



Residential/Five Acre minimum lot size zone to an A-R (Agricultural-Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (north of Redhill Drive, east of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of Mohave Development, Inc.** D.D. 07. Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN for a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessors Parcel No. 306-24-173C from an A-R1/A (Agricultural-Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for an office, shop and truck parking for a personal business, in the Golden Valley vicinity (north of Shinarump Road, east of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of James and Frances Momjian, VB.** MOHAVE COUNTY GENERAL AREA 08. Evaluation of a request for a REZONE of Assessors Parcel No. 329-06-252, -253, -025, -026, and -055 from an R-1/A (Single Family Residential) zone to an A-R (Agricultural-Residential) zone, to allow for RVs as temporary residences in the White Horse vicinity (south of Rolling Ridge Drive, east of Silver Eagle Drive), Mohave County, Arizona. **Leonardo and Marija Markovic, DD.** 09. Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN for a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessors Parcel No. 336-09-463 and -464 from a C-2/A (General Commercial/One Acre minimum lot size) zone to an A-R (Agricultural-Residential) zone, to allow for RVs as temporary residences in the Pleasant Ferry vicinity (north of Lusk Lane, west of Tarnisk Street), Mohave County, Arizona. **Brian and Elizabeth Sunm-ers, JN.** 10. Evaluation of a request for a REZONE of a portion of Assessors Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a General Commercial zone, to allow for a coffee shop, in the Dolan Springs vicinity (south of Cinch Drive, east of Ironwood Drive), Mohave County, Arizona. **Michele Waldman and Jefferson Goodwin, VB.** 11. Evaluation of a request for a REZONE of Assessors Parcel No. 316-11-054 from an A (General) zone to an A-R (Agricultural-Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity (north of 9th Street, west of Hermosa Drive), Mohave County, Arizona. **Sanson Gonzales Zambrano, JN.** 12. Evaluation of a request for a REZONE of Assessors Parcel No. 321-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial-Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Chaiman vicinity (east of Outman Highway, southeast of Glynv CV), Mohave County, Arizona. **Tim McCarthy, KINGMAN AREA.** 13. Evaluation of a request for a SPECIAL USE PERMIT for Assessors Parcel No. 254-31-010E to allow for a night watchmans quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Kingman vicinity (south of US Highway 93, west of Easy Horse Road), Mohave County, Arizona. **KTH Consulting on behalf of Kingman Investment Network Group, LLC, VB.** OTHER 14. Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY LAND DIVISION REGULATIONS to require a dust control and mitigation plan for new subdivisions, Mohave County, Arizona. **Mohave County.** 15. Commissioners comments limited to announcements, availability/tendence at conferences and seminars, request for agenda items for future meetings, and reports from staff. 16. Call to the Public. *According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of its meetings, conferences, 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 CLICKING HERE (PDF Link) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.* MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT Scott Holtry, Director Pub. 03/18/2026 Order No. 91796

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 CLICKING HERE (PDF Link) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

**(91796) NOTICE OF HEARING**  
Notice is hereby given that on **MONDAY, APRIL 6, 2026**, the Mohave County Board of Supervisors will hold its regular meeting. At this time, all interested persons may appear and be heard at **9:30 A.M.** in the Board of Supervisors' Hearing Room, 700 West Beale Street, Kingman, Arizona, regarding the following items:

**ARIZONA STRIP AREA**  
01. Evaluation of a request for a PRELIMINARY MAP AND PETITIONS FOR EXCEPTIONS for Desert Springs Subdivision, in the White Horse vicinity (Tract 3540), a proposed subdivision of Assessors Parcel Nos. 402-32-195, 402-32-196, 402-32-197, and 402-32-198, a portion of 402-32-234 and 402-64-104, in the Desert Springs vicinity (east of Rye Canyon Drive, north of Shinarump Road), Mohave County, Arizona. **Denley Fowlke for B & F Land Co., MOHAVE COUNTY GENERAL AREA.**  
02. Evaluation of a request for a REZONE of Assessors Parcel No. 329-06-502 from an R-1/A1 (Single Family Residential) zone to an A-R (Agricultural-Residential) zone, to allow for an RV as a temporary residence in the White Hills vicinity (north of Wildhorse Drive, east of Golden Arrow Drive), Mohave County, Arizona. **Terry Brier, MOHAVE COUNTY GENERAL AREA.**

03. Evaluation of a request for a SPECIAL USE PERMIT to allow for an unmanned aircraft operations on two acres of land, including an agreement for an offsite agricultural operation, in the White Horse vicinity (Tract 3540), a proposed subdivision of Assessors Parcel Nos. 402-32-195, 402-32-196, 402-32-197, and 402-32-198, a portion of 402-32-234 and 402-64-104, in the Desert Springs vicinity (east of Rye Canyon Drive, north of Shinarump Road), Mohave County, Arizona. **Dirk Van Voris, MOHAVE COUNTY GENERAL AREA.**  
04. Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN for a Rural Development Area land use designation, to a GC (General Commercial) zone, to allow for a feed store with associated outdoor sales, in the Dolan Springs vicinity (east of Interstate 40, west of Mojave Drive), Mohave County, Arizona. **Iris DeWitt, Earthtek LLC, KINGMAN AREA.**

05. Evaluation of a request for a REZONE of Assessors Parcel No. 254-30-105 from an A-R1/A (Agricultural-Residential) zone to an A-R1/A4 (Agricultural-Residential) zone, to bring the property into compliance, in the Hackberry Road vicinity (south of Mountain Road, west of Hackberry Road), Mohave County, Arizona. **Gilbert and Mil Jindouhelli, KINGMAN AREA.**

06. Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE Section 46.2 Amendments to the General Plan and Amendments to the General Plan Zoning Ordinance to require a dust control requirement that constitutes a major change in the Mohave County General Plan. **Mohave County.** According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of its meetings, conferences, 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 CLICKING HERE (PDF Link) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

**(91824) SUMMONS**  
TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr., Las Vegas, NV 89123 (928) 222-1902 AZ Bar # 021426  
YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the Superior Court of the State of Arizona, in and for the County of Mohave, this 5th day of March 2026.

**(91824) SUMMONS**  
MARTHA IRENE and JOHN DOE HEATH, ASH aka CYNTHIA WAY and JOHN DOE WELCH, spouse: WALLACE HRIM and ASH aka CYNTHIA WAY and JOHN DOE WELCH, spouse: WILLIAM FRANK and JANE DOE WELCH, spouse: DENNIS MICHAEL SPURLOCK, Clerk By: Deputy Clerk Pub. 03/18/2026, 04/01, 04/08/2026 Order No. 91824

**(91824) SUMMONS**  
DANIEL LEE and JANE DOE EPSTEIN, 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, YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the Superior Court of the State of Arizona, in and for the County of Mohave, this 5th day of March 2026.

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**(91828) SUMMONS**  
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**CALL 928-753-6397 EXT. 1**

**NOTICE TO CREDITORS**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
COUNTY OF MOHAVE, No. P82026-00128  
**NOTICE TO CREDITORS FOR APPOINTMENT OF PERSONAL REPRESENTATIVE OF WILLIAM JAMES MATTER, an adult. NOTICE TO MAKE CLAIMS:** The persons having claims against the Estate of WILLIAM JAMES MATTER, an adult, are hereby notified that the Personal Representative of the claim to the Personal Representative at 11336 PRICE CT., RIVERSIDE, CALIFORNIA 92504, is: **WILLIAM JAMES MATTER, an adult.** The date of the first publication of this notice or to be forever barred. **NOTICE OF CLAIMS:** Claims must be presented by delivering or making a written statement of the claim to the Personal Representative at 11336 PRICE CT., RIVERSIDE, CALIFORNIA 92504, on or before March 03, 2026, 04/01/2026, 04/08/2026. Ad No. 91869

USA TODAY CROSSWORD

EDITED Amie Walker  
By Luke Schreiber  
**USS MIDWAY**

- ACROSS**  
1 Self-service money dispensers, for short  
5 "American \_\_\_" (singing competition show)  
9 \_\_\_ Amidala ("Star Wars" senator)  
14 Pin the \_\_\_ on the donkey  
15 Coke, e.g.  
16 Natural hairdos  
17 Vegetable in gumbo  
18 Tournament ranking  
19 Leave puzzled  
20 Body's communication network  
22 Angry music genre  
24 \_\_\_ faire  
25 "Lovin' on Me" rapper Jack  
28 Sealy alternative  
30 The Chicks and the Powerpuff Girls, for two  
33 Be in debt  
34 Under the weather  
36 Big fuss  
37 Audacious  
38 Twisted figure that only has one side  
41 "Woe is me!"  
43 Lord or tallow  
44 Spanish for "sun"  
45 Assistance  
46 Porterhouse, e.g.  
48 Change  
52 "Bye, now"  
54 Extra periods (Abbr.)  
56 "If I ask me"  
57 Shops that sell excess inventory  
61 Word that can follow "monster" or "food"  
63 Workplace safety org.  
64 Role for an actor  
65 Swerve

© Andrews McMeel

- 67 One of 12, for a cube  
68 "That is to say..."  
69 Makes a mistake  
70 Moose and elk  
**DOWN**  
1 Observes Yom Kippur  
2 "I want to join you!"  
3 Bathroom fixture often seen above the sink  
4 Eastern European person  
5 Debate topic  
6 "It \_\_\_ even matter" ("There's no point")  
7 Celebratory pieces  
8 "\_\_\_ Marmalade"  
9 Rotini and fettuccini  
10 Following  
11 Percussive track  
12 Mom's partner, perhaps  
13 Particularly, in a text  
21 Dental hygiene brand  
22 Bamboo \_\_\_  
26 Bird with a "great horned" and "horn" variety  
27 Get married  
29 Uncles, in Spanish  
31 Worshipping  
32 Driver's licenses, e.g.  
33 Elevate  
37 Toucan's beak  
38 Double-checked, say  
39 Dubai's country (Abbr.)  
40 Playfully make fun of  
41 Batteries for some remotes  
42 Tell a fib  
46 "The Social Network" writer Aaron  
47 Like some delis or kitchens  
49 Long-winded rant  
50 Appear  
51 List of players

**Tuesday's Answer**

Answers: Call 1-800-428-2222

**LEXICO**

Solve all the clues in this crossword puzzle. Spell solutions to the clues below by winding your way through the grid. You can backtrack to use letters more than once. Each new word starts with the last letter of the previous word.

- Learn to fit in
- Reduce gradually
- Mends
- Geometric shape
- Drained

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Eliminate Leaks	✓	✗	✗	✗
One-Piece Design	✓	✗	✗	✗
Customized to Your Home	✓	✗	✗	✗
Never Have to Clean	✓	✗	✗	✗
No Clog Guarantee*	✓	✗	✗	✗

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- To post job openings, visit: [thespectrum.com/jobs](http://thespectrum.com/jobs)

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**GARAGE SALES & AUCTIONS**

**Garage Sales**

**Saint George, 3/20 8am to 5pm, 2302 Panorama Parkway, Saint George 2302 Panorama Parkway FRIDAY 3/20 8am to 5pm ESTATE SALE** Something for Everyone! Come shop a fun and unique estate sale filled with bright, bold fashion and great household finds! New tags still on! Gently used clothing, bright colors and stylish pieces! Shoes in excellent condition and BRAND NEW sizes 6-9 Costume jewelry - lots of fun statement pieces! Medical equipment including electric and manual wheelchairs, walkers, medical boots, new disposable face masks! Small household appliances! Various household items and treasures fabric for quilting, sewing and crafting! Everything is priced to sell! Whether you're looking for fashion, practical items, or hidden gems. 435-522-4157 435-522-4157

**PUBLIC NOTICES**

**NOTICE OF HEARING**  
Notice is hereby given that on **MONDAY, APRIL 6, 2026**, the Mohave County Board of Supervisors will hold its regular meeting. At this time, all interested persons may appear and be heard at **9:30 A.M.** in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:  
**ARIZONA STRIP AREA**  
01. Evaluation of a request for a **PRELIMINARY PLAT AND PETITIONS FOR EXCEPTED LOTS** for Desert Springs Ranches Subdivision

**Public Notices**

Subdivision, Tract 3540, a proposed subdivision of Assessor's Parcel Nos. 402-32-195, 402-64-095, -105, -107, -109 and a portion of 402-32-102 and 402-64-104 in the Desert Springs vicinity (east of River Lane, north of Fleet Street), Mohave County, Arizona. **Denley Fowlke for R & F Land Co.**  
**OTHER**  
02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE**, Section 46.2, concerning the Mohave General Plan and Area Plans to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan. **Mohave County**  
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 at this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5816. Supporting documentation for agenda items will be reviewed by CLICKING HERE (PDF Reader required) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409. **MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
Scott Holtry, Director  
PUB#12166497  
PUBLISH MARCH 13, 2026  
THE SPECTRUM  
UPAXLP

**NOTICE OF HEARING**  
Notice is hereby given that on **WEDNESDAY, APRIL 8, 2026**, the Mohave County Board of Supervisors 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

**Public Notices**

Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:  
**ARIZONA STRIP AREA**  
01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 404-49-018 from an A-1 (Agricultural Residential/One Acre minimum lot size) zone to an S-D-R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity (north of Taylor Street, south of Richard Street), Mohave County, Arizona. **Thomas Timpon on behalf of Taylor Ave Holdings, LLC, DB**  
**OTHER**  
02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY LAND DIVISION REGULATIONS** to require a dust control and mitigation plan for new subdivisions, and amendments to the **Mohave County**  
03. Comments, limitations to announcements, availability/attendance at conference and seminars, request for agenda items for future meetings, and reports from staff.  
**Mohave County**  
04. Call to the Public According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services to all persons with disabilities. If you need accommodation for this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5816. Supporting documentation for agenda items will be reviewed by CLICKING HERE (PDF Reader required) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409. **MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
Scott Holtry, Director  
PUB#12166497  
PUBLISH MARCH 13, 2026  
THE SPECTRUM  
UPAXLP

**Public Notices**

Notice to Creditors  
Joyce Lyn Eakin died on February 12, 2026. Olivia Eakin is the Trustee of the Grandma Eakin Trust dated August 13, 2024. Creditors of Joyce Lyn Eakin are hereby notified to deliver or mail their written claims to:  
Olivia Eakin, Trustee  
121 Logan Pass Drive  
Loganville, GA 30052  
Claims must be presented within three months after the date of the first publication of this notice or be forever barred from presenting their claims.  
UPAXLP  
MARCH 18, 2025, April 1 2026  
LNV50480053

**Public Notices**

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 CLICKING HERE (PDF Reader required) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409. **MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
Scott Holtry, Director  
PUB#12166513  
PUBLISH MARCH 18, 2026  
THE SPECTRUM  
UPAXLP

**Public Notices**

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56 / LEGAL NOTICES

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 bankruptcy...

NOTICE OF TRUSTEES SALE File ID: #26-02686-PM-AZ Trescher The following legally described trust property is being sold pursuant to the power of sale under that certain trust deed recorded on 11/10/2020 as Document No. 2020065934...

According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services that are provided to the public...

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01. Evaluation of a request for a REZONE of Assessors Parcel No. 227-21-001, located in the General Commercial zone to a G-2 (Community Manufacturing/Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity (north of Torrance Road, east of Huntington Road), Mohave County, Arizona. Shannon King on behalf of Benchmark Properties LLC.

02. Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE, Section 46.2 Amendments to the General Plan and Area Plans to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan. Mohave County.

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

04. Call to the Public. According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services that are provided to the public...

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT Scott Holby, Director PUBLISH: WEDNESDAY, MARCH 18, 2026 #91172

NOTICE OF TRUSTEES SALE File ID: #26-03289-LC-AZ Carrico The following legally described trust property is being sold pursuant to the power of sale under that certain trust deed recorded on 03/28/2024 as Document No. 202401481-1, Mohave County, AZ. NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE...

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE CASE NO. CV-2025-01940 SUMMONS In re the Matter of: MICHAEL ORTEGA Plaintiff MICHAEL ORTEGA Respondent THE STATE OF ARIZONA TO THE ABOVE NAMED RESPONDENT: MICHAEL ORTEGA YOU ARE HEREBY SUMMONED and required to appear and defend in the

56 / LEGAL NOTICES

above entitled action with TWENTY (20) DAYS, exclusive of the date of service, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the date of service, if served outside the State of Arizona. If service is made by publication, service is complete THIRTY (30) DAYS after the date of FIRST PUBLICATION and you must appear and defend within THIRTY (30) DAYS thereafter.

In order to appear and defend, you must file a proper response or answer in writing with the Clerk of this court accompanied by the required filing fees. Failure to so appear and defend will result in a judgment by default being entered against you for the relief requested in the Petition.

CHRISTINA SPURLOCK CLERK OF THE SUPERIOR COURT By: /s/ JERRY DEPUY DEPUTY CLERK PUBLISH: March 4, 2026 March 18, 2026 March 25, 2026 #91153

NOTICE OF HEARING Notice is hereby given that on MONDAY, APRIL 6, 2026, the Mohave County Board of Supervisors will hold its regular meeting. At this time, all interested persons may appear and be heard at 9:30 A.M. in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following item:

Evaluation of a request to AMEND THE MOHAVE COUNTY ZONING ORDINANCE, Section 46.2 Amendments to the General Plan and Area Plans to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan. Mohave County.

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Supporting documentation for agenda items may be reviewed by CLICKING HERE (PDF Reader required) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

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MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT Scott Holby, Director PUBLISH: WEDNESDAY, MARCH 18, 2026 #91172

UCC Foreclosure Notice is hereby given that pursuant to A.R.S. § 47-9610 and other applicable law, the undersigned secured party, as the holder of a lien on Arizona Licenses #06080002, and other assets of Chyvonne Anchohdo, will sell said property, by public auction, to the highest qualified bidder in public as follows:

01. 1817 APOCALYPSE PLAZA, BULLHEAD CITY, AZ, Parcel Number: 214-10-103A and 214-40-374. Original Principal Balance: \$3,200,000.00 Original Current Beneficiary: RICHARD LaFONT, 2037 HIGHWAY 95, BULLHEAD CITY, AZ 86442. Original/Current Trustor: SHRI HARI HOSPITALITY, LLC, an Arizona limited liability company, 4721 S. VERMONT AVE, LOS ANGELES, CA 90033. Said trustee will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of \$3,056,832.04 plus interest, charges and expenses of the Trustee and of the trust created by said Deed of Trust, Dated: JANUARY 20, 2026. Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation, 590 East Wilcox Drive, Suite 400, East Wilcox, AZ 85635 (520) 458-3500. For Questions contact Shannon Copp - Trustee Sale Rep (480) 969-5877. Pioneer Title Agency, Inc. is a Trustee, by /s/ Pamela Fairfield, Assistant Secretary. Manner of Trustee Qualification: Escrow Agent. Name of Regulating Agency: Arizona Department of Financial Institutions. STATE OF ARIZONA, My Commission Expires: March 15, 2027. PUBLISH: March 11, 2026 March 18, 2026 March 25, 2026 #91404

NOTICE TO ANNA MARIE OCHOA, Fort Mojave Indian Tribal Court Case #GS-2025-0004 You are hereby notified that a petition for guardianship of one of your minor children has been filed with the Fort Mojave Tribal Court on February 25, 2026. If you wish to respond, please contact the Fort Mojave Tribal Court at (928)346-5290...

NOTICE TO JAVLEEN VANFLEET AND BENJAMIN HUMEUMPTWEA SR. NOTICE - Consider this notification of the filling of guardianship in the Fort Mojave Tribal Court located at 8492 South Highway 95, Mohave Valley, AZ 86409. This notice is being filed with the court and the filing of this response with the clerk of the Fort Mojave Tribal Court and by serving a copy of response to the other party...

NOTICE TO SHELBY WELCH AND JUAN HERNANDEZ NOTICE - Consider this notification of the filling of guardianship in the Fort Mojave Tribal Court located at 8492 South Highway 95, Mohave Valley, AZ 86409. This notice is being filed with the court and the filing of this response with the clerk of the Fort Mojave Tribal Court and by serving a copy of response to the other party...

56 / LEGAL NOTICES

By: FMIT DSS Human Service Worker II, LL PUBLISH: March 11, 2026 March 18, 2026 March 25, 2026 #91404

TS/File #2010544-11993 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 recorded on NOVEMBER 6, 2020, in INSTRUMENT NO. 2020065934...

According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services that are provided to the public...

TS/File #7496618-11997 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 recorded on AUGUST 7, 2024, in INSTRUMENT NO. 202401481-1...

According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services that are provided to the public...

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT Scott Holby, Director PUBLISH: WEDNESDAY, MARCH 18, 2026 #91172

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For Articles of Incorporation, Probate or other required publication. For your advertising needs, call (928) 296-8455 or email to: legals@mohavedailynews.com

CONTINUED NEXT COLUMN

## PUBLIC NOTICES

**ARTICLES OF ORGANIZATION OF LIMITED LIABILITY COMPANY**  
**BUSINESS INFORMATION** Business Name: Marshall Bull LLC Business ID: 25027533, Effective Date: 03/03/2026  
 Business Type: Domestic Limited Liability Company Management Structure: Perpetual Character of Business: 03/03/2026-Commercial construction 1 236117-New Housing For Sale Builders STATUTORY AGENT INFORMATION Statutory Agent Name: Jason Marshall Physical Address: 700 West Beale Street, Kingman, AZ, 86403-2026 Mohave, USA Mailing Address: Jason Marshall, 700 West Beale Street, Kingman, AZ, 86403-2026, Mohave, USA Statutory Agent has provided consent on: 03/03/2026 Statutory Agent Acceptance: Jason Marshall has accepted the role of Statutory Agent for the business. **PRINCIPAL ADDRESS** Attention: Jason Marshall 990 Highway 95, PO Box #14, Bullhead City, AZ 86430-5001, Mohave, USA MAILING ADDRESS 990 Highway 95, PO Box #14, Bullhead City, AZ 86430-5001, USA **PRINCIPAL INFORMATION** Member: Jason Marshall 990 Highway 95, PO Box #14, Bullhead City, AZ 86430-5001, Mohave, USA Member: Melissa Torres 990 Highway 95, PO Box #14, Bullhead City, AZ 86430-5001, Mohave, USA ORGANIZERS Jason Marshall 990 Highway 95, PO Box #14, Bullhead City, AZ 86430-5001, Mohave, USA SIGNATURE & AFFIRMATION authority to submit this filing. Organizer: Jason Marshall 03/03/2026 Authorized Agent: Jason Marshall - 03/03/2026  
 1362  
 03/03/2026

### NOTICE OF HEARING


Notice is hereby given that on **MONDAY, APRIL 6, 2026**, the Mohave County Board of Supervisors will hold its regular meeting. At this time, all interested persons may appear and be heard at **9:30 A.M.** in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following item:

- Evaluation of a request to **AMEND THE MOHAVE COUNTY ZONING ORDINANCE** to Amend the Zoning Ordinance to Amend the General Plan and Area Plans. The property size requirement that constitutes a major plan amendment to the General Plan is 100 acres.

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 clicking HERE (PDF Reader required) or by visiting our office at 3226 W. 6th Avenue, Kingman, AZ, 86409.

**MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
 Scott Holby, Director  
 Publish: 3-18-2026 1353



# Public Notices Matter

**Public Notices inform you of actions big and small that can impact your family, your neighborhood, or your community**

## A Little Notice Says A Lot

**Find Public Notices in your local newspaper. Find Statewide notices online at [ArizonaPublicNotices.com](http://ArizonaPublicNotices.com)**

### SECTION 00020 NOTICE INVITING BIDS

**PROJECT NO.:** B26-PW-108031-500784  
**PROJECT NAME:** North Havasu Additional Tank & Distribution Line  
**PRE-BID MEETING:** A NON-MANDATORY Pre-Bid Meeting will be held at 900 London Bridge Rd, Lake Havasu City, AZ 86404, Conference Room A 101 at 11:00 AM, Arizona Time, on Thursday, April 2, 2026.  
**BID DUE DATE:** April 16, 2026  
**BID DUE TIME:** 3:00 p.m., ARIZONA TIME

**PROJECT DESCRIPTION:**  
 This project consists of demolition of existing pavement and one manhole, removal of existing fence, site grading, construction of one (1) 750,000-gallon potable water welded steel tank with tank foundation consisting of 6' oil impregnated sand base, cathodic protection system, aluminum dome roof, inlet, outlet and interconnecting piping, installation of extended trench and other items per plans and specs.

