July 14, 2027	August 11, 2027	September 7, 2027
July 28, 2027	August 11, 2027	September 8, 2027	October 4, 2027
August 25, 2027	September 15, 2027	October 13, 2027	November 1, 2027
September 29, 2027	October 13, 2027	November 10, 2027	December 6, 2027
October 27, 2027	November 10, 2027	December 8, 2027	January 3, 2028
November 24, 2027	December 15, 2027	January 12, 2028	February 1, 2028
December 29, 2027	January 12, 2028	February 9, 2028	March 6, 2028