**QUESTIONS:** All questions that arise relating to this solicitation shall be directed in writing to [purchasing@lhaz.gov](mailto:purchasing@lhaz.gov) with a copy to [capitalprograms@lhaz.gov](mailto:capitalprograms@lhaz.gov). To be considered, written inquiries shall be received at the above-referenced email address by April 6, 2026, 3:00 p.m. Arizona Time. Inquiries received will then be answered in an Addendum.

Sealed bids for the project specified will be received by the City Clerk's Office, 2330 N. McCulloch Boulevard, Lake Havasu City, Arizona, 86403 until the time and date stated. Bids received by the correct time and date will be opened and read aloud immediately thereafter in Room 109 of the Havasu City Hall. Public openings may be attended virtually by accessing the following video conferencing system: <https://tinyurl.com/3m4bzvow>  
 Meeting ID: 710 356 031 956  
 Passcode: jcvbvk

Join with a video conferencing device  
 160264329@meetings.com  
 Video Conference ID: 112 219 692 0

Bids must be clearly addressed to the City Clerk's Office, 2330 McCulloch Blvd. N, Lake Havasu City, Arizona, 86403, and received no later than the exact time and date indicated above. Late bids will not be considered under any circumstances.

Bids must be submitted in a sealed envelope with the Project Number and the bidder's name and address clearly indicated on the envelope. All bids must be completed in ink or typewritten on a form to be obtained from the specifications and a complete invitation for bid returned along with the offer no later than the time and date cited above.

Bidders interested in taking advantage of the streamlined e-Bid and e-Bond process shall submit their bids electronically via the City's DemandStar Network at <https://www.demandstar.com/app/buyers/bids/24249/details>. Paper bids and paper bid bonds will continue to be accepted. Bidders who wish to use the e-Bid process shall submit their bids electronically via the DemandStar Network at <https://www.demandstar.com/app/buyers/bids/24249/details>. The apparent low bidder shall submit their original bid bond/cashier's check with their electronic bid submission. (3) business days following the Bid opening.

Bid documents and specifications are available on Lake Havasu City's website at [www.lhaz.gov](http://www.lhaz.gov) or on DemandStar at [www.demandstar.com](http://www.demandstar.com) For documents obtained outside of DemandStar please contact [purchasing@lhaz.gov](mailto:purchasing@lhaz.gov) to be added to the planholders' list.

**BONDS:**  
 Bid Bond: 100%  
 Labor and Material Bond: 100%  
 Faithful Performance Bond: 100%

**Project Completion Date:** 260 calendar days after Notice to Proceed.

Lake Havasu City reserves the right to accept or reject any or all bids or any part thereof and waive informalities deemed in the best interest of the City.

Pursuant to the Americans with Disabilities Act (ADA), Lake Havasu City endeavors to ensure the accessibility of all of its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the City Clerk's office at (928) 453-4142 at least 24 hours prior to the meeting so that an accommodation may be arranged.

Publish: 3-18-2026 & 3-25-2026 1355

### SECTION 00020 NOTICE INVITING BIDS

**PROJECT NO.:** B26-PW-SM604C-500788  
**PROJECT NAME:** FY2025-26 Hot Mix Asphalt Repairs  
**PRE-BID MEETING:** None  
**BID DUE DATE:** April 16, 2026  
**BID DUE TIME:** 3:00 p.m., ARIZONA TIME

**PROJECT DESCRIPTION:**  
 This project consists of multiple repairs of asphalt roadways with a combined amount of approximately 11,000 Square Yards per Lake Havasu City Specifications using Contractor supplied Hot Mix Asphalt. The contractor will be responsible for scheduling this project with the City Representative in a time frame not to exceed 90 calendar days. Work will include the supply of all labor; supervision; traffic control; Hot Mix Asphalt; any other related materials; mobilization; demolition; tools and equipment; testing; insurance and Workers' Compensation. The removal, lowering, adjustment and re-installation of 13 (thirteen) manhole collars and approximately 10 (ten) manhole concrete covers. Remove and replace and disposal of existing 3' asphalt pavement in numerous locations, (Daytona Ave. from Impala to 2604 Daytona Ave., (Tombago Dr. at Marabath Dr. intersection), Acoma Blvd. at Palo Verde S. Intersection, Malahat Dr. at Riverbelle and Chemshevi Blvd. from Silver King Dr. to Chemshevi Blvd.). Saw cutting grading, compaction of base material, replacement of the asphalt pavement as specified in this IES.

- Daytona Ave. from Impala to 2604 Daytona Ave. Approximately 6350 S.Y.
- Kearney Dr. at Marabath Dr. Approximately 525 S.Y.
- Acoma Blvd. at Palo Verde S. Intersection Approximately 400 S.Y.
- Chemshevi Blvd. from Silver King to Chemshevi Pl. Approximately 3,100 S.Y.

Hot Mix Asphalt Approximately 400 S.Y.

Any asphalt work that is deemed unacceptable by the City Representative shall be removed and replaced at the contractor's expense. It is anticipated that this work will begin in May 2026.

**QUESTIONS:** All questions that arise relating to this solicitation shall be directed in writing to [purchasing@lhaz.gov](mailto:purchasing@lhaz.gov) with a copy to [capitalprograms@lhaz.gov](mailto:capitalprograms@lhaz.gov). To be considered, written inquiries shall be received at the above-referenced email address by April 06, 2026, 3:00 p.m. Arizona Time. Inquiries received will then be answered in an Addendum.

Sealed bids for the project specified will be received by the City Clerk's Office, 2330 N. McCulloch Boulevard, Lake Havasu City, Arizona, 86403 until the time and date stated. Bids received by the correct time and date will be opened and read aloud immediately thereafter in Room 109 of the Havasu City Hall. Public openings may be attended virtually by accessing the following video conferencing system: <https://tinyurl.com/3m4bzvow>  
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 Passcode: jcvbvk

Join with a video conferencing device  
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**BONDS:**  
 Bid Bond: 100%  
 Labor and Material Bond: 100%  
 Faithful Performance Bond: 100%

**Project Completion Date:** 80 calendar days after Notice to Proceed.

Lake Havasu City reserves the right to accept or reject any or all bids or any part thereof and waive informalities deemed in the best interest of the City.

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Publish: 3-18-2026 & 3-25-2026 1357



# Discomfy

In the Classifieds!

TODAY'S NEWS-HERALD  
 2225 W. Acoma Blvd.  
 928-453-4237  
[www.havasunews.com](http://www.havasunews.com)

Release Date: Thursday, March 19, 2026

## Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

<p><b>ACROSS</b></p> <p>1 Mensa stats</p> <p>4 Deprive (of)</p> <p>9 T's, in Morse code</p> <p>15 "Is the Pope Catholic?"</p> <p>16 Hawaiian letter that resembles an apostrophe</p> <p>17 "In my view ..."</p> <p>18 Ina Garten franchise</p> <p>21 Director</p> <p>22 Kurosawa</p> <p>22 Species known as the Evolution</p> <p>23 Sanskrit for "goddess"</p> <p>24 Video game series based on Dungeons &amp; Dragons</p> <p>30 Receptionist, often</p> <p>32 Reasons</p> <p>33 YMCA class</p> <p>34 Sam of "Peaky Blinders"</p> <p>37 On deck</p> <p>38 Tomie dePaola book whose title evokes the Italian for "Grandma Witch"</p> <p>42 "Not cool!"</p> <p>45 Investment</p> <p>46 So-so, slangily</p> <p>49 Cut without permission?</p> <p>53 Composer parodied in "Rabbit of Seville"</p> <p>55 Cry after a triumphant return</p> <p>58 Burnt</p> <p>59 Comedy legend</p> <p>60 Toyota hybrid</p> <p>61 1985 novelty hit for the Bears, with "The," or an apt title for this puzzle?</p> <p>67 Main dish</p> <p>68 App for foodies</p> <p>69 Game review site</p> <p>70 Untrustworthy sort</p> <p>71 Fun for fun, say</p> <p>72 Receive</p>	<p>41 Old console letters</p> <p>42 Texas airport letters</p> <p>43 Abu Dhabi's fed.</p> <p>44 Tiny twisted molecule</p> <p>46 Lego character, informally</p> <p>47 Humor</p> <p>48 Voice opposition</p> <p>50 Proclamation</p> <p>51 "Violeta" novelist</p> <p>52 Fatty tuna</p> <p>54 Vassal</p> <p>56 Shady garden spot</p> <p>57 God of Islam</p> <p>60 Unadulterated</p> <p>61 Use a Singer</p> <p>62 French article</p> <p>63 Book fair gp.</p> <p>64 Hesitant</p> <p>65 Pigeon</p> <p>66 Make shorter, maybe</p>
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**ANSWER TO PREVIOUS PUZZLE:**  
 03/19/26

W	E	E	D	S	C	A	B	S	N	I	N	O
E	T	N	A	C	A	C	A	O	I	D	L	O
T	A	C	T	O	S	H	E	A	N	E	R	D
R	A	S	P	E	R	R	Y	J	A	M	S	
B	O	Y	P	E	A	R	E	S	E	A	T	A
R	I	P	T	O	S	H	E	R	E	S	E	N
A	L	T	H	O	F	R	O	P	T	I	C	S
C	A	S	A	F	O	N	E	Y	E	A	S	T
O	U	T	T	P	O	L	N	O	D	L	E	S
A	S	A	D	I	C	A	E	N	T	L	A	P
S	T	R	I	K	E	S	A	C	H	O	R	D
T	E	S	S	P	L	T	O	Y	O	L	O	
E	R	I	C	P	E	T	A	L	E	N	Y	A
R	E	N	O	S	W	O	R	D	S	E	E	K

By Shannon Rapp & Will Eisenberg  
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THE PLANNING AND ZONING COMMISSION  
MEETS REGULARLY ON THE SECOND  
WEDNESDAY OF EACH MONTH

Posting Information:  
DS Building 3250 E. Kino Ave  
Posted: MARCH 17, 2020  
Time: 4:12 PM  
By: Robie Crockett

**AGENDA & NOTICE OF HEARING**  
**MOHAVE COUNTY PLANNING AND ZONING COMMISSION**  
**APRIL 8, 2026**  
**700 WEST BEALE STREET**  
**KINGMAN, ARIZONA**  
**10:00 AM**

**MEMBERS**

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

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

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

**Pledge of Allegiance**

**Roll Call**

**Announcements**

**Approval of Minutes**

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

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

**REGULAR AGENDA**

**ARIZONA STRIP AREA**

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to an S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity (north of Taylor Avenue, east of Richard Street), Mohave County, Arizona. **Thomas Timpson on behalf of Taylor Ave Holdings, LLC. DD**

## **SOUTH MOHAVE VALLEY AREA**

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity (north of Torrance Road, east of Huntington Road), Mohave County, Arizona. **Shannon Kling on behalf of Benchmark Properties LLC. MS**

## **GOLDEN VALLEY AREA**

03. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones, to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity (north of Agua Fria Drive, east of Estrella Road), Mohave County, Arizona. **Travin Pennington on behalf of High Desert Land Holdings LLC and Resurrected Prop. MS**
04. Evaluation of a request for a **RESCISSION OF B.O.S. RESOLUTION 2025-005** to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity (south of Shipp Drive, east of Estrella Road), Mohave County, Arizona. **Lisa Gervasi on behalf of 24 Karat Properties, LLC JN**
05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a General Commercial land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity (south of Bolsa Drive, west of Aztec Road), Mohave County, Arizona. **Misael Lopez and Itzel Limon Valdez. VB**
06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-40-016P from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (north of Redwall Drive, west of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of Mohave Development, INC. DD**
07. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a General Commercial land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for an office, shop and truck parking for a personal business, in the Golden Valley vicinity (north of Shinarump Road, east of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of James and France Momjian. VB**

**MOHAVE COUNTY GENERAL AREA**

08. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 329-06-252, -253, -025, -026, and -555 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity (south of Rolling Ridge Drive, west of Silver Eagle Drive), Mohave County, Arizona. **Leonardo and Marija Markovic. DD**
09. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a **REZONE** of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity (north of Lucky Lane, west of Tamarisk Street), Mohave County, Arizona. **Brian and Elspeth Summers. JN**
10. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity (south of Cinch Drive, west of Ironwood Drive), Mohave County, Arizona. **Michele Waldman and Jefferson Goodwin. VB**
11. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity (north of 9th street, west of Hermosa Drive), Mohave County, Arizona. **Sanson Gonzales Zambrano. JN**
12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity (east of Oatman Highway, southeast of Glynn CV), Mohave County, Arizona. **Tim McCarthy. MS**

**KINGMAN AREA**

13. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Kingman vicinity (south of US Highway 93, west of Crazy Horse Road), Mohave County, Arizona. **KTH Consulting on behalf of Desert Investment Network Group, LLC. VB**

**OTHER**

14. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY LAND DIVISION REGULATIONS** to require a dust control and mitigation plan for new subdivisions, Mohave County, Arizona. **Mohave County**

Planning and Zoning Commission Agenda

April 8, 2026

Page 4 of 4

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

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

Supporting documentation for agenda items may be reviewed by [CLICKING HERE](#) (*PDF Reader required*) 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. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to an S-D/R (Special Development/Residential) zone to allow for a maximum structure height of 40', in the Centennial Park vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property, as requested by Thomas Timpson on behalf of Taylor Ave Holdings, LLC of Centennial Park, Arizona.

Assessor's Parcel No. 404-49-018 is described as Centennial Park Tract 3505 Unit 1 Block A lot 18, located in Section 18, Township 41 North, Range 6 West.

The site is approximately 1.01 acres in size and is located north of Taylor Avenue and east of Richard Street. The site is accessed from State Highway 389, then west on Airport Avenue, then south on Richard Street, then east on Taylor Avenue approximately .28 miles.

The site currently has accessory buildings. The terrain is relatively flat with no significant environmental features. The surrounding land use consists of single-family residences, a school, church, and vacant land.

The applicant is requesting to Rezone the parcel from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to an S-D/R (Special Development/Residential) zone with A-R (Agricultural Residential) uses to allow for a maximum structure height of 40'. The Mohave County General Plan designates this site as Rural Development Area.

The site is located within Colorado City Fire District. Electric, sewer and water services appear to be available. Taylor Avenue is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0300G indicates the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted, but a flood risk exists.

**FINDINGS OF FACT:**

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears to be adequate for the action intended.
- d. The neighboring area does contain other 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 this site.
- g. Electric, sewer, and water services appear to be available.

**STAFF RECOMMENDATION:**

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

1. The site shall be rezoned to an S-D/R (Special Development/Residential) zone, which will allow for all A-R (Agricultural Residential) zone uses with a 40' maximum structure height.
2. Future development will need to meet the A-R (Agricultural Residential) setbacks as specified in the Mohave County Zoning Ordinance.
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: 404-49-018 Current Zoning: AR/1A Parcel Size 1.01 Acres

Legal Description:

TRACT: 3505 CENTENNIAL PARK UNIT 1 BLK A LOT 18 CONT. 1.01 AC

Water Provider: Centennial Park Utilities Electric provider: Garkane Energy Sewer provider: Centennial Park Utilities

Present use of property: Vacant / Single Family Residential

## Owner Information

Owner Name(must match current deed): Taylor Ave Holdings, LLC / Aaron W Zitting

Mailing Address: PO Box 262 City: Colorado City State: AZ Zip: 86021

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Thomas C Timpson

Mailing Address: PO Box 843212 City: Hildale State: UT Zip: 84784

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: (S-D) Special Development: Increase maximum height to 40-ft, keep AR/1A setbacks & framework

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:

See attached statement of justification. Allow maximum height of 40-ft for single family residential structure.

## 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/1A to (S-D) for the purpose of Allowing a residential building height up to 40-ft as allowed within other parts of CP Subdivision.

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](mailto: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,

Aaron W Zitting / Thomas C Timpson

Applicant / agent

Contact information:

[REDACTED]  
[REDACTED]

Mailing Address: PO Box 843212, Hildale, UT 84784

Assessor Parcel Number and Legal Description of proposed subject property: 404-49-018

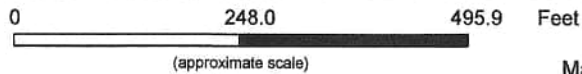
TRACT: 3505 CENTENNIAL PARK UNIT 1 BLK A LOT 18 CONT. 1.01 AC



**Legend**

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

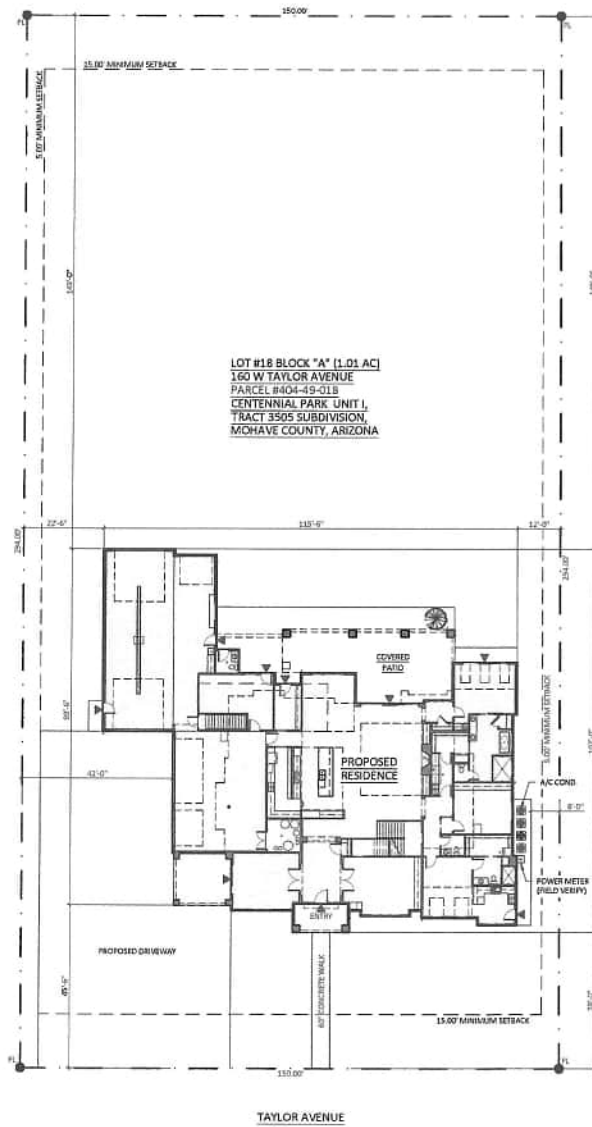
1 : 2,976



Map Created: 2/6/2026

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

**Notes:**



- ### GENERAL NOTES
1. PROVIDE 3% MINIMUM SLOPE TO 30'-0" AWAY ON ALL SIDES OF HOUSE.
  2. PROPERTY IS SUBJECT TO MINIMUM SETBACKS AS FOLLOWS:  
- 15'-0" FRONT YARD  
- 5'-0" SIDE YARD  
- 15'-0" REAR YARD.
  4. FIELD VERIFY LOCATION OF ALL UTILITIES.
  5. UPPER HOUSE SURFACE WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. #40.3
- ### SYMBOLS LEGEND
- |  |                     |  |                     |
|--|---------------------|--|---------------------|
|  | PROPERTY LINE       |  | PROPOSED WATER LINE |
|  | PROPOSED GAS LINE   |  | PROPOSED POWER LINE |
|  | PROPOSED SEWER LINE |  | PROPOSED COMM. LINE |



PLOT PLAN  
SCALE: 1/8" = 1'-0"

**TCT DRAFTING**  
186 W. TAYLOR AVE., STE. 201, MOHAVE COUNTY, AZ 86401  
TEL: 480-654-8277  
EMAIL: tct@tct.com

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**ZITTING RESIDENCE**

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LOT # 18, BLOCK 'A', CENTENNIAL PARK UNIT I, TRACT 3505 SUBDIVISION  
150 W TAYLOR AVE, PARCEL NO. A04-49-018, MOHAVE COUNTY, ARIZONA

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REVISIONS	
REV.	DATE

---

PROJECT NO	2024118
CAD FILE	2024-11-18.dwg
DRAWN BY	SEW
DESIGNED BY	TCT
FIELD CREW	
CHECKED BY	TCT
DATE	01-23-26

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PLOT PLAN

A1

# APPLICANT STATEMENT OF JUSTIFICATION

Request for Special Zoning / Rezone – Maximum Building Height Increase to 40 Feet

**Parcel:** APN 404-49-018    **Address:** 160 W Taylor Avenue, Centennial Park, AZ  
**Current Zoning:** AR/1A    **Applicant/Owner:** Taylor Ave Holdings, LLC

## REQUEST

The applicant requests approval of a Special Development (S-D) zoning designation for APN 404-49-018. The S-D zoning is requested solely to allow a maximum residential building height of forty (40) feet, while otherwise maintaining full compliance with the Agricultural Residential 1-Acre (AR/1A) zoning district standards, including permitted uses, setbacks, lot coverage, density, and all other development requirements.

## PURPOSE AND NEED

The proposed project is a single-family residence. The additional height is necessary to accommodate the architectural roof design, structural requirements, and interior ceiling elevations of the proposed residence. The requested height is not intended to intensify land use, increase occupancy, or create additional dwelling units.

The additional height will also allow the residence to incorporate a recessed rooftop deck area that can accommodate solar panels while screening them from view, thereby minimizing visual impacts and improving neighborhood compatibility.

Architectural elevations provided with this application demonstrate an actual building height of approximately forty (40) feet.

## CONSISTENCY WITH SURROUNDING DEVELOPMENT

The requested 40-foot height is consistent with the character of the larger Centennial Park Subdivision, where the majority of the lots already have an S-D/R zoning designation that allows for a maximum height of 40 feet. There are also several other nearby structures of similar height. The requested modification will allow the proposed residence to remain compatible with neighborhood development patterns and architectural scale.

## IMPACTS TO NEIGHBORING PROPERTIES

The proposed residence will remain a single-family residential use and will not generate additional traffic, commercial activity, noise, or public service demand beyond what is typical for residential development in this area. The height increase does not create a change in use or zoning intensity.

## SETBACKS AND DEVELOPMENT STANDARDS

The applicant is not requesting adoption of the Centennial Park Special District development standards. The applicant intends to comply with the setback standards otherwise applicable to the current AR/1A zoning district, as shown on the submitted plot plan. Approval of this request is intended to address maximum building height only and should not be interpreted to impose increased setback requirements beyond those otherwise applicable to the parcel.

## CONCLUSION

For the reasons stated above, the applicant respectfully requests approval of this limited zoning change to allow a maximum residential building height of forty (40) feet. This request is consistent with the surrounding neighborhood character, will not adversely affect nearby properties, and supports reasonable residential development of the parcel.

Respectfully submitted,  
Taylor Ave Holdings, LLC

Authorized Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_



2/9/2026  
Managing member

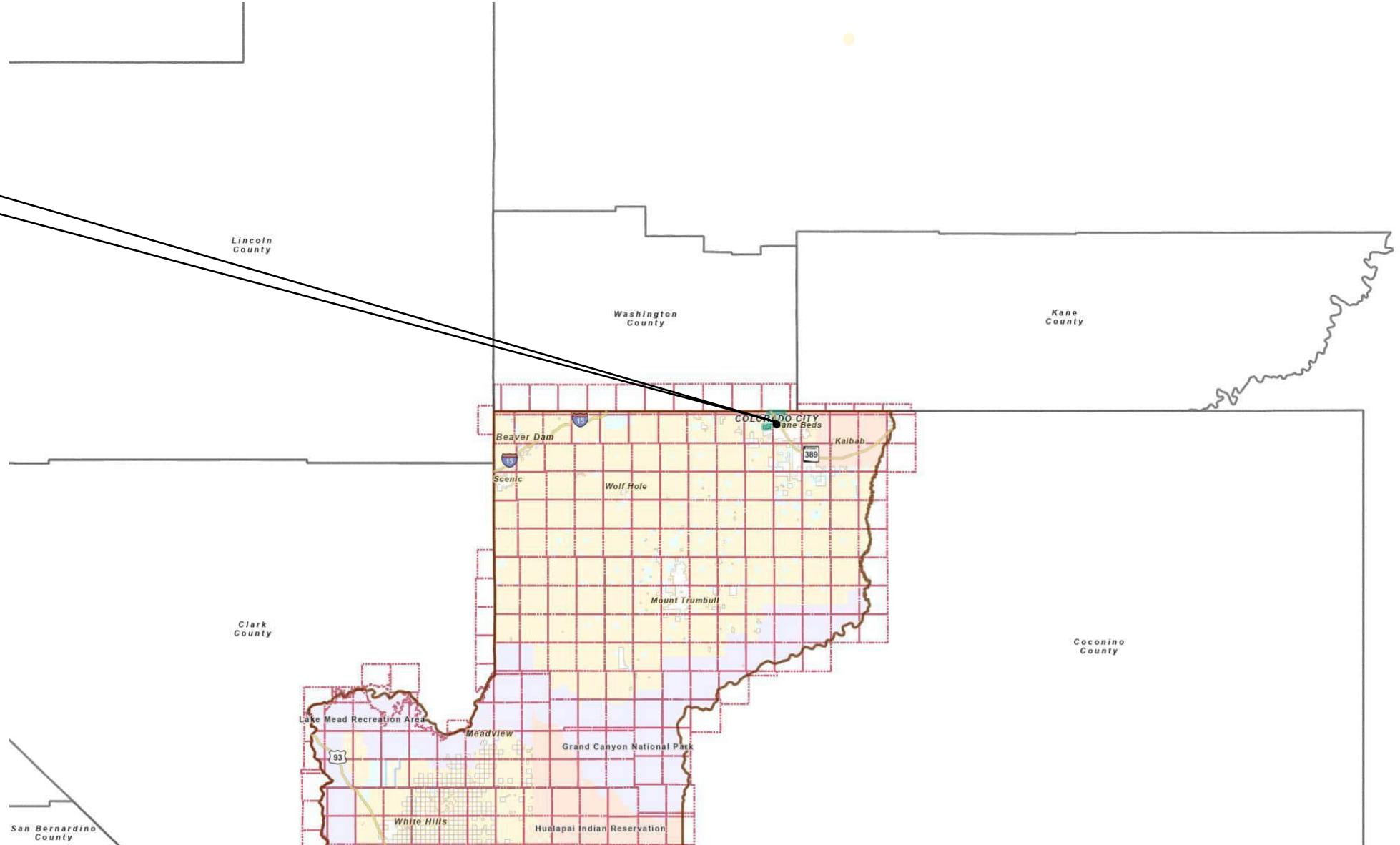
# REZONE 404-49-018

## GENERAL MAP

REZONE of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to a S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity.

Section 18  
T 41 N, R 6 W

Subject  
Property



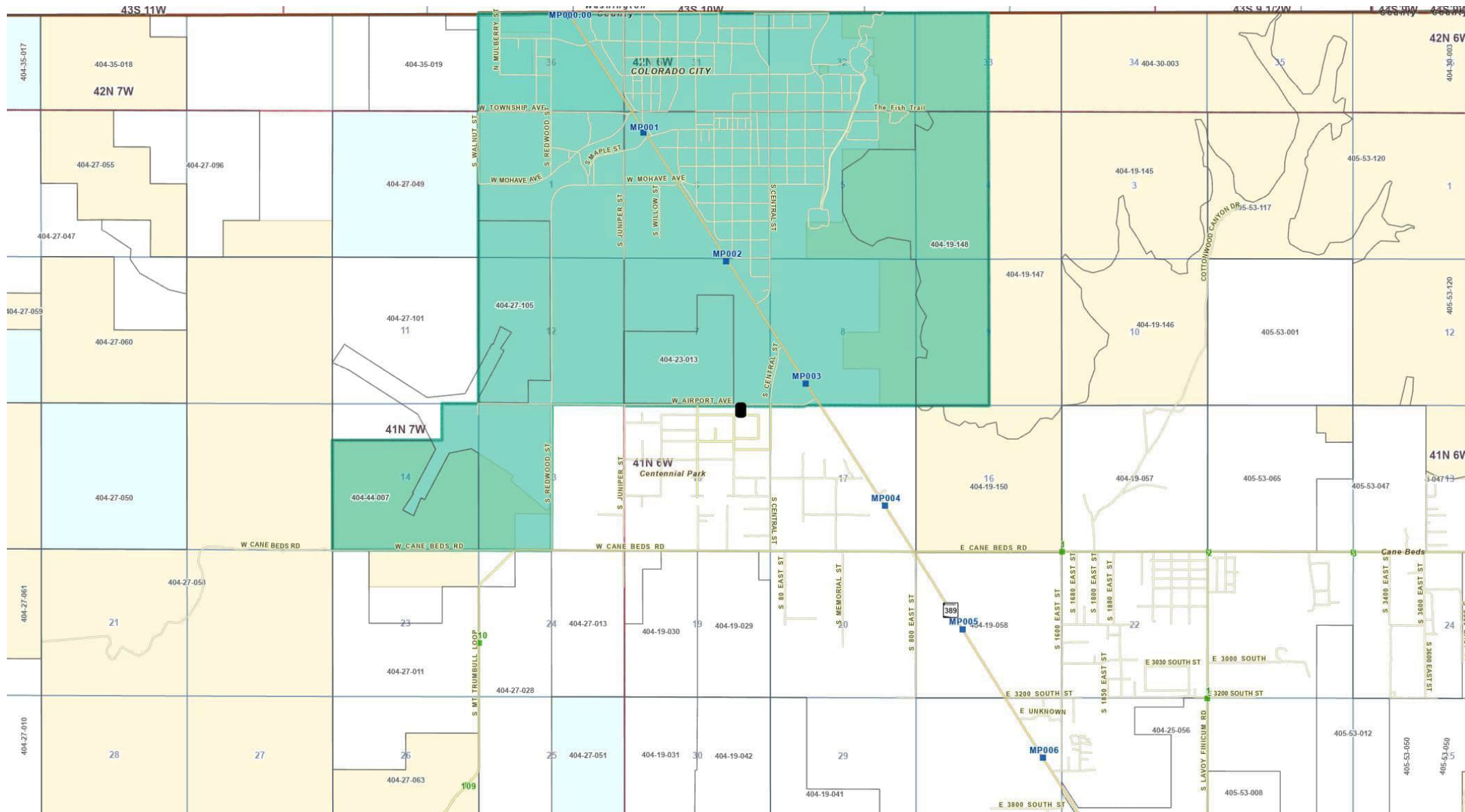
San Bernardino  
County

# REZONE 404-49-018

## VICINITY MAP

REZONE of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to a S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity.

Section 18  
T 41 N, R 6 W

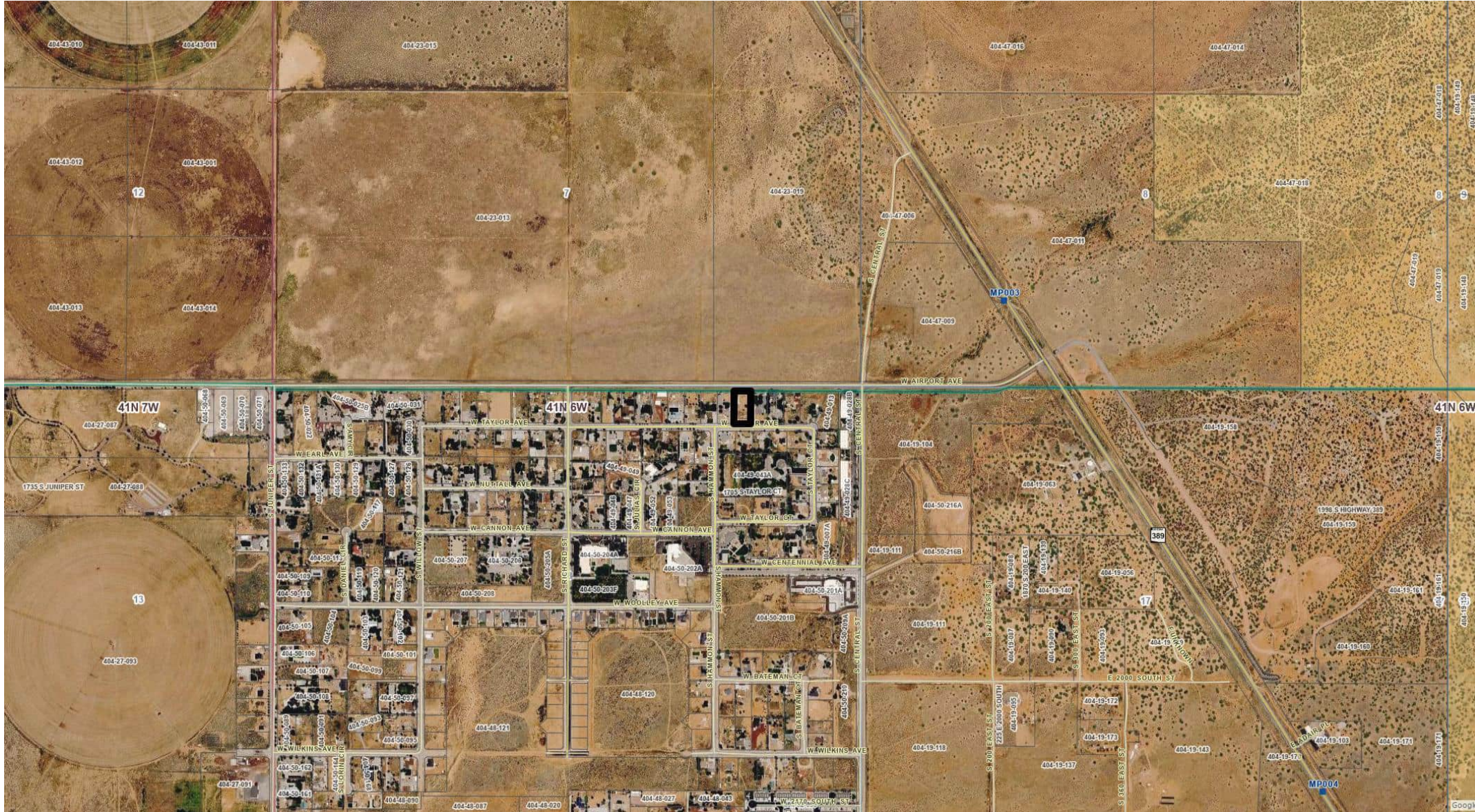


# REZONE 404-49-018

## SITE MAP

REZONE of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to a S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity.

Section 18  
T 41 N, R 6 W



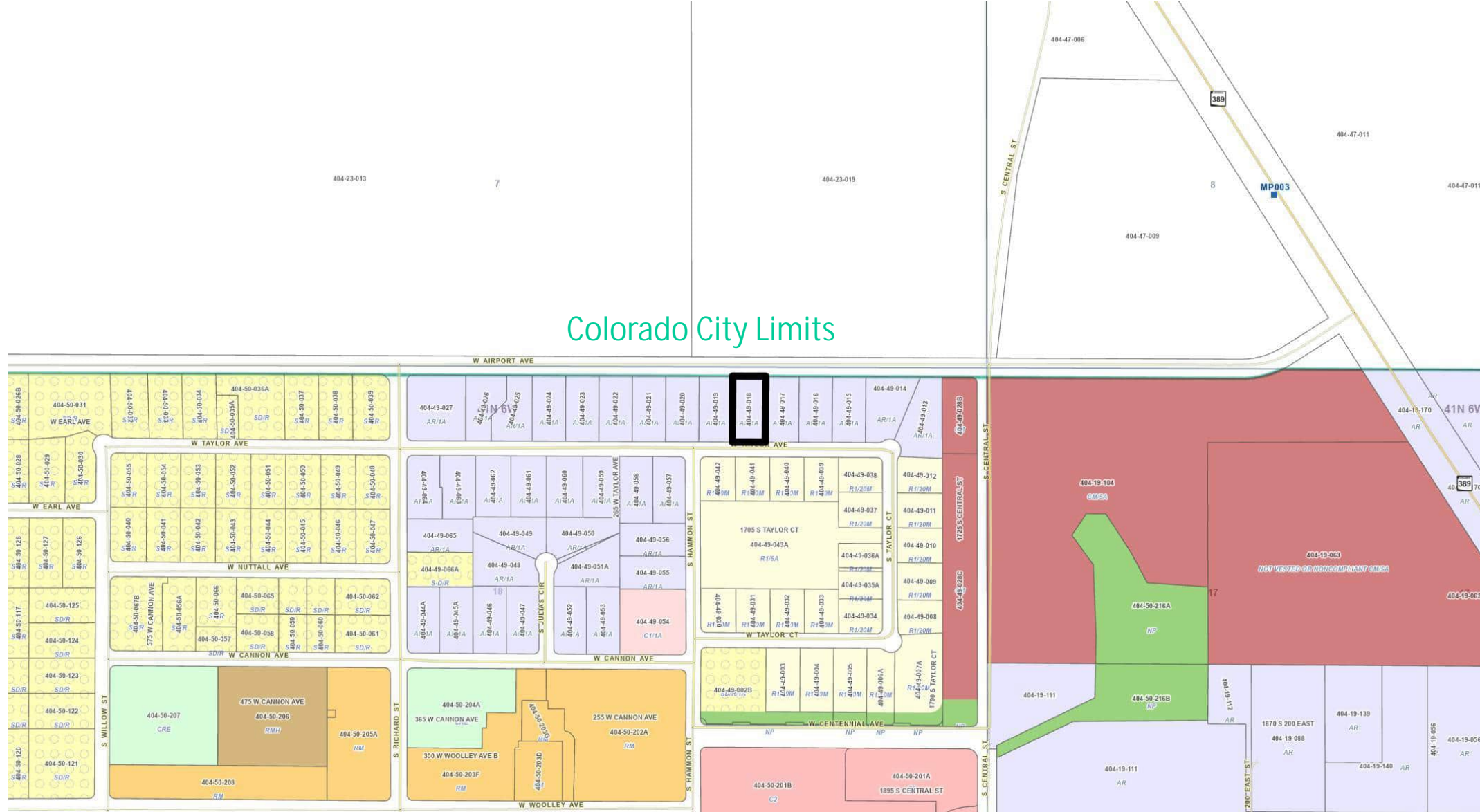
# REZONE 404-49-018

## ZONING MAP

REZONE of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to a S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity.

Section 18  
T 41 N, R 6 W

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



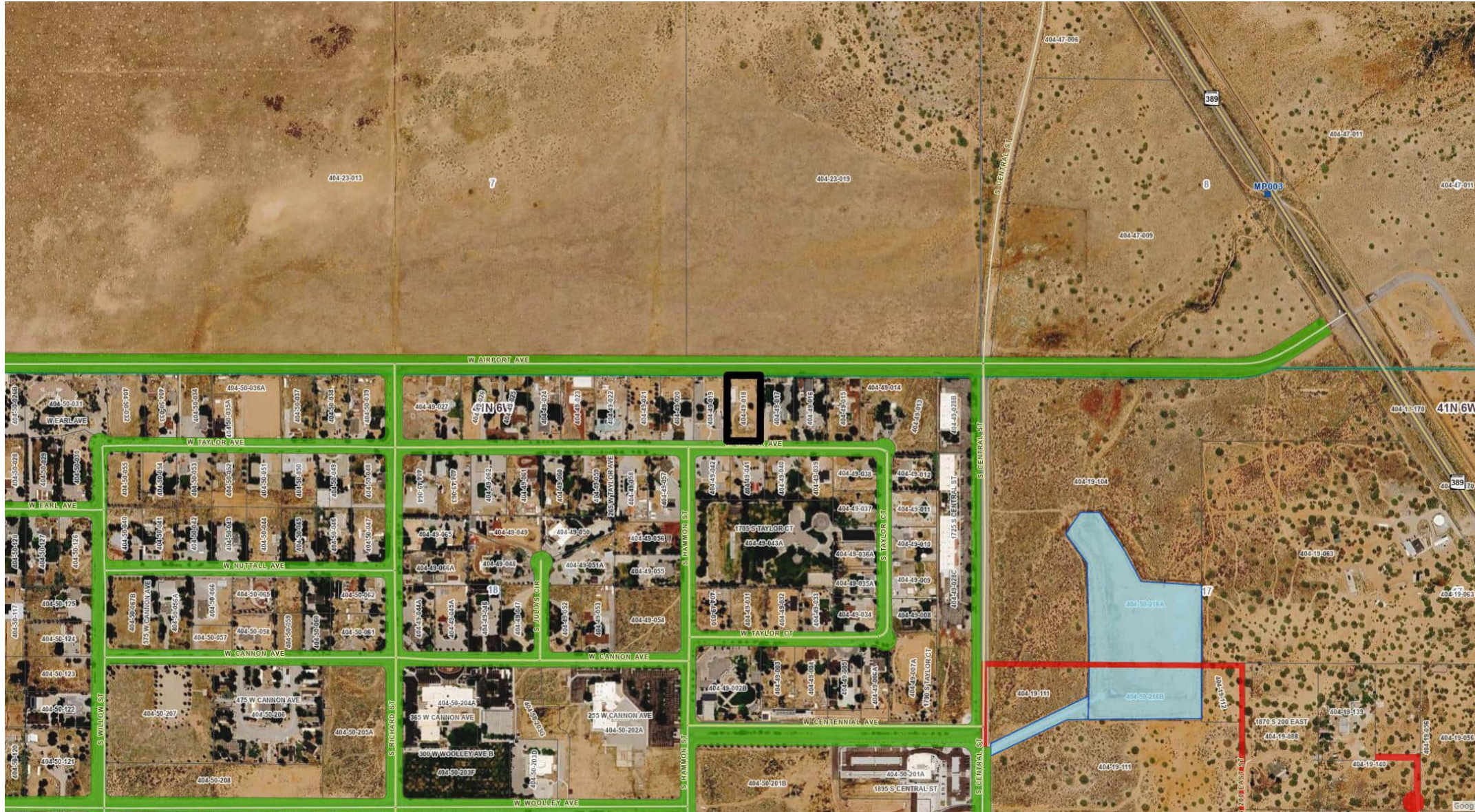
# REZONE 404-49-018

## RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to a S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity.

Section 18  
T 41 N, R 6 W

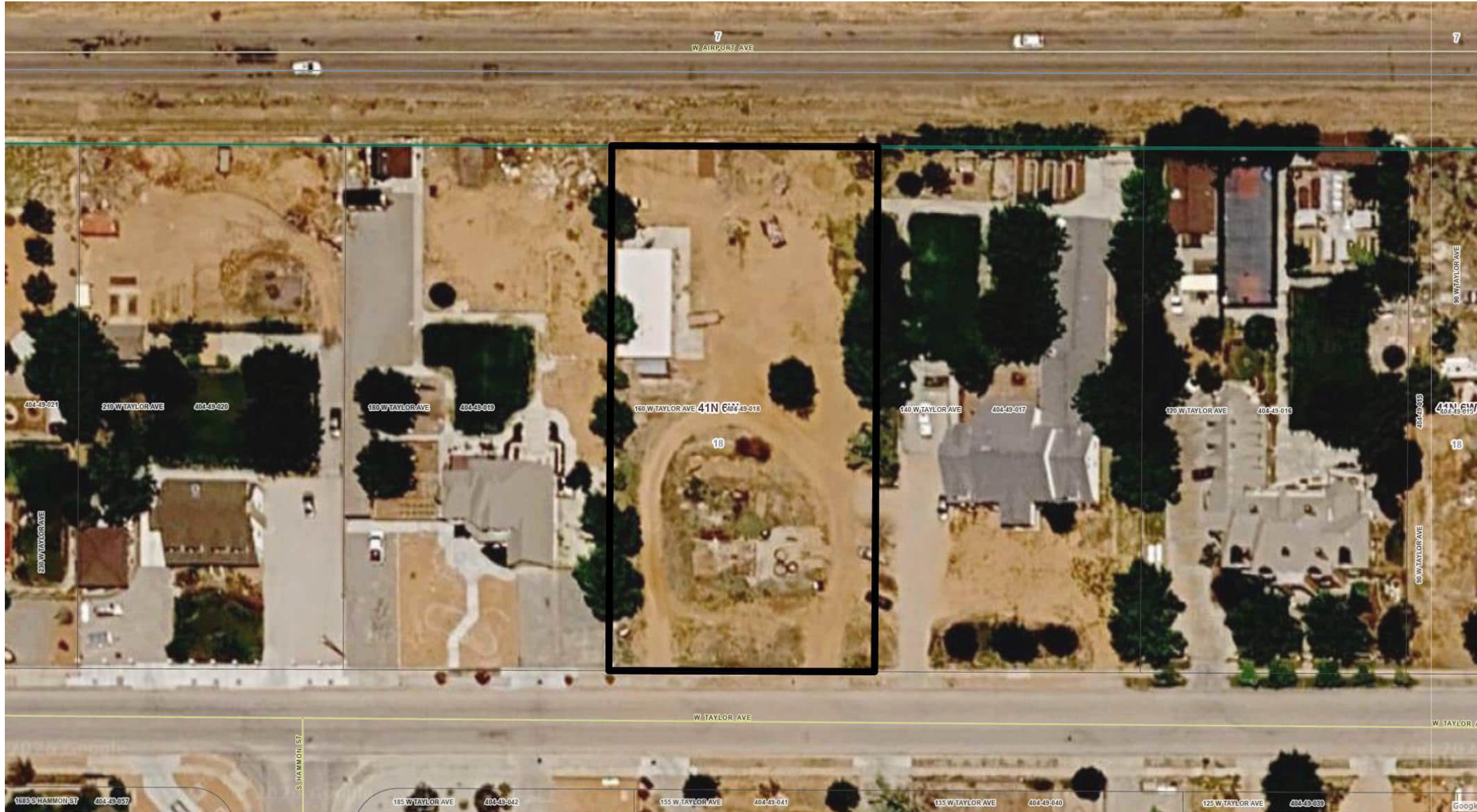
- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Further Research Req
- Not Public
- No R/W



# REZONE 404-49-018 REQUEST

REZONE of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to a S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity.

Section 18  
T 41 N, R 6 W





**ZONING NOTICE**  
NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Inyo County, Arizona, on the 14th day of April, 2024, at 10:00 AM, at the Inyo County Administration Center, 100 W. State Street, Inyo County, Arizona, to consider the proposed rezoning of the property located at 100 W. State Street, Inyo County, Arizona, from its current zoning of R-1 to R-2. The applicant is Mr. [Name Redacted].



02. **Evaluation of a request for a REZONE of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for open lot storage in the Fort Mohave vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Shannon Kling, on behalf of Benchmark Properties LLC of Rocklin, California.

Assessor's Parcel No. 227-21-053B is described as the S1/2 of Lot 53 of Tract: 1021 Mohave Mesa, located in Section 27, Township 19 North, Range 22 West.

The site is approximately 0.53 acres and is located north of Torrance Road and east of Huntington Drive. The site is accessed from State Highway 95, then west on Torrance Road, then north on Huntington Road approximately .05 miles to the southwest corner of the site.

The site is currently being used for open lot storage. The terrain appears flat. The surrounding land uses consists of existing commercial and residential development.

The applicant requests this rezone from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing / Open Lot Storage) zone to allow for open lot storage. The Mohave County General Plan designates this site as Light Industrial.

The site is within Fort Mojave Mesa Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Huntington Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4763J indicates approximately .22 acres in the northwestern corner of the parcel described to be in Zone X, not in the Special Flood Hazard Area, with the remainder of 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 other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There are no environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.

**STAFF RECOMMENDATION:**

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

1. The site will be rezoned to C-MO (Commercial Manufacturing – Open Lot Storage).
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: 227-21-053B Current Zoning: C-2 Parcel Size 0.53 Acres

Legal Description:

South Half of Lot 53, of Mohave Mesa, Tract No. 1021, according to the plat thereof, recorded

Water Provider: Mohave County Electric provider: Mohave Electric Sewer provider: None-Septic

Present use of property: Employee Parking / Outdoor Material Storage

## Owner Information

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

Mailing Address: 4391 Longview Drive City: Rocklin State: CA Zip: 95677

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Shannon Kling / American Builders & Contractors Supply Co. Inc.

Mailing Address: 2141 East Broadway Road #110 City: Tempe State: AZ Zip: 85282

Phone number: [REDACTED] Email: [REDACTED]

## Request

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

Proposed to be: C-MO

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

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

For the purpose of:

Outdoor storage of building materials

## 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.

Clayton F. Thomas Manager

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 C-2  
to C-MO for the purpose of Outdoor storage of building materials.

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](mailto: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,

Shannon Kling  
Applicant / agent

Contact information: ABC Supply Co. Inc. 2141 E. Broadway Rd., Suite 110 Tempe AZ 85282 \*480-390-9527\*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Assessor Parcel Number and Legal Description of proposed subject property: 227-21-053B  
South Half of Lot 53, of Mohave Mesa, Tract No. 1021, according to the plat thereof, recorded  
February 16, 1967, at Fee No.21507, in the Office of the County Recorder of Mohave County, Arizona

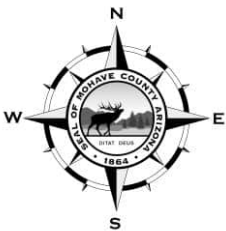
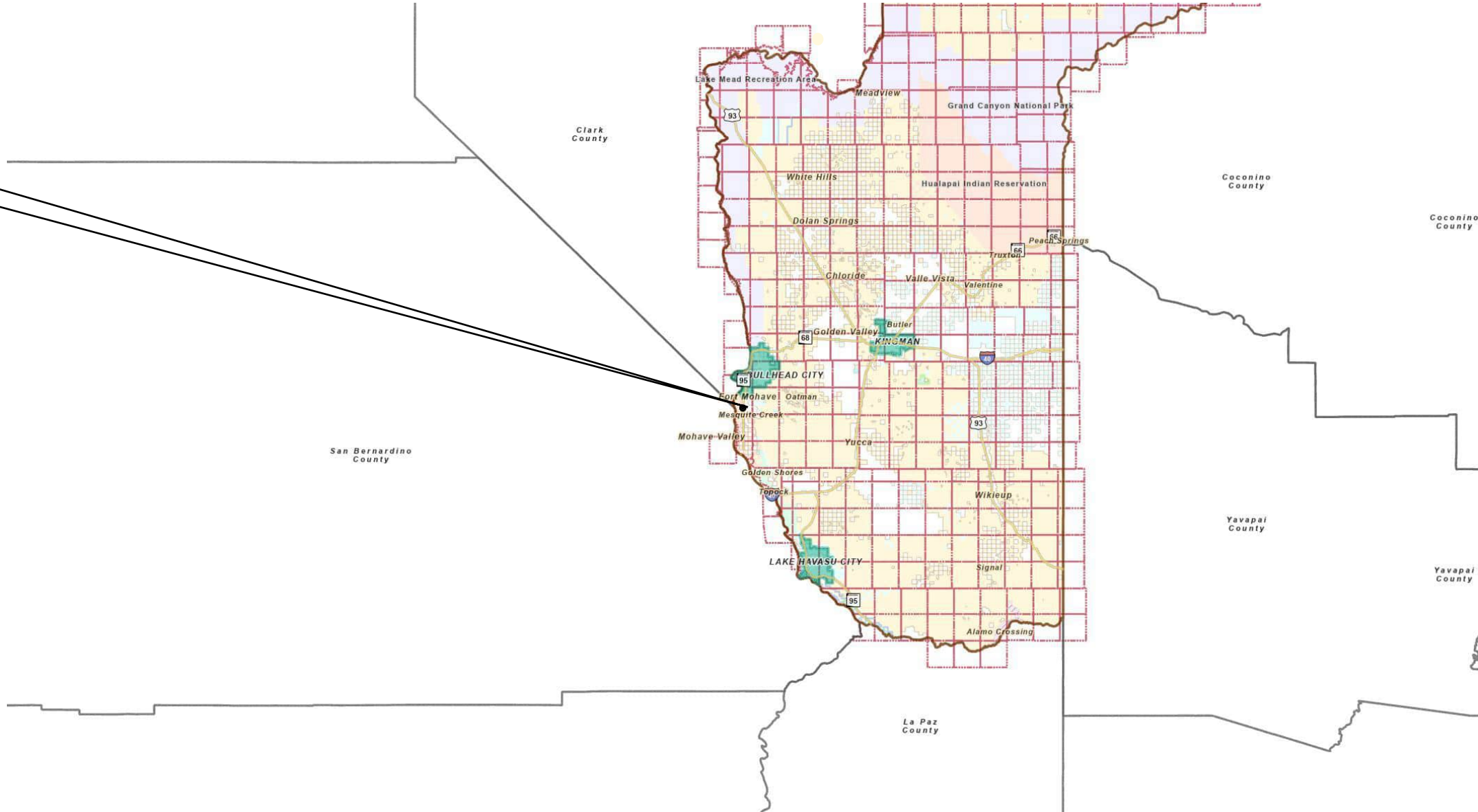
# REZONE 227-21-053B

## GENERAL MAP

REZONE of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity.

Section 27  
T 19 N, R 22 W

Subject  
Property

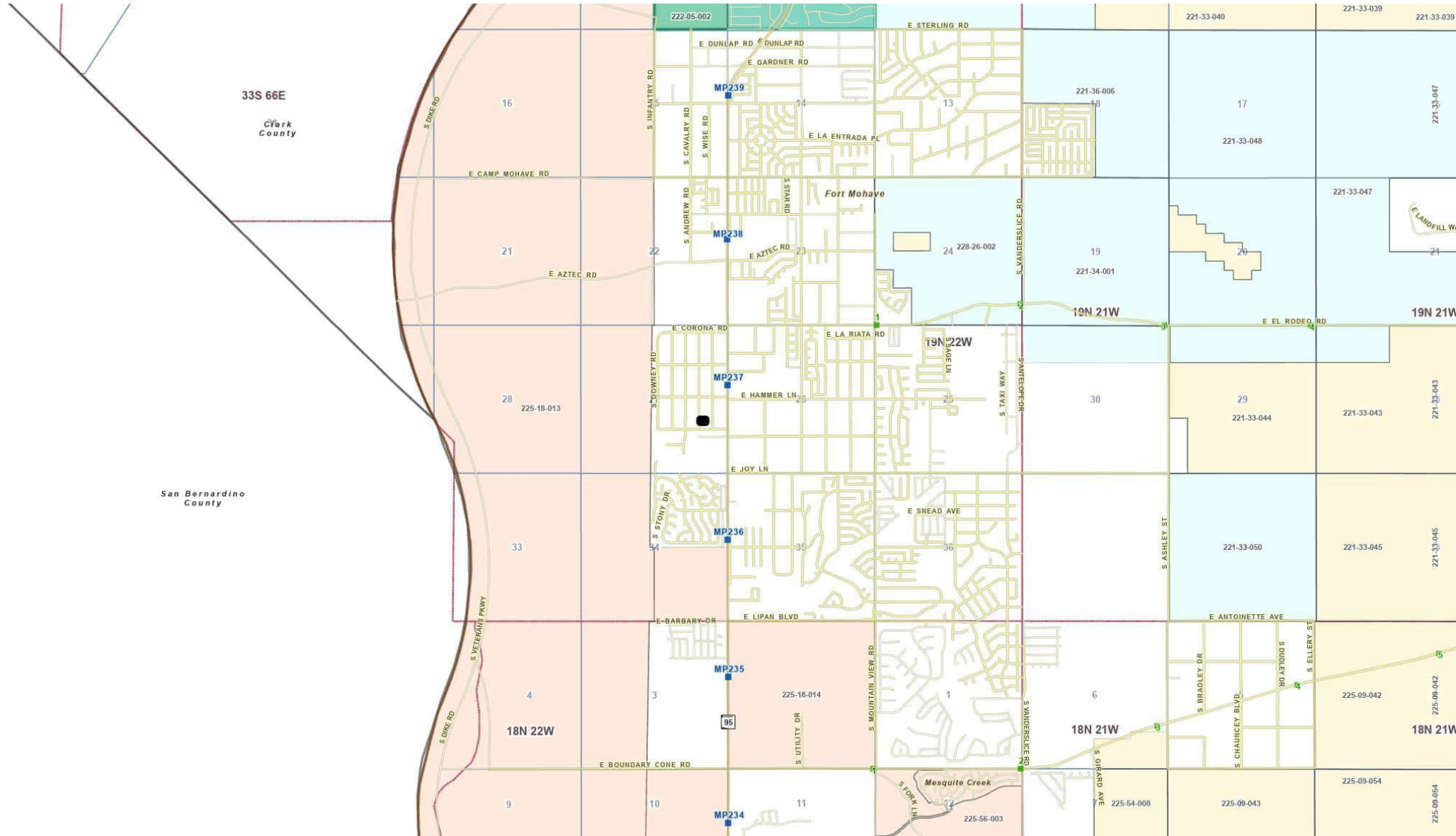


# REZONE 227-21-053B

## VICINITY MAP

REZONE of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity.

Section 27  
T 19 N, R 22 W





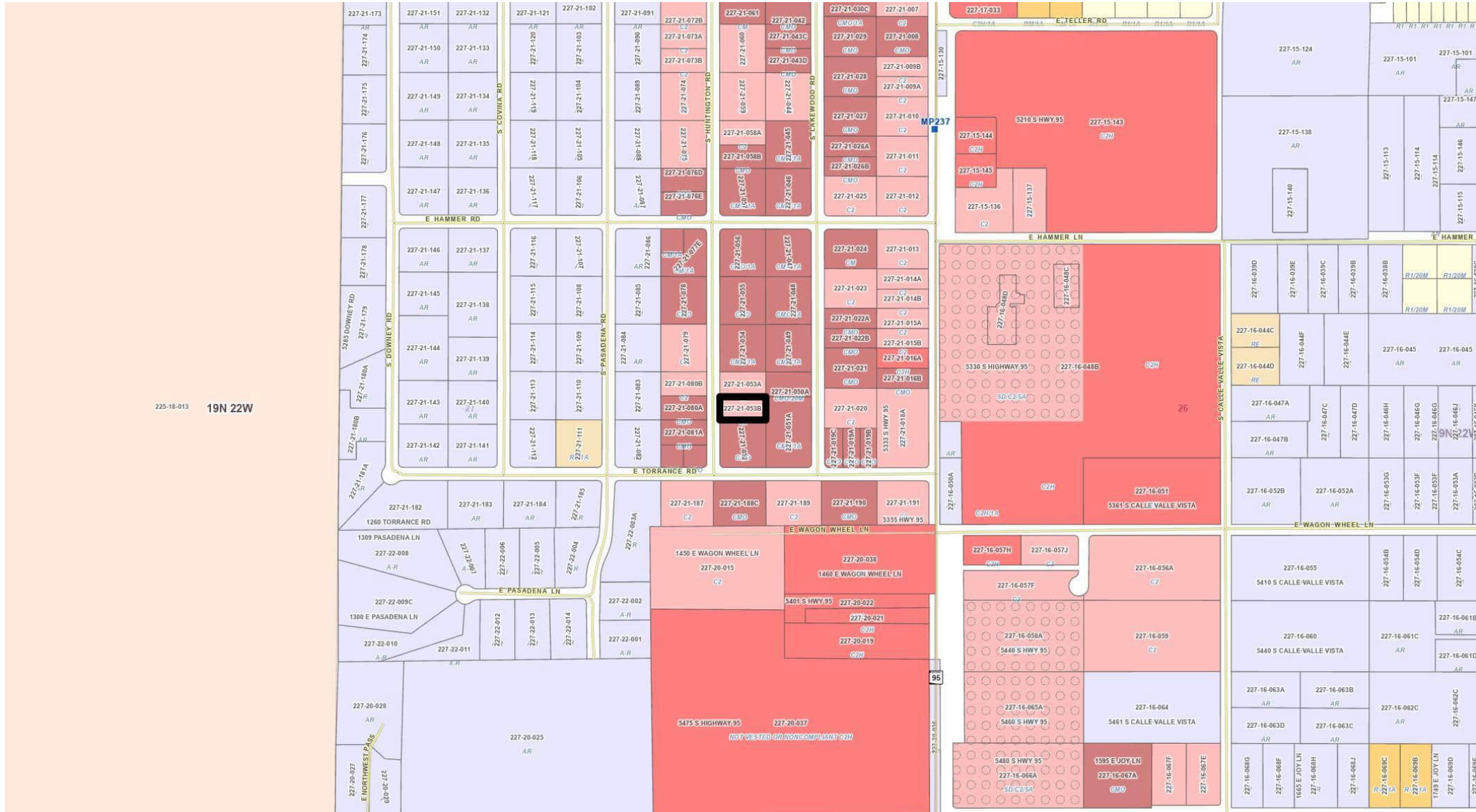
# REZONE 227-21-053B

## ZONING MAP

REZONE of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity.

Section 27  
T 19 N, R 22 W

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











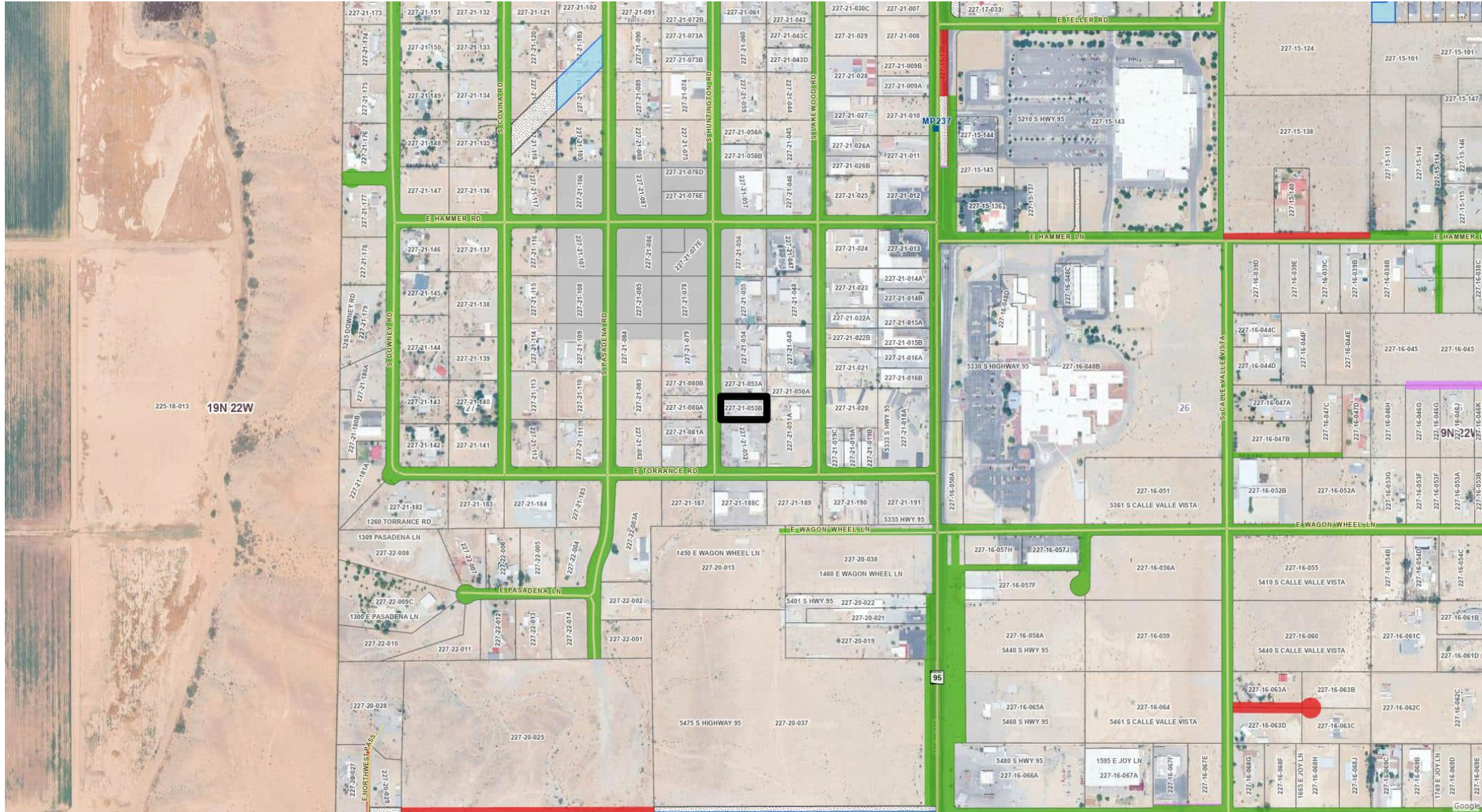
# REZONE 227-21-053B

## RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity.

Section 27  
T 19 N, R 22 W

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



# REZONE 227-21-053B REQUEST

REZONE of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity.

Section 27  
T 19 N, R 22 W



**ZONING NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Alameda County, California at the regular meeting room of the Commission, **100 W. Beale Street, Kingston, Arizona, on Wednesday, April 8, 2008, at 10:00 A.M.**

FOR MORE INFORMATION, CONTACT THE MUNICIPAL CLERK AT 520.938.2200 OR VISIT THE WEBSITE AT WWW.ALMEDACOUNTY.CA.GOV





# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a meeting of the Planning and Zoning Commission of Mohave County, Arizona, will be held on Wednesday, April 8, 2020, at 10:00 A.M. at 700 W. Beale Street, Kingman, Arizona.

FOR MORE INFORMATION CONTACT THE CLERK OF THE COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401. PHONE: 930-295-1234. FAX: 930-295-1235. EMAIL: CLERK@MOHAVECOUNTYAZ.COM

03. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones to allow for future residential subdivision, commercial, and retail opportunities 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 Travin Pennington on behalf of High Desert Land Holdings, LLC, and Resurrected Properties, of Kingman, Arizona.

Assessor's Parcel Nos. 339-04-069 through 339-04-100 and 339-15-175 through 339-15-178 are described as portions of Sections 25, 26, and 36 of Township 22 North, Range 19 West.

The site is approximately 1,440 acres and is located south of Chinle Drive and east of Estrella Road. The site is accessed from State Highway 68, then north on Estrella Road, approximately 2.24 miles to the site.

The site currently appears vacant. The terrain appears relatively flat, with several large washes including Sacramento and Tennessee Washes. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this rezone from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones to allow for future residential subdivision, commercial, and retail opportunities, as shown on Exhibit A. The Mohave County General Plan designates this site as Low Density Residential, Suburban Residential, General Commercial, Public Park, and Public Facility areas.

The site is within the Golden Valley Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Estrella Road, Laguna Road, and Teddy Roosevelt Road are paved and are on the County's road maintenance system. Agua Fria Drive, Zuni Drive, and Chinle Drive are unpaved and are on the County's road maintenance system.

A review of FEMA FIRM Panels #04015C-4245J and #04015C-4507H indicate the parcels described to be primarily in Zone X, not in the Special Flood Hazard Area, and with areas 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 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 paved and unpaved roads.
- f. The noted flood zones appear to be 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:**

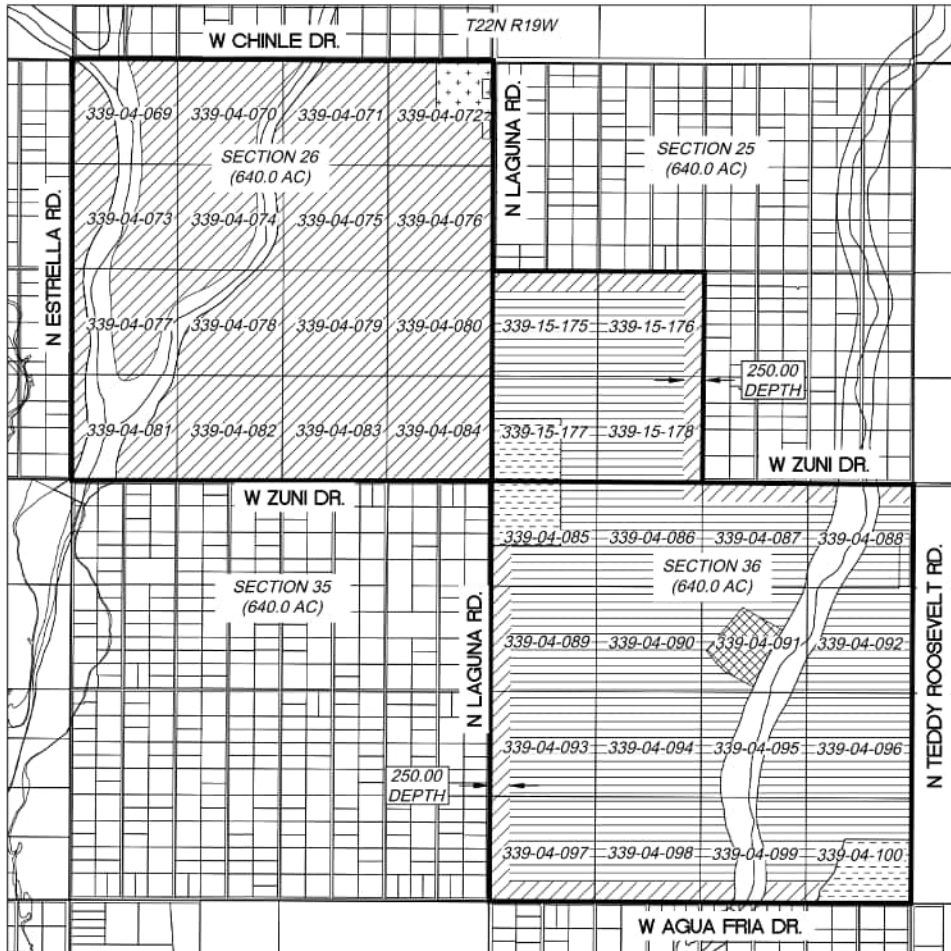
**Staff recommends APPROVAL for the proposed Rezone subject to the following:**

1. The portions of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 that have a General Plan land use designation of Suburban Residential shall be Rezoned to R-O/A (Single Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges)
2. The portions of Assessor's Parcel Nos. 339-04-085 through 339-04-100, and 339-15-175 through 339-15-178 that have a General Plan land use designation of Low Density Residential shall be Rezoned to R-1 (Single Family Residential)
3. The portions of Assessor's Parcel Nos. 339-04-085, 339-04-100, and 339-15-177 that have a General Plan land use designation of General Commercial shall be Rezoned to C-2 (General Commercial)
4. The portion of Assessor's Parcel No. 339-04-091 that has a General Plan land use designation of Public Park shall be Rezoned to N-P (Neighborhood Park)
5. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
6. The Rezone will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
7. Legal access shall be obtained and provided for all created parcels.
8. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
9. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
10. The appropriate permits shall be obtained prior to construction.
11. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.

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.







LANDOWNER'S (AN ANGLE HOMES AFFILIATE)  
**PROPOSED ZONING DESIGNATIONS**  
 IN  
**GOLDEN VALLEY**  
 (APPROXIMATE LOCATIONS IN SECTIONS, 25, 26 AND 36)

EXHIBIT A



VICINITY MAP

LEGEND

-  R-1 (594.83 AC)
-  C-2 (50.22 AC)
-  R-O/A (9.7 AC)
-  N-P (11.81 AC)
-  R-O/A (135.51 AC)
-  R-O/A (637.93 AC)



# 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: 339-04-069 to 100 Current Zoning: AR/36A Parcel Size 1480 Acres

Legal Description:  
Portions of Sections 26, 25, and 36. APNs 339-04-069 through 100 & 339-15-175 through 178

Water Provider: GVID Water Electric provider: UNES Sewer provider: TBD

Present use of property: Vacant Land

## Owner Information

Owner Name(must match current deed): High Desert Land Holdings LLC & Ressedacted Prop.

Mailing Address: 2800 Hualapai Mountain Rd, Ste A City: Kingman State: AZ Zip: 86401

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Travin Pennington

Mailing Address: 2800 Hualapai Mountain Rd, Ste A City: Kingman State: AZ Zip: 86401

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: R-1, C-2, R-O/A, and N-P zoning in alignment of the general plan.

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:

Future building of residential subdivision, along with some commercial & retail.

## 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.

Tyler Angle, Member  
High Desert Land Holdings LLC

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

# 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: 339-04-069 to 100 Current Zoning: AR/36A Parcel Size 1480 Acres

Legal Description:  
Portions of Sections 26, 25, and 36. APNs 339-04-069 through 100 & 339-15-175 through 178

Water Provider: GVID Water Electric provider: UNES Sewer provider: TBD

Present use of property: Vacant Land

## Owner Information

Owner Name(must match current deed): High Desert Land Holdings LLC & Resurrected Prop.

Mailing Address: 2800 Hualapai Mountain Rd, Ste A City: Kingman State: AZ Zip: 86401

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Travin Pennington

Mailing Address: 2800 Hualapai Mountain Rd, Ste A City: Kingman State: AZ Zip: 86401

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: R-1, C-2, R-O/A, and N-P zoning in alignment of the general plan.

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:

Future building of residential subdivision, along with some commercial & retail.

## 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]

High Desert Land Holdings LLC **MANAGER - RESURRECTED**

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

# 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/36A

to R-1, R-O/A, C-2 & N-P for the purpose of Future building of residential subdivision, along with some commercial & retail.

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](mailto: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,

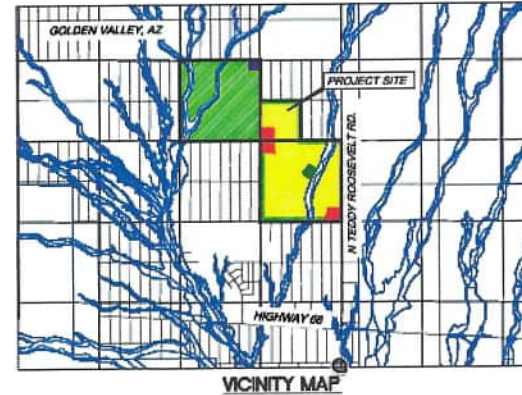
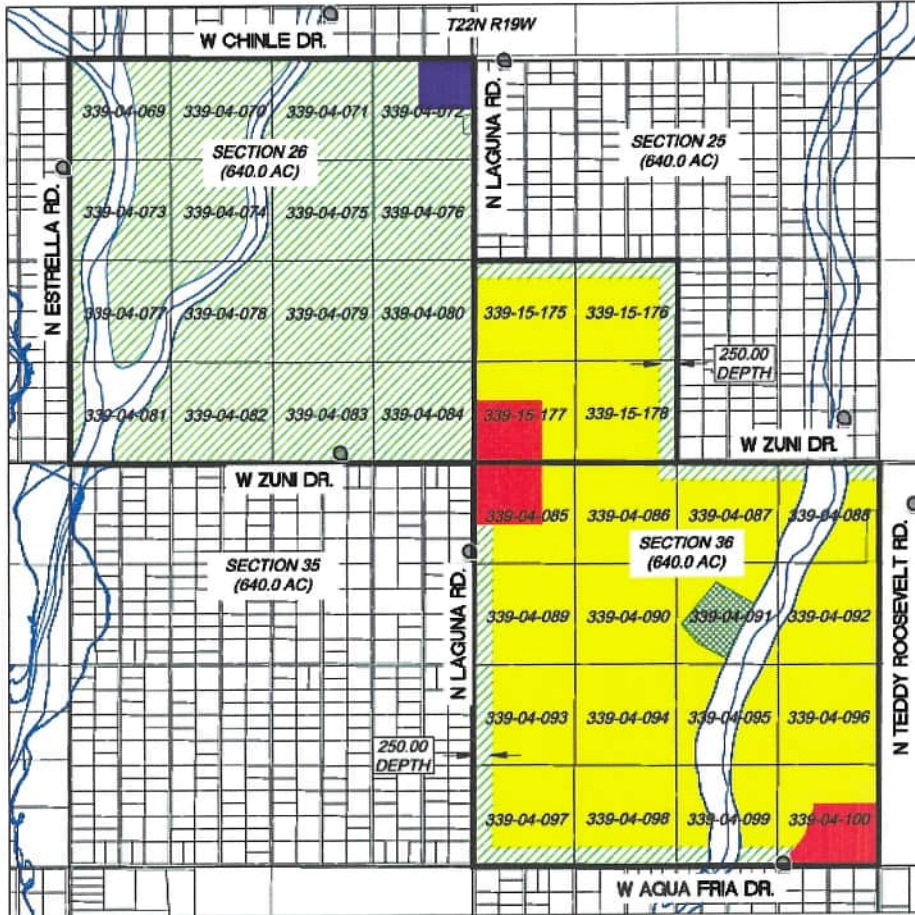
Travin Pennington  
Applicant / agent

Contact information:

High Desert Land Holdings, LLC.  
2800 Hualapai Mountain Rd., Ste A.  
Kingman, AZ 86401

Assessor Parcel Number and Legal Description of proposed subject property: 339-04-069 to 100  
Portions of Sections 26, 25, and 36. APNs 339-04-069 through 100 & 339-15-175 through 178

LANDOWNER'S (AN ANGLE HOMES AFFILIATE)  
**Proposed Zoning Designations**  
 IN  
**GOLDEN VALLEY**  
 (APPROXIMATE LOCATIONS IN SECTIONS, 25, 26 AND 36)



**LEGEND**

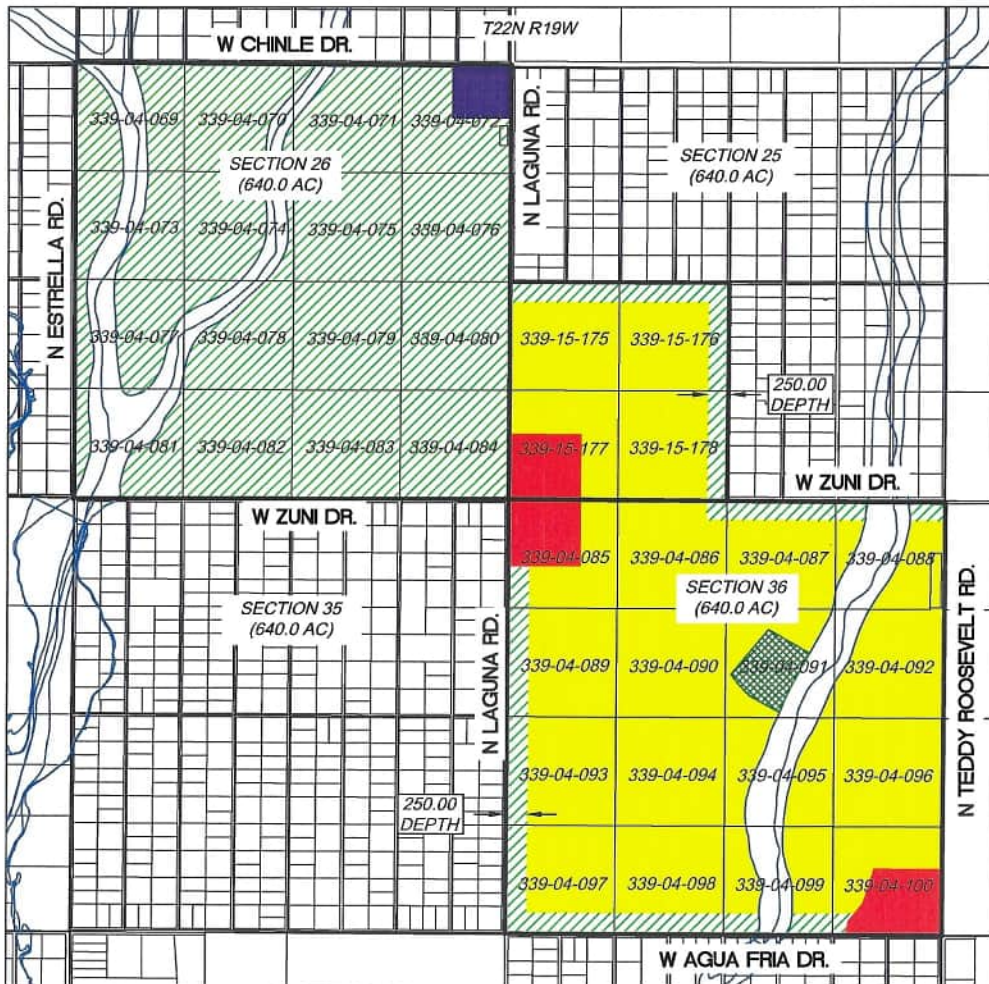
- R-1 (594.83 AC)**
- C-2 (50.22 AC)**
- R-O/A (9.7 AC)**
- N-P (11.81 AC)**
- R-O/A (135.51 AC)**
- R-O/A (637.93 AC)**

PREPARED BY:  
 CHALLENGER REAL ESTATE ASSOCIATES, INC.  
 10000 N. CENTRAL EXPRESSWAY, SUITE 100  
 DALLAS, TEXAS 75243  
 PHONE: (972) 412-1000  
 FAX: (972) 412-1001  
 WWW.CHALLENGERREALTY.COM

**PROPOSED GENERAL PLAN**

EX-7

LANDOWNER'S (AN ANGLE HOMES AFFILIATE)  
 9/12/25 PROPOSED GENERAL PLAN DESIGNATIONS  
 IN  
**GOLDEN VALLEY**  
 (APPROXIMATE LOCATIONS IN SECTIONS, 25, 26 AND 36)



NORTH  
 1" = 1500



VICINITY MAP

LEGEND

- LOW DENSITY RESIDENTIAL - 594.83 AC
- GENERAL COMMERCIAL - 50.22 AC
- PUBLIC FACILITY - 9.7 AC
- PUBLIC PARKS - 11.81 AC
- RURAL DEVELOPMENT AREA  
(FOR OPEN SPACE/DRAINAGE) - 135.51 AC
- SUBURBAN RESIDENTIAL - 637.93 AC

PTLA CONSULTING & MFG.  
 1710 W. UNIVERSITY AVENUE, SUITE 100  
 PHOENIX, ARIZONA 85027  
 TEL: 602.998.1100  
 WWW.PTLA.COM

**PTLA**  
 ENGINEERING  
 ASSOCIATES, INC.

DATE: 09/12/25	REVISION: 1.0	PROJECT: 24-11183-7
DESIGNED BY: J. HARRIS	CHECKED BY: J. HARRIS	DATE: 09/12/25
PROJECT: 24-11183-7		DATE: 09/12/25

**PROPOSED GENERAL PLAN**

SECTION 25, 26, 36  
 1,800 AC DEVELOPMENT  
 GOLDEN VALLEY, AZ

SHEET NO. **EX-7**



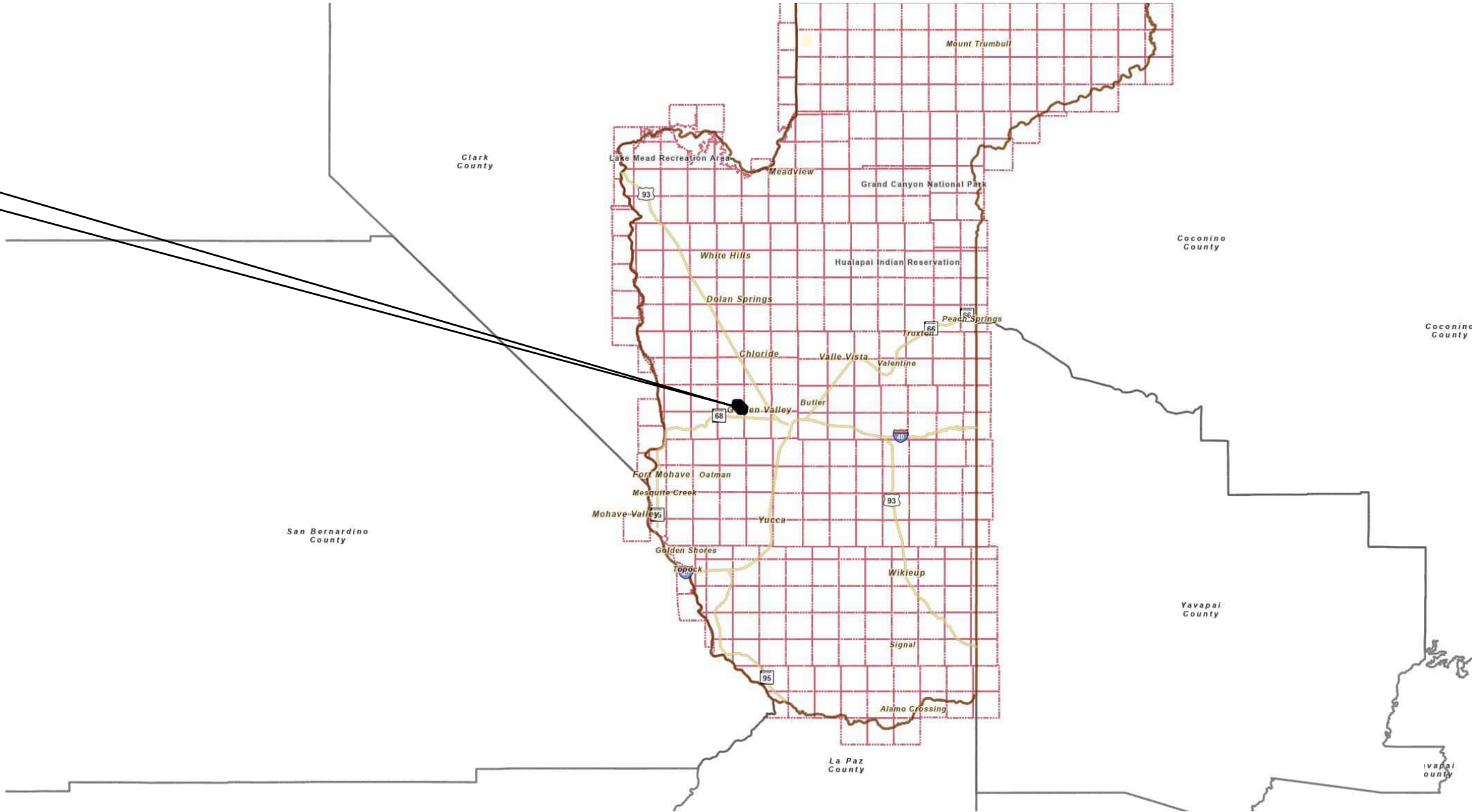
# REZONE 339-04-many

## GENERAL MAP

REZONE of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity

Sections 25, 26 & 36  
T 22 N, R 19 W

Subject  
Property

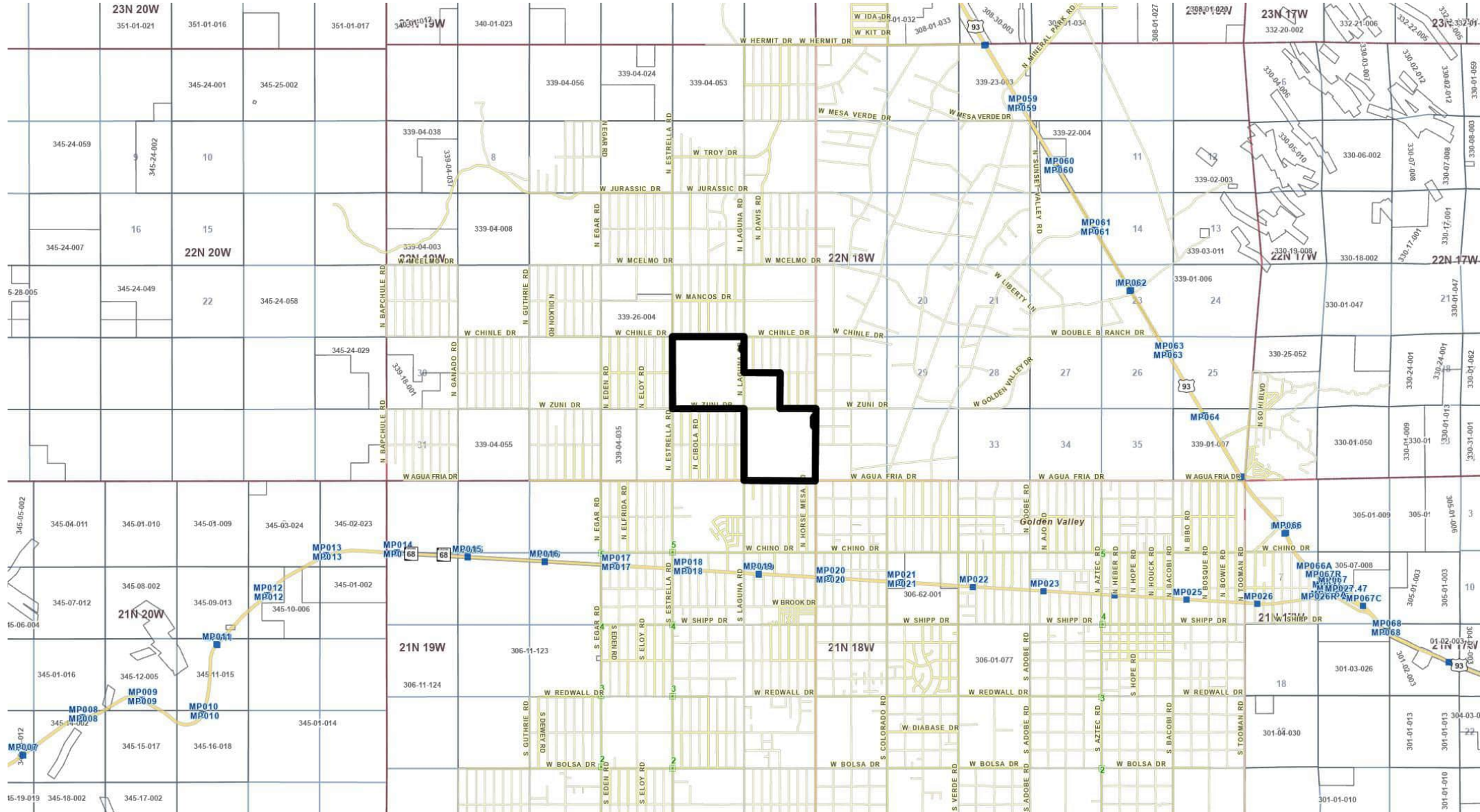


# REZONE 339-04-many

## VICINITY MAP

REZONE of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity

Sections 25, 26 & 36  
T 22 N, R 19 W

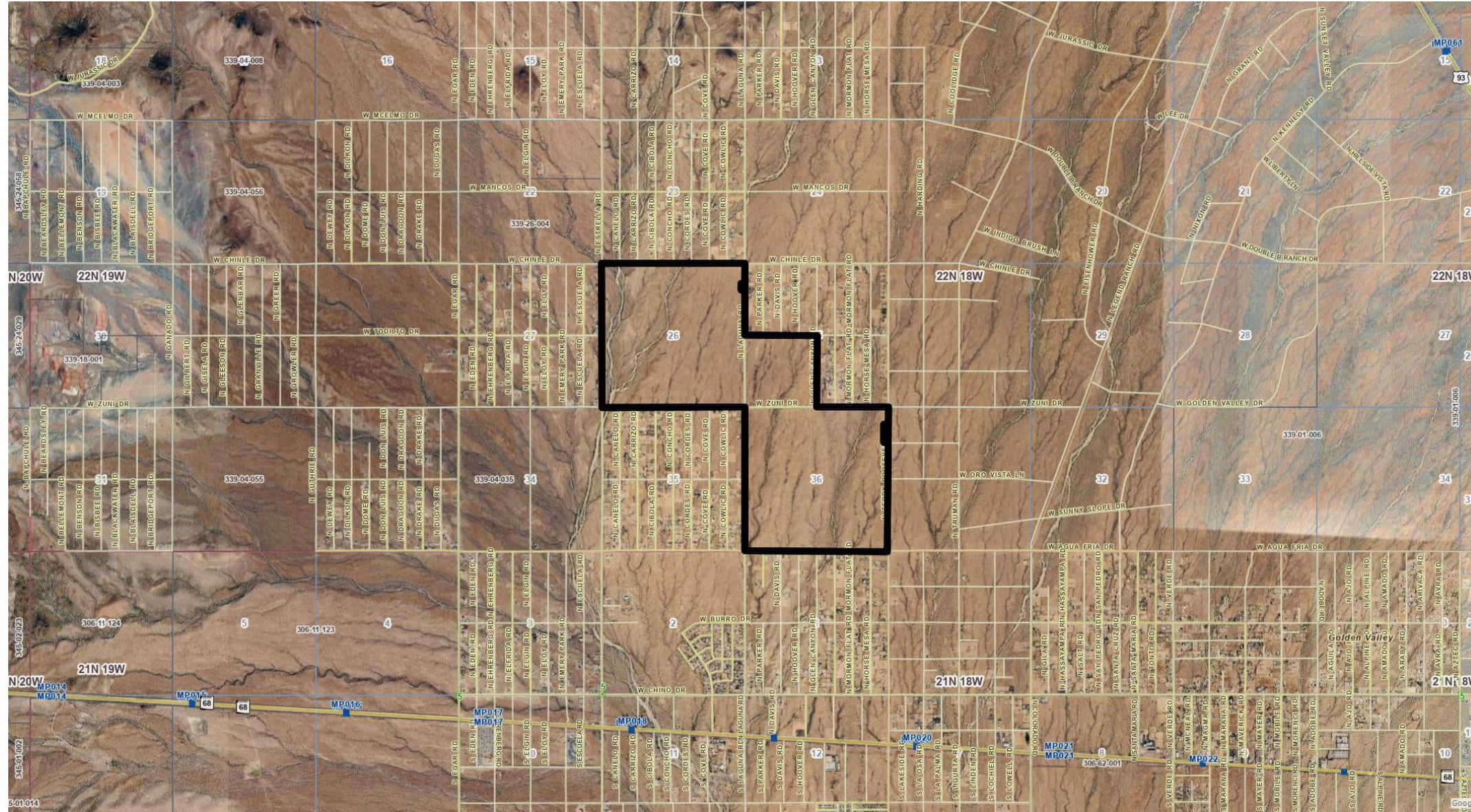


# REZONE 339-04-many

## SITE MAP

REZONE of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity




















Sections 25, 26 & 36  
T 22 N, R 19 W



# REZONE 339-04-many ZONING MAP

REZONE of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity

Sections 25, 26 & 36  
T 22 N, R 19 W









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

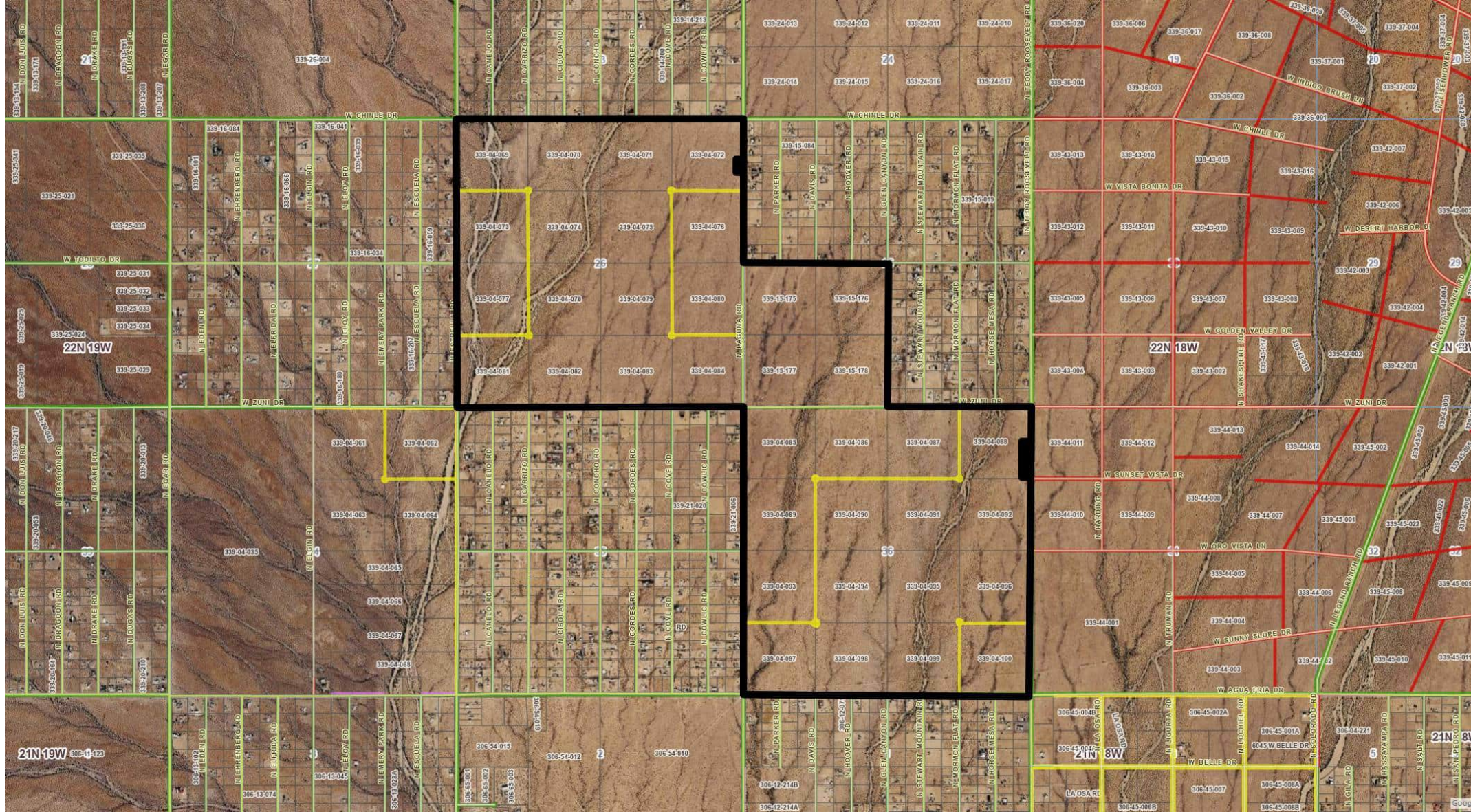


# REZONE 339-04-many RIGHT OF WAY MAP

REZONE of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity

Sections 25, 26 & 36  
T 22 N, R 19 W

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





# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Beale Street, Kingman, Arizona**, on **Wednesday, April 8, 2026, at 10:00 A.M.**

**As Follows:**

Evaluation of a request for a **REZONE** of Assessor's Parcel No. 339-04-069 through -100 and 339-14-475 through -478 from an A-R36(A) (Agricultural Residential) Thirty Six Acre minimum lot sized zone to an R-1, C-2, R-O/A, and N-P (Single Family Residential, General Commercial, SFR, Manufactured Homes Prohibited Limited Animal Privileges, and Neighborhood Park) zones, to allow for a future residential subdivision with residential and retail, in the Golden Valley vicinity (north of Agua Fria Drive, east of Estrella Road), Mohave County, Arizona. **Travis Pennington for High Desert Land Holdings LLC and Resurrected Prop. MS**

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0993 OR [PLANNERS@MOHAVE.GOV](mailto:PLANNERS@MOHAVE.GOV)

Laguna Rd  
Aqua Fria Dr



BACKHOE  
WORK

928  
279-06

ZONING  
NOTICE

ZONING  
NOTICE



04. **Evaluation of a request for a RESCISSION OF B.O.S. RESOLUTION NO. 2025-005 to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rescind B.O.S. Resolution 2025-005, which rezoned the property to an A-R (Agricultural Residential) zone, and cause the property to revert to its former zoning classification, as requested by Eric and Janelle Hansen of 24 Karat Properties, LLC, Golden Valley, Arizona.

Assessor's Parcel No. 306-44-004F is described as a portion of NW1/4 NW1/4 NW1/4 of Section 14, Township 21 North, Range 19 West.

This site is approximately five (5) acres in size and is located south of Shipp Drive, east of Estrella Road. This site is accessed from State Highway 68, then south on Estrella Road, approximately three quarters of a mile to the site.

This site contains one garage building that is 2,700 square feet in size with electric. The terrain is relatively flat. The surrounding land uses consist of single-family residences and vacant land.

B.O.S. Resolution No. 2025-005 was approved for a rezone to an A-R (Agricultural Residential) zone. The applicant has requested a rescission of the Rezone as they no longer want to proceed with the minor land division.

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

A review of FEMA FIRM Panel #04015C-4508H indicates the parcel is partially in Zone A, in the special flood hazard area and partially in Flood Zone X, not in the special flood hazard area.

**FINDINGS OF FACT:**

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears to have legal access via paved and unpaved roads.
- d. The noted flood zone is an environmental feature affecting the site.
- e. Electric and water services appear to be available. Sewer service does not appear to be available.
- f. The conditions of approval listed in B.O.S. Resolution No. 2025-005 have not been satisfied.

**STAFF RECOMMENDATION:**

**Staff recommends that B.O.S. Resolution No. 2025-005 be RESCINDED, and the zoning designation be reverted to the previous A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone.**

# 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: 306-44-004F Current Zoning: AR/3A Parcel Size 5 Acres

Legal Description: The north half of the north west quarter of parcel 054 as shown on roadway easment recorded May 20 1976 as document No 76-14575 being a portion of the Northwest quarter of the Northwest quarter of section 14, Township 21, Range 19 West of the Gila and Salt River Base and meridian, Mohave County, Arizona.

Water Provider: Mohave County Electric provider: Uni Source Sewer provider: Calvine Septic

Present use of property: Personal use

## Owner Information

Owner Name (must match current deed): 24 Karat Properties L.L.C an Az LLC

Owner Street Address: 789 S. Salt Road 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: \_\_\_\_\_

Agent Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

## Request

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

Proposed to be: AR/1.25 Acres

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

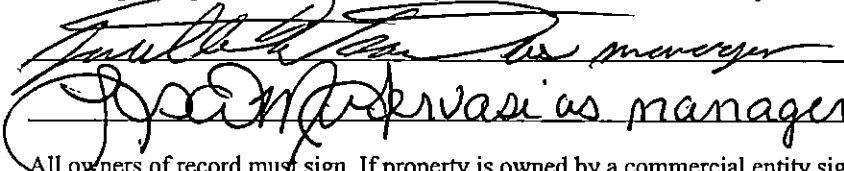
Does the new zone comply with the Mohave County General Plan?  Yes  No (if no complete the Plan Amendment Supplement)

For the purpose of:

lot split

## 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.

  
\_\_\_\_\_  
Jose M. Vasquez as manager

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

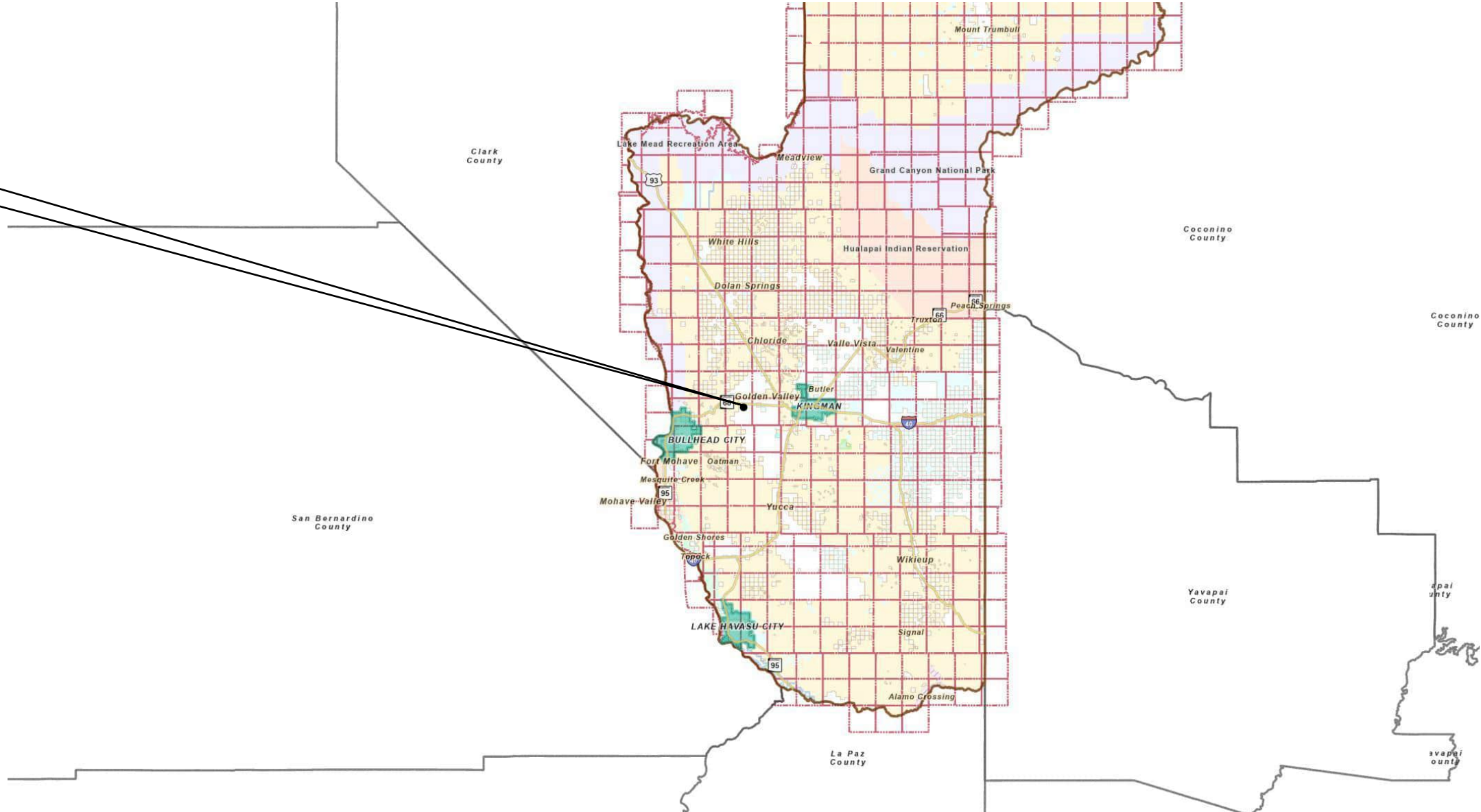
# RESCISSION OF B.O.S. 2025-005

## GENERAL MAP

RESCISSION OF B.O.S. RESOLUTION 2025-005 to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity.

Section 14  
T 21 N, R 19 W

Subject  
Property



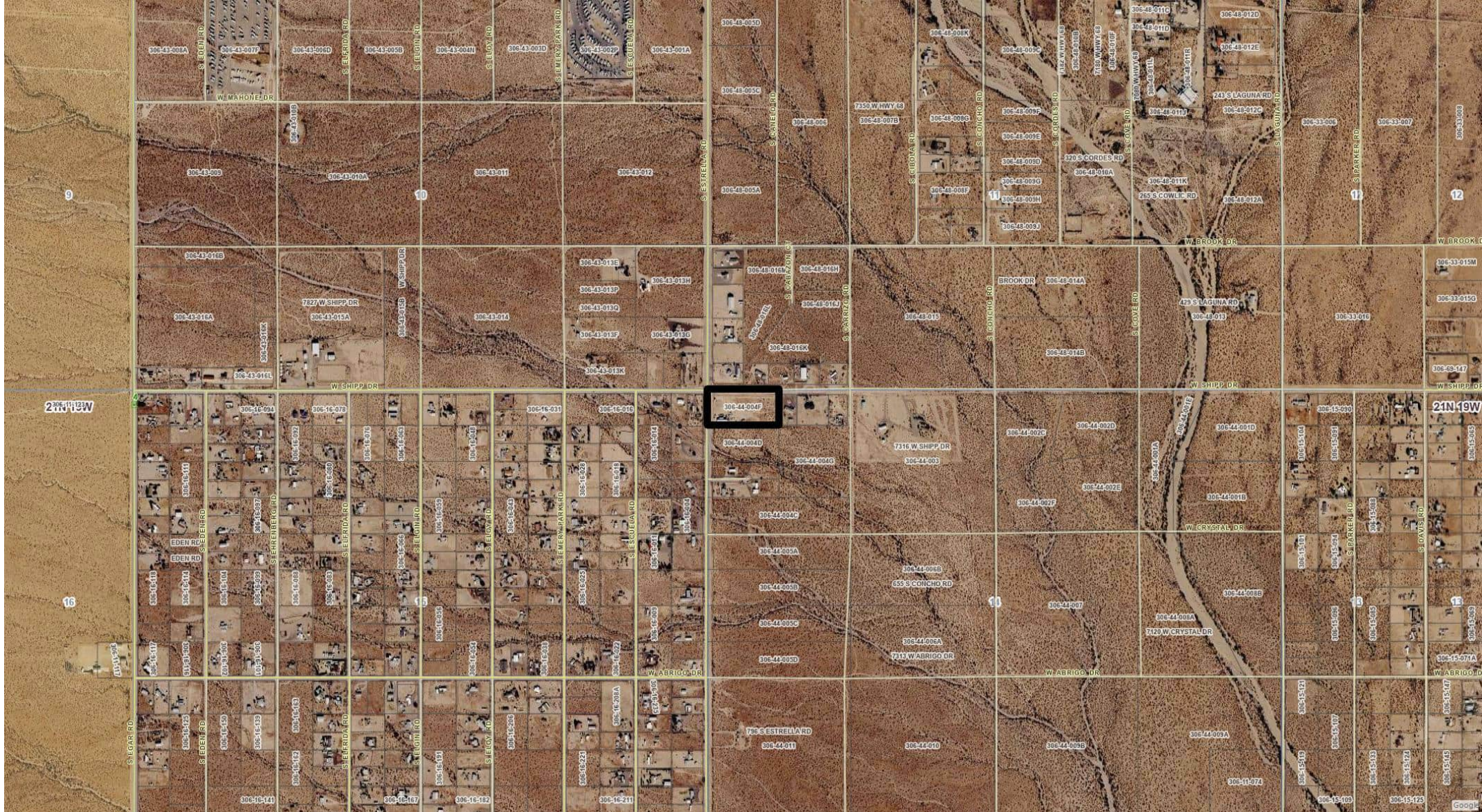


# RESCISSION OF B.O.S. 2025-005

## SITE MAP

RESCISSION OF B.O.S. RESOLUTION 2025-005 to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity.

Section 14  
T 21 N, R 19 W



# RESCISSION OF B.O.S. 2025-005 ZONING MAP

RESCISSION OF B.O.S. RESOLUTION 2025-005 to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity.

Section 14  
T 21 N, R 19 W









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

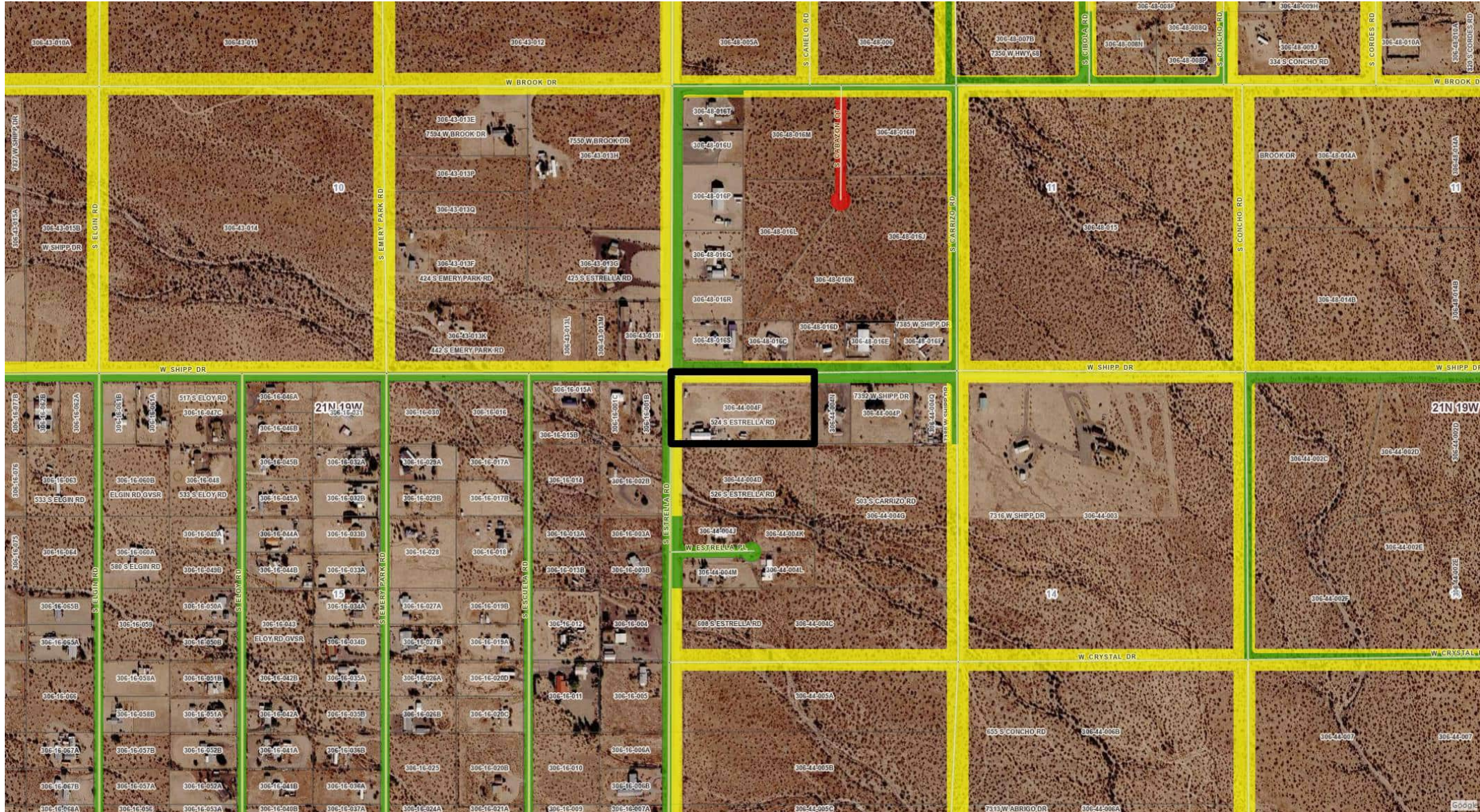


# RESCISSION OF B.O.S. 2025-005 RIGHT OF WAY MAP

RESCISSION OF B.O.S. RESOLUTION 2025-005 to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity.

Section 14  
T 21 N, R 19 W

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



# RESCISSION OF B.O.S. 2025-005 REQUEST

RESCISSION OF B.O.S. RESOLUTION 2025-005 to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity.

Section 14  
T 21 N, R 19 W





**ZONING  
NOTICE**

1000  
1000  
1000

**ZONING NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Phoenix, Arizona, on Wednesday, April 6, 2022, at 12:00 P.M.

As Published in the PHOENIX GAZETTE, Vol. 152, No. 152, 4/6/22, p. 152-152. The Commission is authorized to accept the notice of the Commission's meeting on the above-referenced matter as published in the Phoenix Gazette, Vol. 152, No. 152, 4/6/22, p. 152-152.

FOR MORE INFORMATION, CONTACT THE PHOENIX GAZETTE AT (602) 995-4600 OR VISIT OUR WEBSITE AT PHOENIXGAZETTE.COM



05. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation and a REZONE of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Misael Lopez and Itzel Valdez of Las Vegas, Nevada.

Assessor's Parcel No. 306-24-118 is described as Sun West Acres Tract 1027, Lot 118, located in Section 27, Township 21 North, Range 18 West.

The site is approximately 20.18 acres and is located south of Bolsa Drive and west of Aztec Road. The site is accessed from State Highway 68, then south on Aztec Road approximately 2.60 miles to the site.

The site appears to be vacant with a natural wash running east to west through the northwest corner of the property. The surrounding land uses consist of mostly vacant land and some single-family residences.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a General Commercial land use designation, and
2. Rezone from an A-R/10A (Agricultural Residential/Two Acre minimum lot size) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone to allow for commercial contractor yards and warehouse use.

The site is in the Golden Valley Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Aztec Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4545G indicates in the northwest corner approximately .8 acre portion described to be in Zone A, a Special Flood Hazard Area and the remainder of the property 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, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.

- e. The site appears to have legal access via paved roads.
- f. The noted flood zone is an environmental feature 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 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. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits will be obtained prior to construction.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

# REZONE APPLICATION

## Inquiry Information

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

## Property Information

Assessor Parcel Number: 306-24-118 Current Zoning: A-R/10A Parcel Size 20app Acres

Legal Description:  
LOT 118, SUNSET ACRES, TRACT 1027, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1966 AT FEE NO. 8778, RECORDS OF MOHAVE COUNTY, ARIZONA

Water Provider: private well Electric provider: to be determine Sewer provider: septic

Present use of property: Vacant Land

## Owner Information

Owner Name(must match current deed): Misael Lopez and Itzel Limon Valdez

Mailing Address: 2700 S. Las Vegas Blvd. City: Las Vegas State: NV Zip: 89109

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: C-MO

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

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

For the purpose of:

Commercial subdivision for contractor yards and warehouse use

## 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.

ITZEL LIMON VALDEZ  
[Signature]

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

# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from A-R/10A to C-MO for the purpose of Commercial subdivision for contractor yards and warehouse use.

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](mailto: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:

Misael Lopez  
\_\_\_\_\_  
[REDACTED]  
\_\_\_\_\_  
[REDACTED]  
\_\_\_\_\_

Assessor Parcel Number and Legal Description of proposed subject property: 306-24-118  
LOT 118, SUNSET ACRES, TRACT 1027, ACCORDING TO THE PLAT THEREOF RECORDED  
JUNE 9, 1966 AT FEE NO. 8778, RECORDS OF MOHAVE COUNTY, ARIZONA

# Minor Plan Amendment Addendum

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

Rural Development

to

General Comercial

---

to accompany the requested rezone.

# GENERAL PLAN AMENDMENT ADDENDUM

## Request

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

Current General Plan: Rural Development

Proposed to be: General Comercial

Describe how the change will benefit the county.

The proposed amendment will establish an organized commercial corridor along Aztec Road, an established arterial roadway. The project will support small business development, increase the local tax base, and provide need. The surrounding area consists of large rural parcels with scattered residential and limited commercial uses. The proposed development maintains low density while formalizing commercial activity along contractor and service-oriented commercial space while maintaining large lot sizes to ensure compatibility with surrounding rural properties.

---

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

The property has direct frontage on Aztec Road. Access will be provided through internal private access easements. Electrical service is available in the vicinity. Water and wastewater will be provided. The surrounding area consists of large rural parcels with scattered residential and limited commercial uses. The proposed development maintains low density through private well and septic systems as permitted by Mohave County. The project will not require extension of public utilities.

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Describe any change in the character of the surrounding neighborhood.

The surrounding area consists of large rural parcels with scattered residential and limited commercial uses. The proposed development maintains low density while formalizing commercial activity along the roadway in an organized manner.

---

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 amendment supports orderly economic development along established transportation corridors and allows structured commercial growth where roadway access already exists, while maintaining compatibility through large-lot configuration.

---

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

The current Rural Development designation limits productive use of the property. Due to its frontage on Aztec Road and nearby approved commercial uses, the site is better suited for organized commercial use than agricultural or low-intensity rural development.

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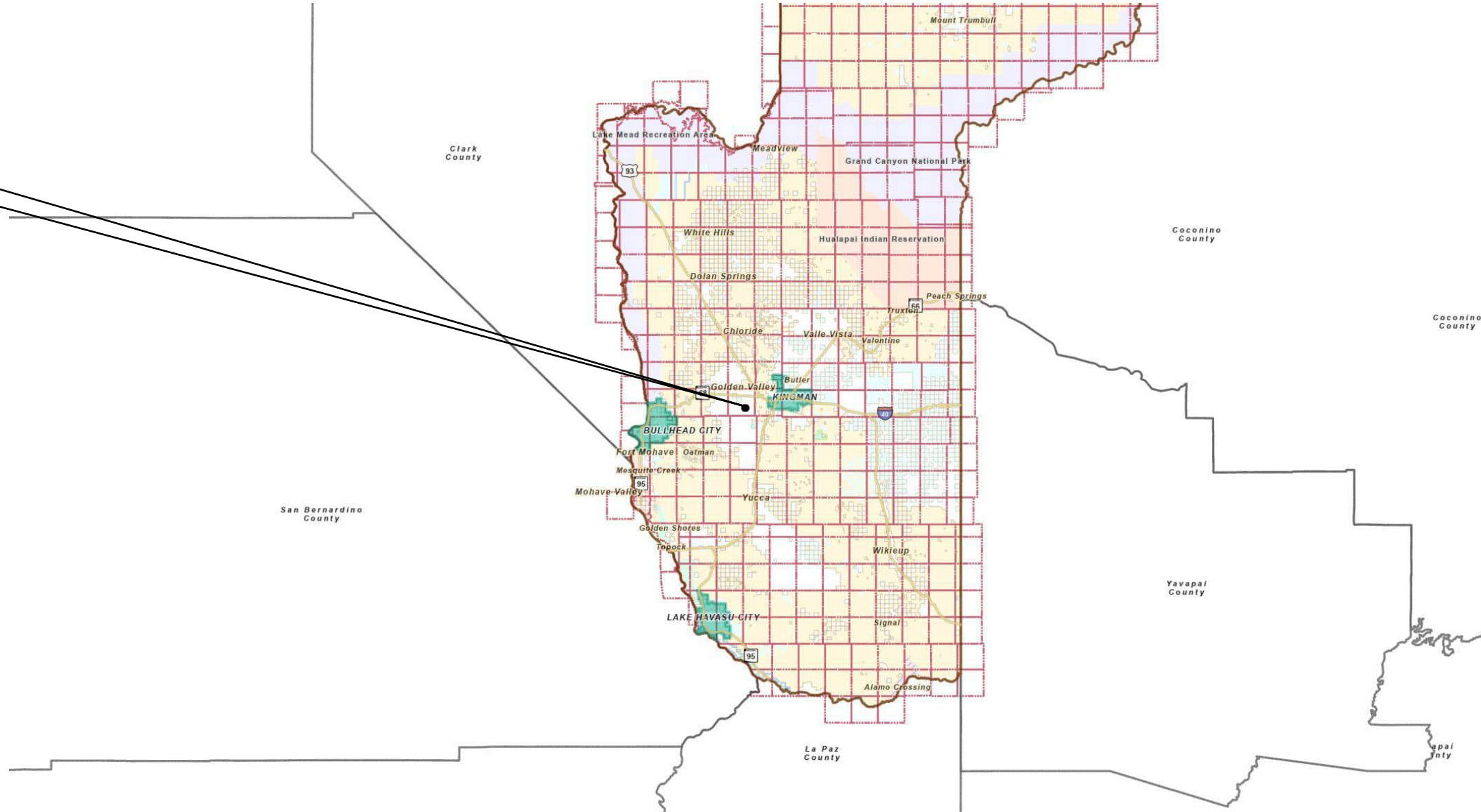
# GENERAL PLAN AMENDMENT & REZONE 306-24-118

## GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity.

Section 27  
T 21 N, R 18 W

Subject  
Property












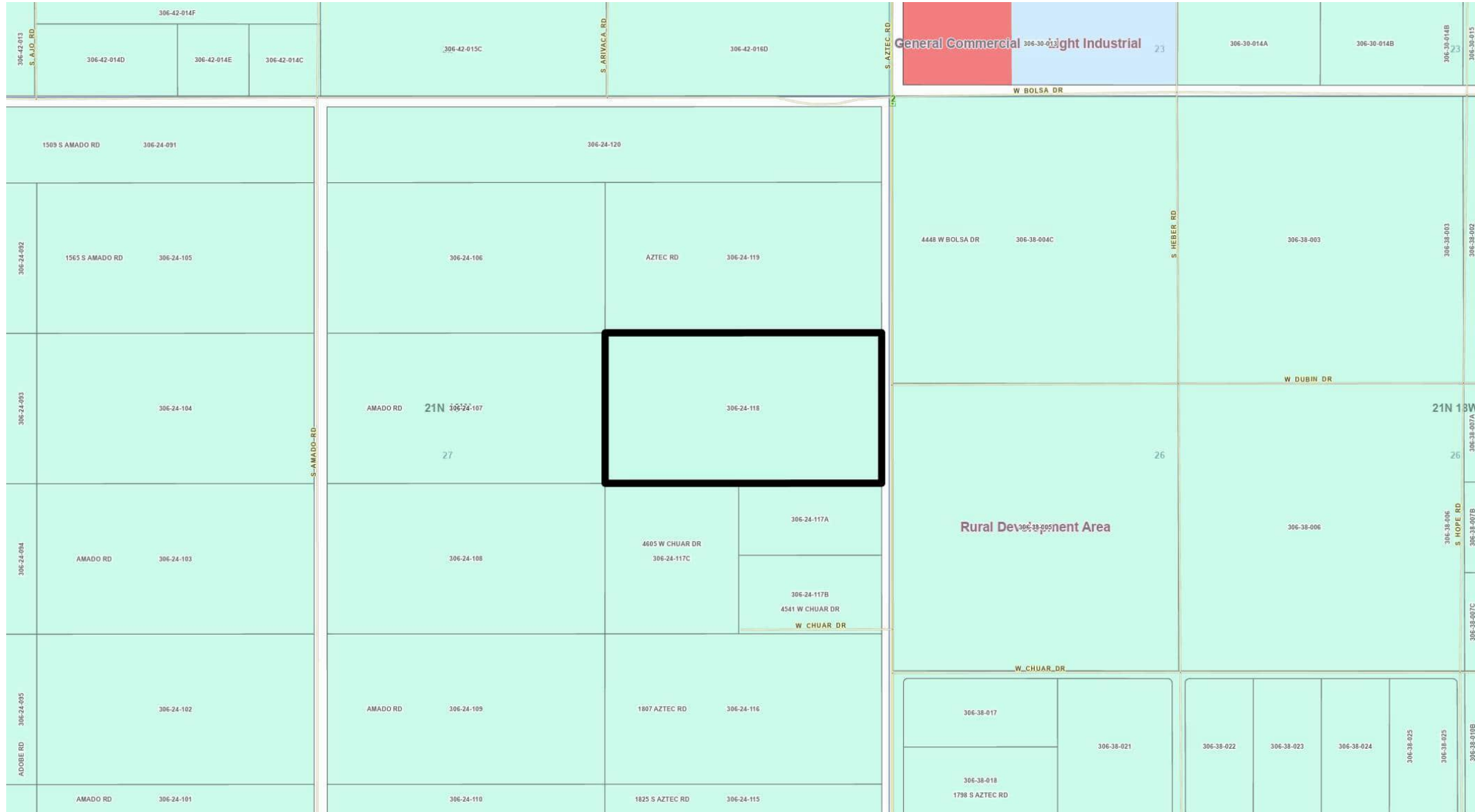
# GENERAL PLAN AMENDMENT & REZONE 306-24-118

## GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity.

### Section 27 T 21 N, R 18 W

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



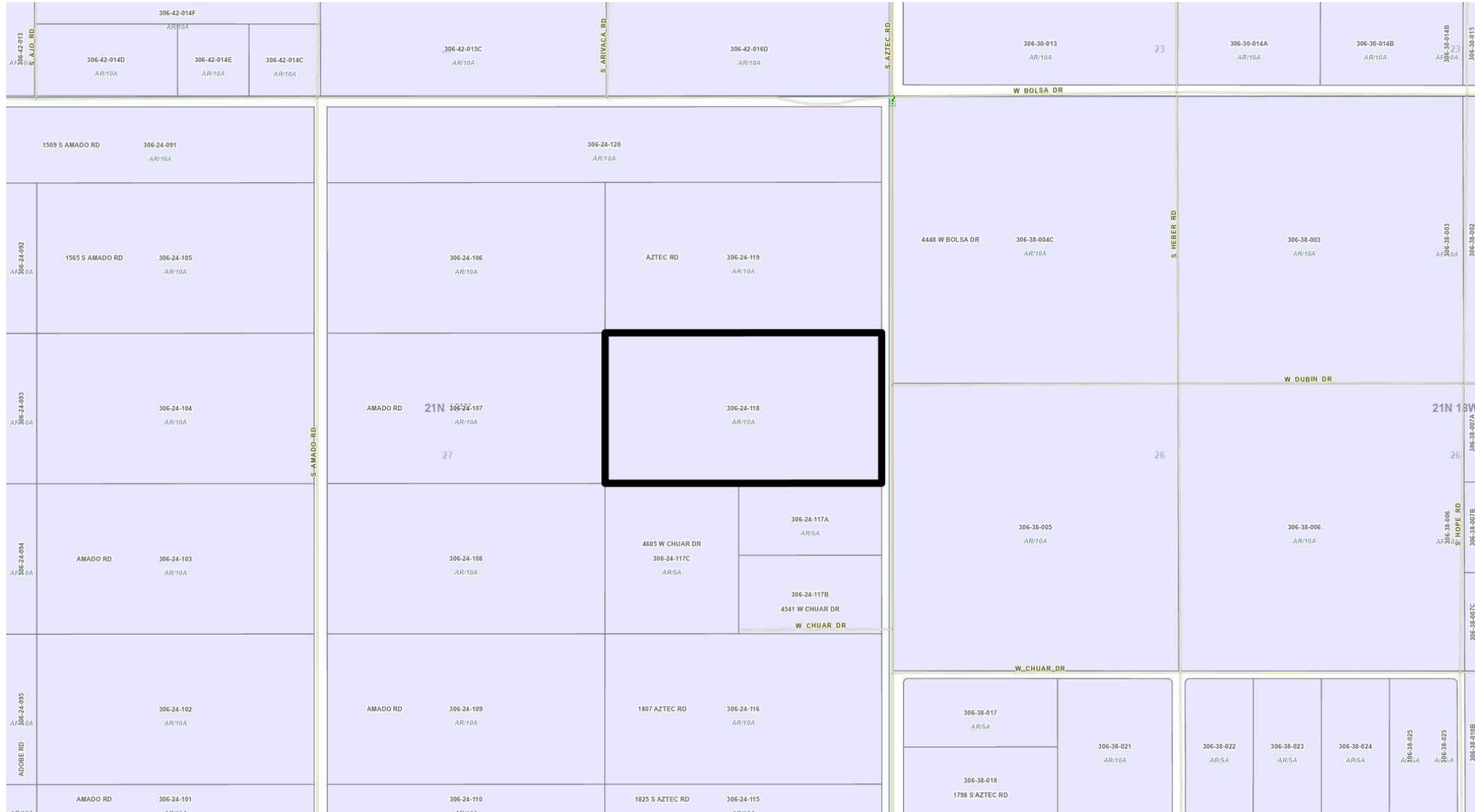
# GENERAL PLAN AMENDMENT & REZONE 306-24-118

## ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity.

Section 27  
T 21 N, R 18 W

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











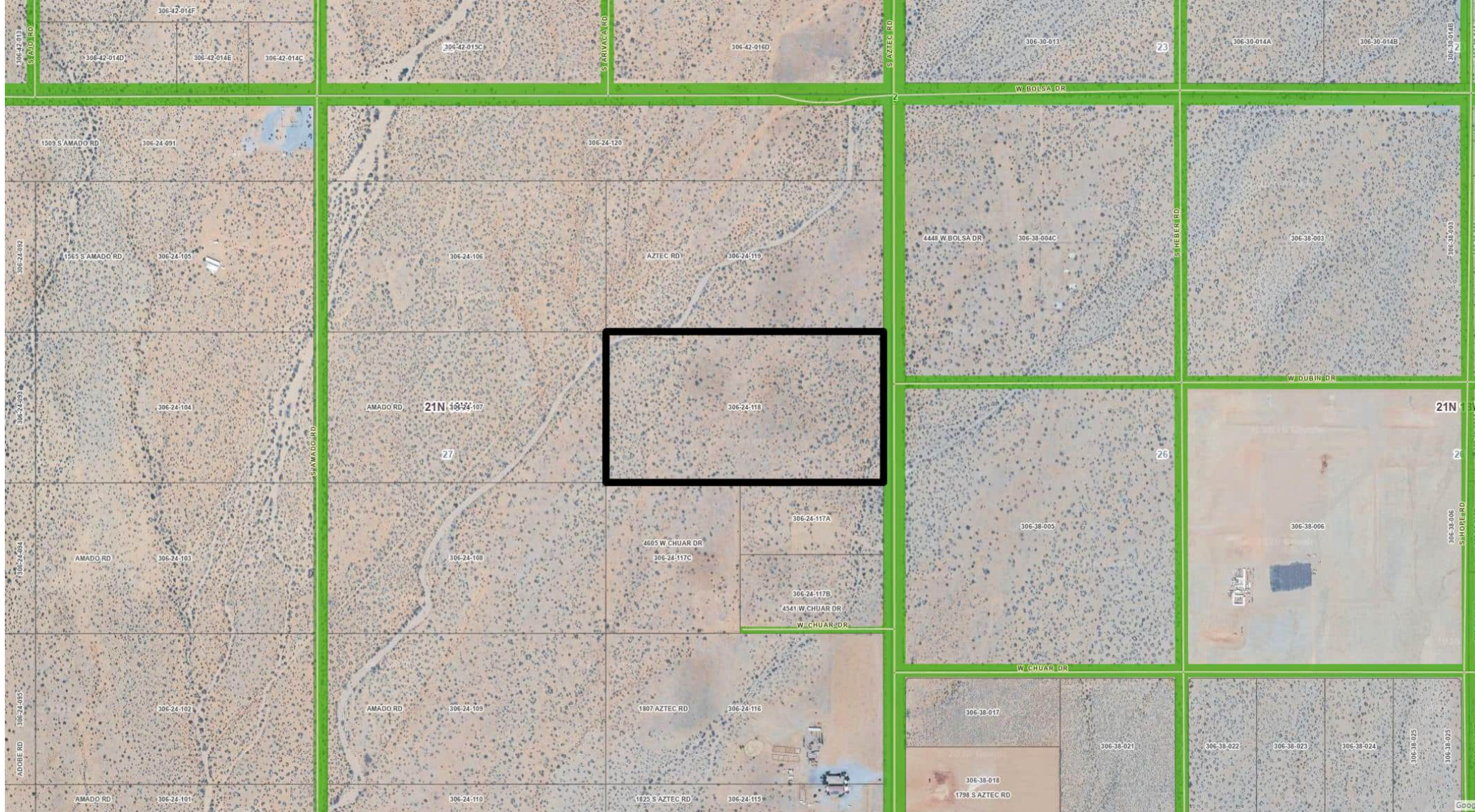
# GENERAL PLAN AMENDMENT & REZONE 306-24-118

## RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity.

Section 27  
T 21 N, R 18 W

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



# GENERAL PLAN AMENDMENT & REZONE 306-24-118

## REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity.

Section 27  
T 21 N, R 18 W







# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, April 8, 2020, at 10:00 A.M.

**Address:** 700 W. Beale Street, Kingman, Arizona 86401  
**Subject:** [Illegible text]  
**Applicant:** [Illegible text]  
**Staff:** [Illegible text]  
**Comments:** [Illegible text]  
**Staff Recommendation:** [Illegible text]  
**Commission Action:** [Illegible text]

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401. TEL: 929-881-6861. FAX: 929-881-6862. WWW.MOHAVECOUNTYAZ.COM

06. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-40-016P from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division, in the 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 for Mohave Development Inc of Simi Valley, California.

Assessor's Parcel No. 306-40-016P is described as Lot 100-A-3 per Parcel Plat 6-91, excluding the north 30', located in Section 15, Township 21 North, Range 18 West.

The site is approximately 5.2 acres in size and is located west of Aztec and north of Redwall Drive. The site is accessed from State Highway 68, then south on Aztec Road approximately 1.29 miles to the site.

The site is currently vacant. The terrain appears flat. The surrounding land uses consist of single family residential and vacant land.

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

The site is within the Golden Valley Fire District. Water and electric appear to be available. Sewer is not available. Aztec Road is paved and is on the County's road maintenance system.

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

**FINDINGS OF FACT:**

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There appears to be no environmental features affecting the site.
- g. Water and electric services appear to be available. Sewer service is not available.

## **STAFF RECOMMENDATION:**

### **Staff recommends APPROVAL for the proposed Rezone 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. The permits will not be issued until Parcel Plat recordation.
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: 306-40-016P Current Zoning: AR/SA Parcel Size 5.2 Acres

Legal Description:

SACRAMENTO VALLEY RANCHES, A PORTION OF PARCEL 100, KNOWN AS PARCEL 100-A-3, PER PARCEL PLAT BK6, PG 91, EXCEPT THE N. 30' PER ZB15/777 O.R.

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

Present use of property: VACANT LAND - UNDEVELOPED

## Owner Information

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

Mailing Address: 543 COUNTRY CLUB DR. #412 City: SIMI VALLEY State: CA Zip: 93065

\* Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKET-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

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 five (5) one acre sized agricultural residential 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.

\* [Signature]

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

# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/SA to AR for the purpose of creating five (5) agricultural residential lots - 1 acre in size, 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](mailto:Planners@Mohave.gov), or you can mail letters to the following address:

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

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

Sincerely,

  
Applicant Agent

Contact information:

KTH CONSULTING / KATHY TACKETT-HICKS  
3751 MARTINGALE DRIVE, KINGMAN, AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: APN: 306-40-016P.

A PORTION OF T21N, R18W, SEC 15; SACRAMENTO VALLEY RANCHES, A PORTION OF PARCEL 100, KNOWN AS PARCEL 100-A-3, PER PARCEL PLAT BK 6, PG 91, EXCEPT THE NORTH 30' PER 2815/777 OR.

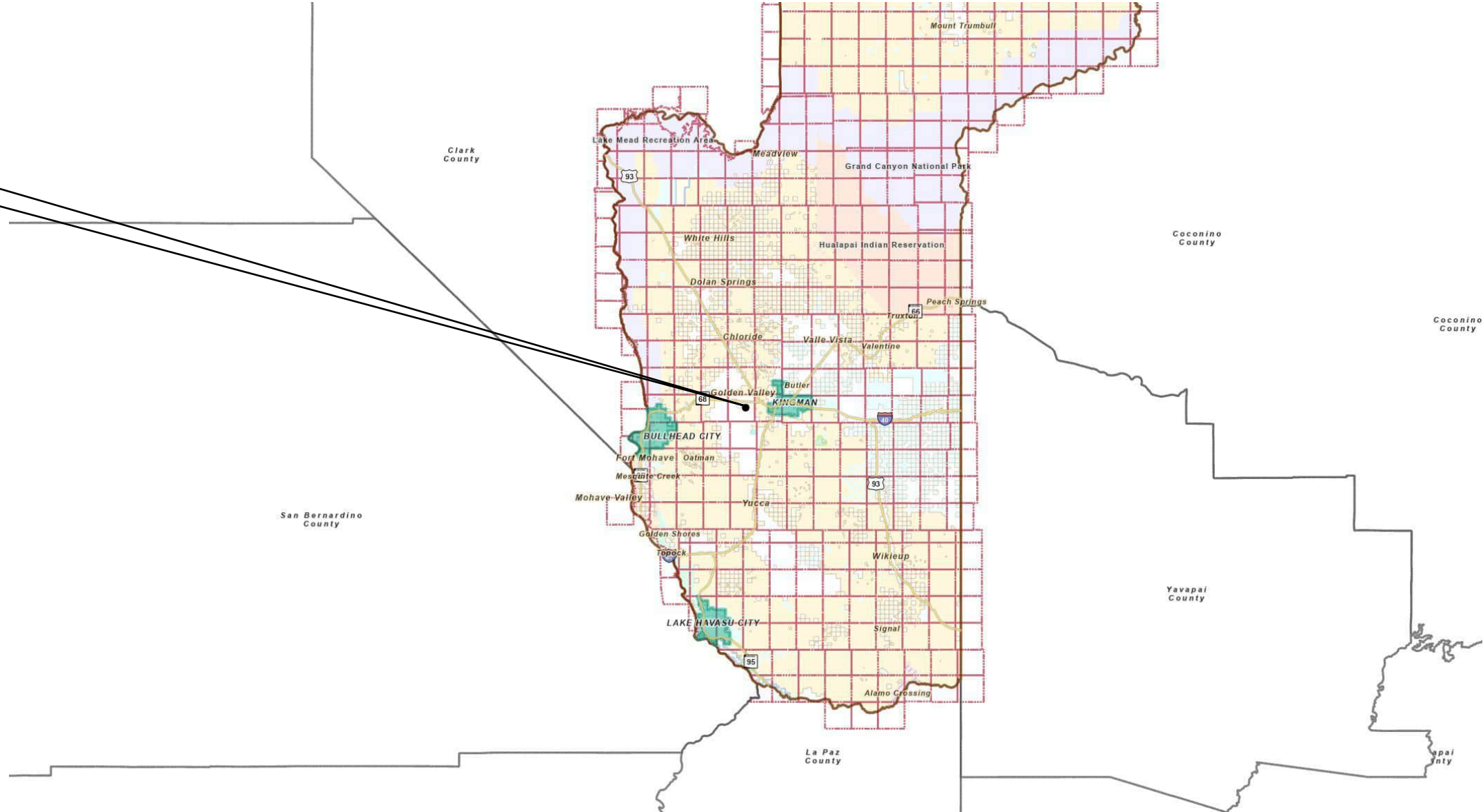


# REZONE 306-40-016P GENERAL MAP

REZONE of Assessor's Parcel No. 306-40-016P from an A-R/5A (Agricultural Residential/Five Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 15  
T 21 N, R 18 W

Subject  
Property







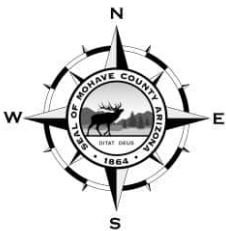
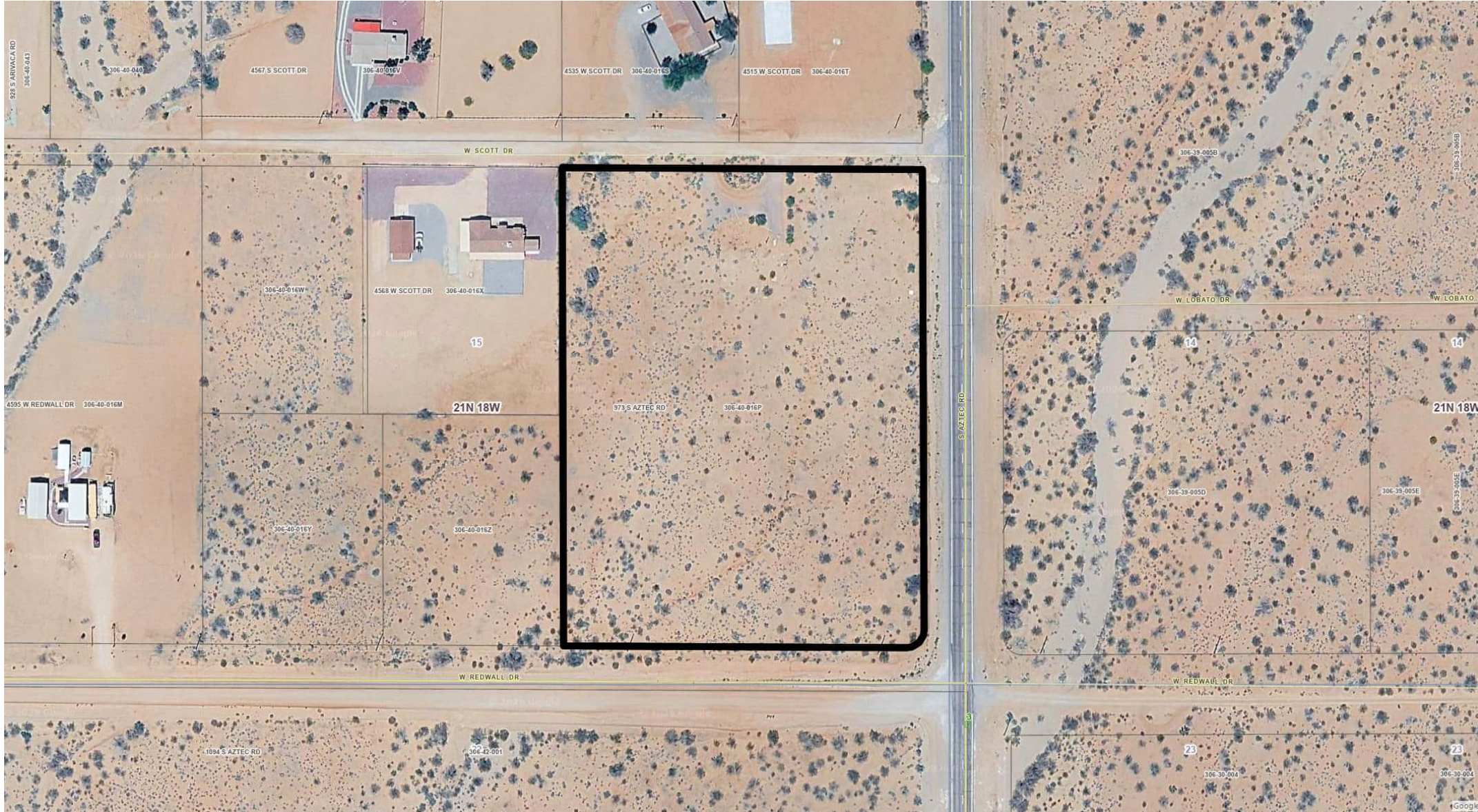




# REZONE 306-40-016P REQUEST

REZONE of Assessor's Parcel No. 306-40-016P from an A-R/5A (Agricultural Residential/Five Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 15  
T 21 N, R 18 W





ZONING  
NOTICE

**ZONING  
NOTICE**

THE CITY OF GILBERT, ARIZONA  
OFFICE OF THE CITY CLERK  
10000 N. GILBERT AVENUE, SUITE 100  
GILBERT, ARIZONA 85224  
TEL: 480.360.6000  
WWW.CITYOFGILBERT.ORG



07. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation and a REZONE of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for an office, shop, and truck parking for a personal business, in the Golden Valley vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by KTH Consulting for James and France Momjian of Golden Valley, Arizona.

Assessor's Parcel No. 306-24-173C is described as Sun West Acres Tract 1027, Lot 173, segregated as parcel 173-C on Parcel Plat 13-75, located in Section 35, Township 21 North, Range 18 West.

The site is approximately 5.08 acres and is located north of Shinarump Drive and east of Aztec Road. The site is accessed from State Highway 68, then south on Aztec Road, then east on Shinarump Drive approximately .14 miles to the site.

The site appears to be vacant with a wash running west to east through the northern portion of the property. The surrounding land uses consist of mostly vacant land and some single-family residences.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a General Commercial land use designation, and
2. Rezone from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone to allow for an office, shop and truck parking for a personal business.

The site is in the Golden Valley Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Shinarump Drive is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4545G indicates the property is 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, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.

- e. The site appears to have legal access via paved roads.
- f. The noted flood zone is not an environmental feature 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 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. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits will be obtained prior to construction.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

# REZONE APPLICATION

### Inquiry Information

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

### Property Information

Assessor Parcel Number: 306-24-173C Current Zoning: AR/5A Parcel Size 5.08 Acres

Legal Description:

SUN WEST ACRES TRACT 1027, A PORTION OF T21N, R18W, SEC 35, LOT 173

SEGREGATED AS PARCEL 173-C, PER P.P. BK 13/P. 75, DATED 2-3-98.

Water Provider: WELL Electric provider: \_\_\_\_\_ Sewer provider: SEPTIC

Present use of property: VACANT - UNDEVELOPED LAND

### Owner Information

Owner Name(must match current deed): JAMES K & FRANCE A, MOMJIAN

Mailing Address: 3437 N. BACDABI ROAD 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 / 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: 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:

creating an office & truck parking yard for his own business only, with a small shop

### 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.

*[Handwritten signatures]*

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/SA

to CMO for the purpose of creating an office, truck parking & small shop for his own business only.

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](mailto:Planners@Mohave.gov), or you can mail letters to the following address:

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

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

Sincerely,

  
Applicant / agent

Contact information:

KTH CONSULTING / KATHY TACKETT-HICKS  
3751 MARTINGALE DRIVE, KINGMAN, AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: APN: 306-24-173C,  
SUN WEST ACRES, TRACT 1027, A PORTION OF TZIN, R18W, SEC. 35, LOT 173,  
SEGREGATED AS PARCEL 173-C, PER P.P. BK 13/PG 75, DATED 2-3-98.

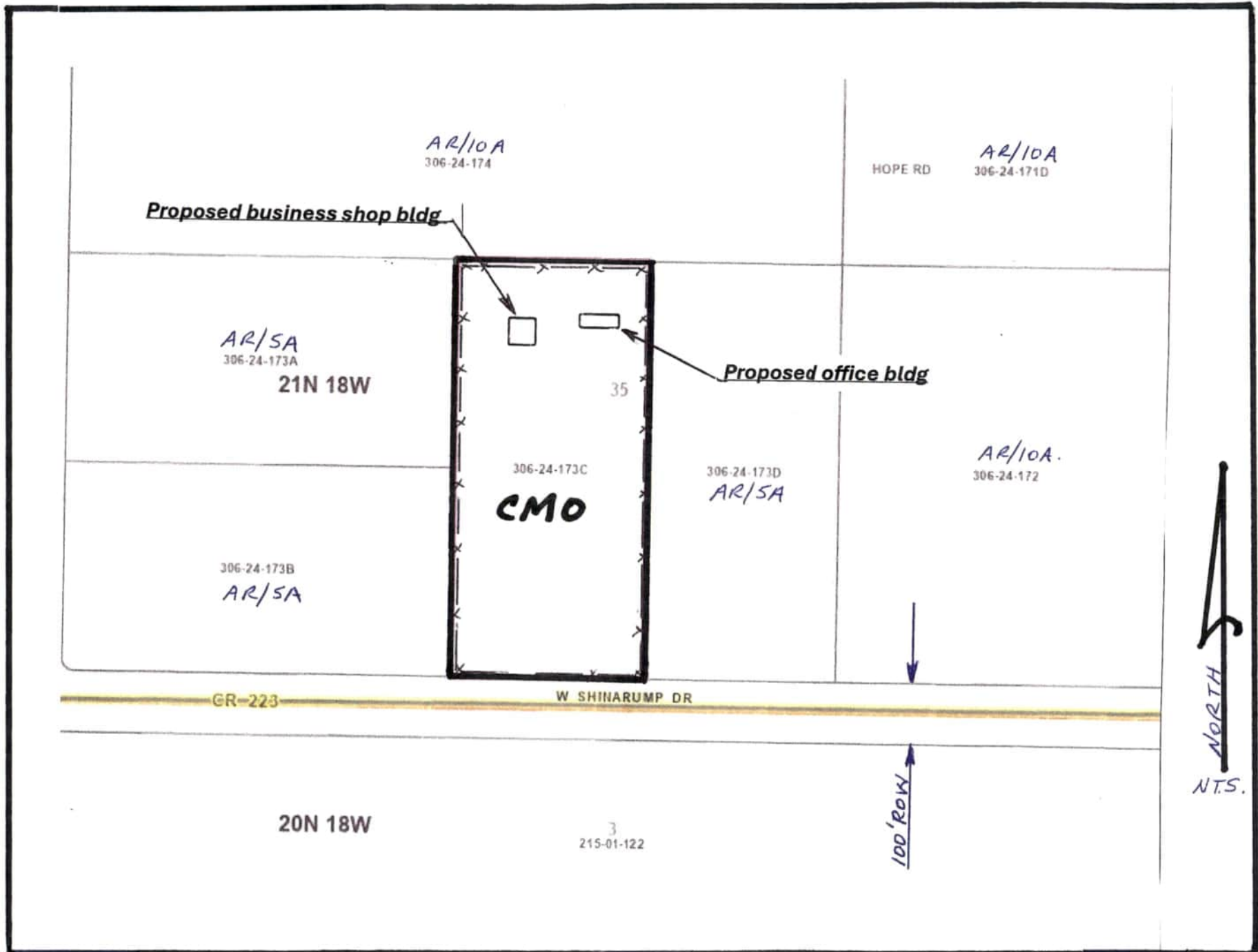
# Vicinity Map



**Project Site**

NORTH  
NTS.

# Site Plan



# GENERAL PLAN AMENDMENT ADDENDUM

## Request

---

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

Current General Plan: RURAL DEVELOPMENT AREA Proposed to be: GENERAL COMMERCIAL

The change will benefit the County because this amendment is complimentary to the ongoing transition for this area. There is increased traffic along Shinarump and there have been other commercial requests for commercial uses along this stretch. The old Pravada project is across the street and there has been movement towards getting this project back on line. Commercial uses provide increased tax revenue to the County and this business currently employs approximately 25 families in the County.

---

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

Shinarump Drive is a paved collector roadway. The business will be served with well water or water hauling services and a standard septic system.

---

Describe any change in the character of the surrounding neighborhood.

Adjacent properties to this site are undeveloped, although across the street is the platted original Pravada project which initiated rough grading efforts and still contains construction pipe, trees, etc. There is also a large site to the general N/NE of this parcel which has an existing, active surface mining operation (appears to be sand/gravel?) Across the street is also General Commercial designations which match this request.

---

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.

This request is to go from an existing Rural General Plan designation to a General Commercial designation. The request is from an existing business Owner who provides employment to our citizens, supports our local business trucking needs, and who now needs to set up a more formal business operation in this area. This request is necessary to allow for this reasonable growth to occur, in an area that will see substantial development in the future.

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

The general plan is a fluid document which is intended to allow for market growth and reasonable adjustments to the long term planning effort. This request is consistent with these growth objectives. Shinarump Drive is a significant Collector Road in this region. This business entity already employs approximately 25 families in Mohave County and provides trucking support services to the existing commercial businesses in this county and across the state. Growth in this precise area is anticipated with the development of the Pravda project.

# Minor Plan Amendment Addendum

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

RURAL DEVELOPMENT AREA to GENERAL COMMERCIAL

to accompany the requested rezone.

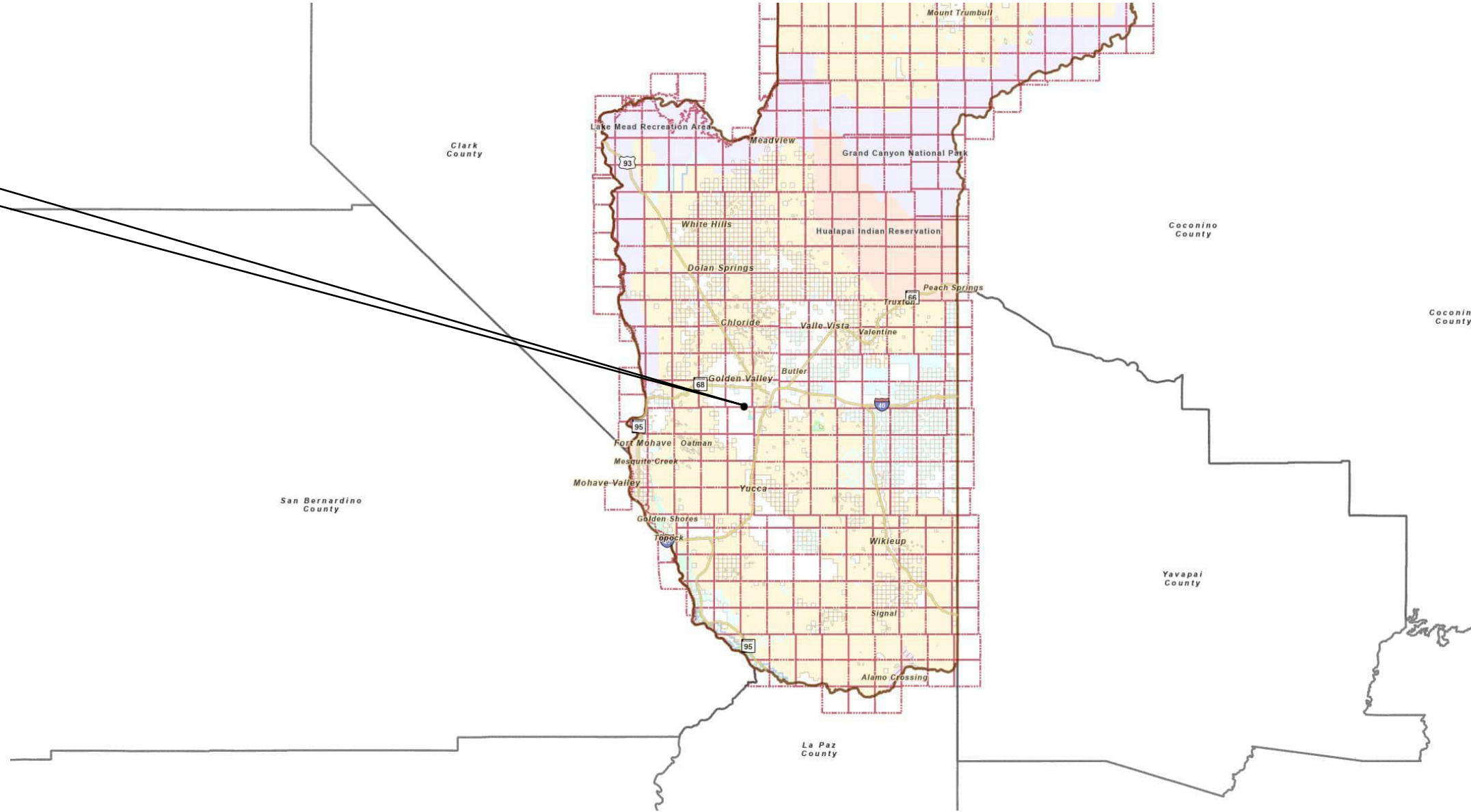
# GENERAL PLAN AMENDMENT & REZONE 306-24-173C

## GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre Minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an office and truck parking for a personal business, in the Golden Valley vicinity.

Section 35  
T 21 N, R 18 W

Subject  
Property










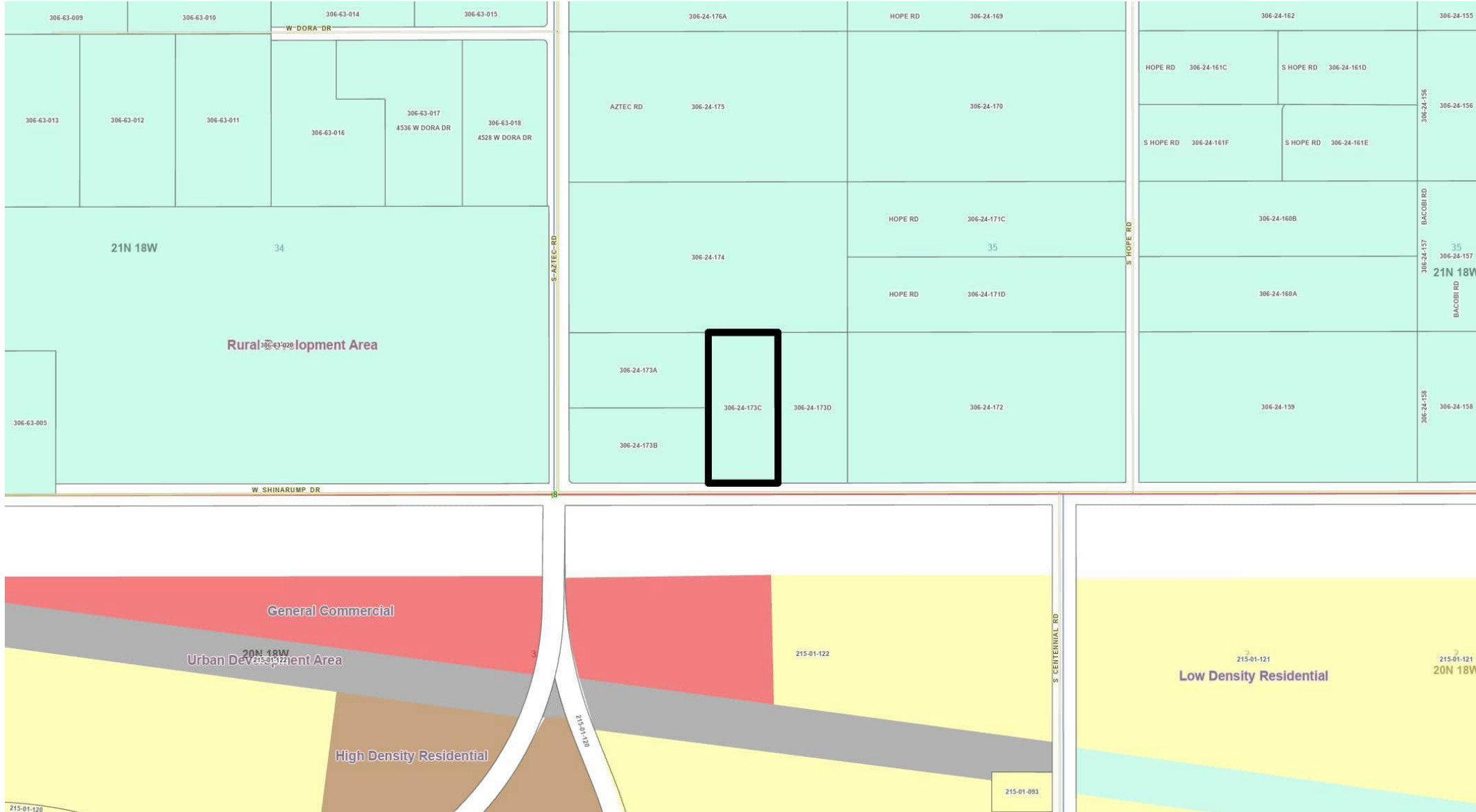
# GENERAL PLAN AMENDMENT & REZONE 306-24-173C

## GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre Minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an office and truck parking for a personal business, in the Golden Valley vicinity.

### Section 35 T 21 N, R 18 W

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

































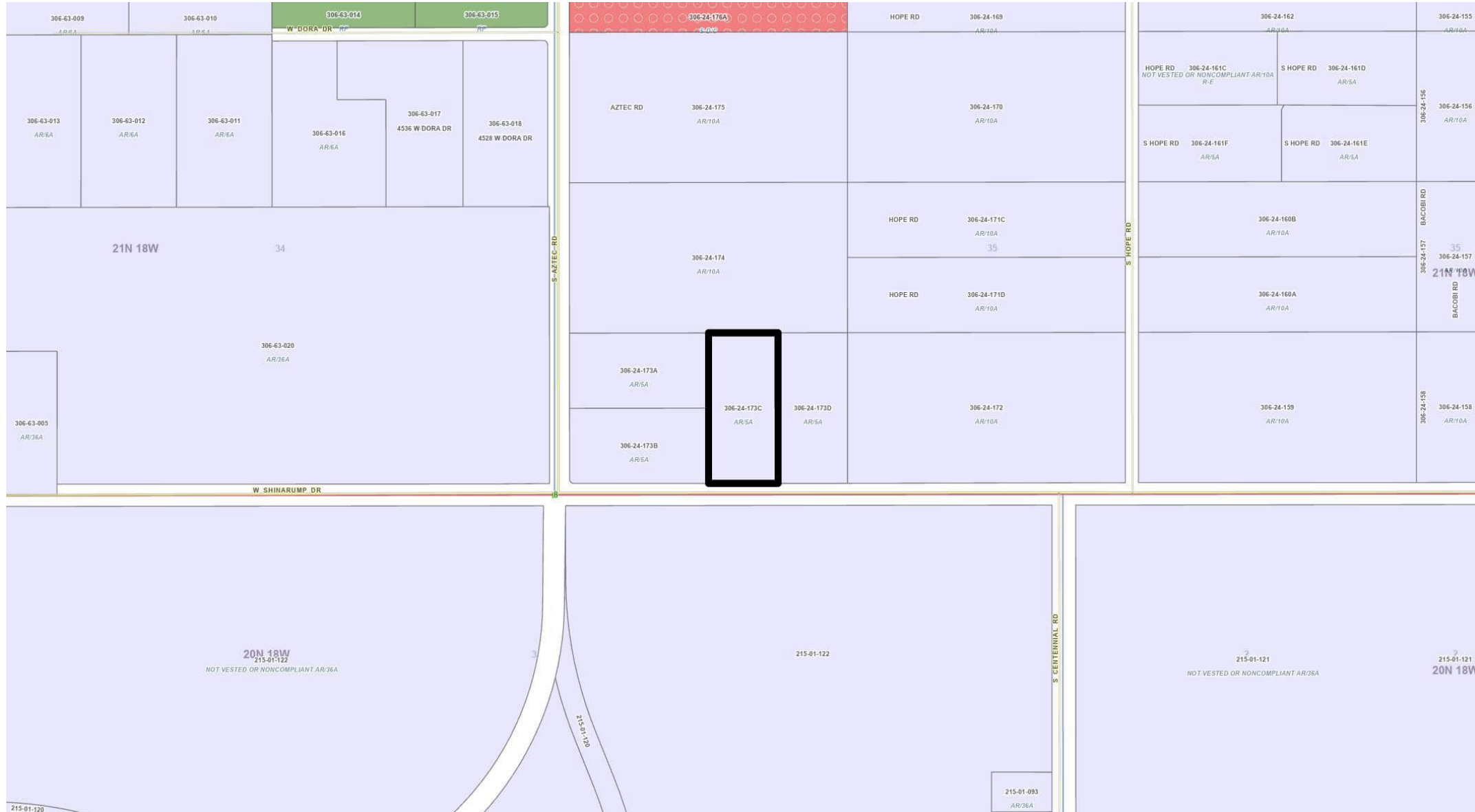
# GENERAL PLAN AMENDMENT & REZONE 306-24-173C

## ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre Minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an office and truck parking for a personal business, in the Golden Valley vicinity.

Section 35  
T 21 N, R 18 W

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











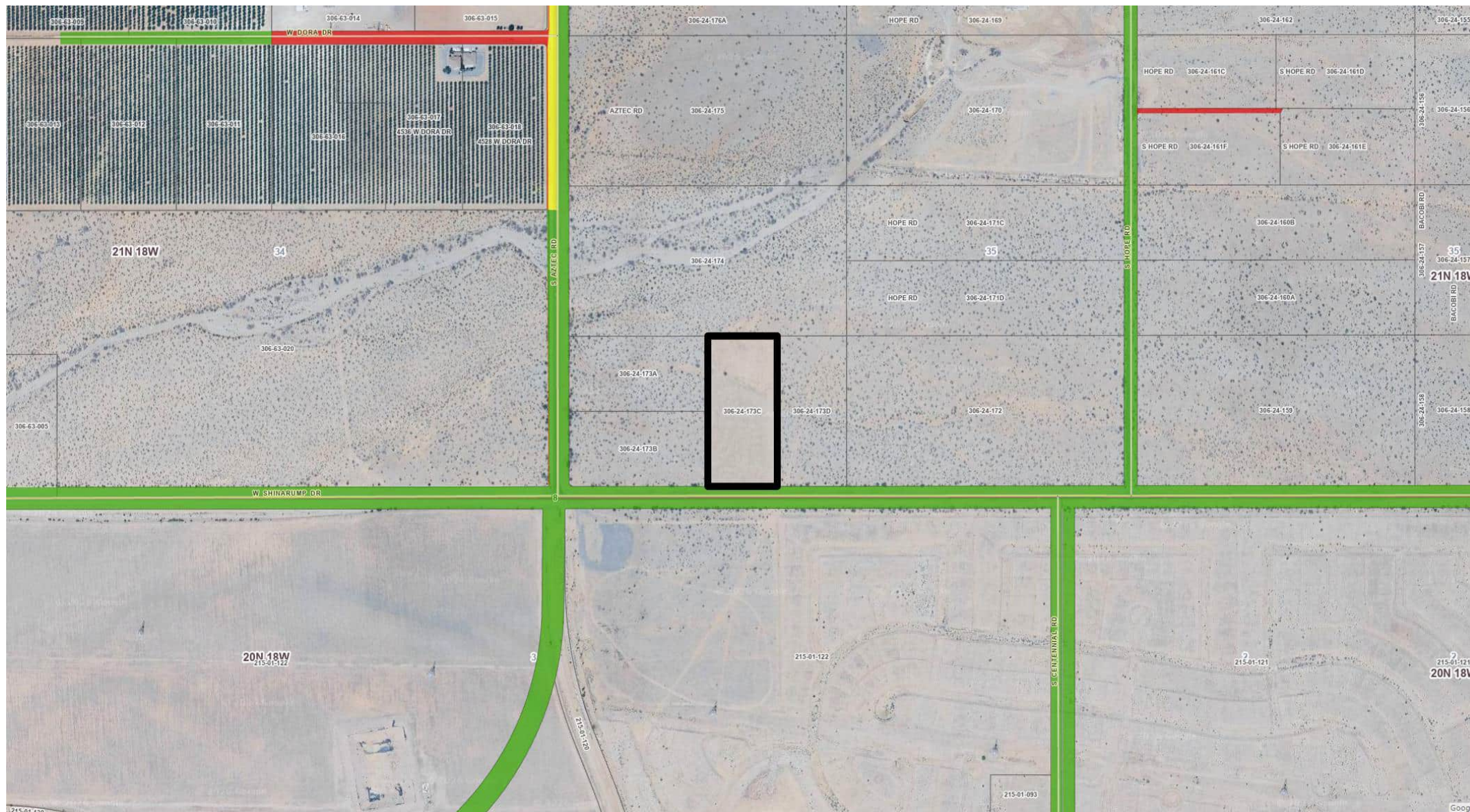
# GENERAL PLAN AMENDMENT & REZONE 306-24-173C

## RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre Minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an office and truck parking for a personal business, in the Golden Valley vicinity.

Section 35  
T 21 N, R 18 W

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

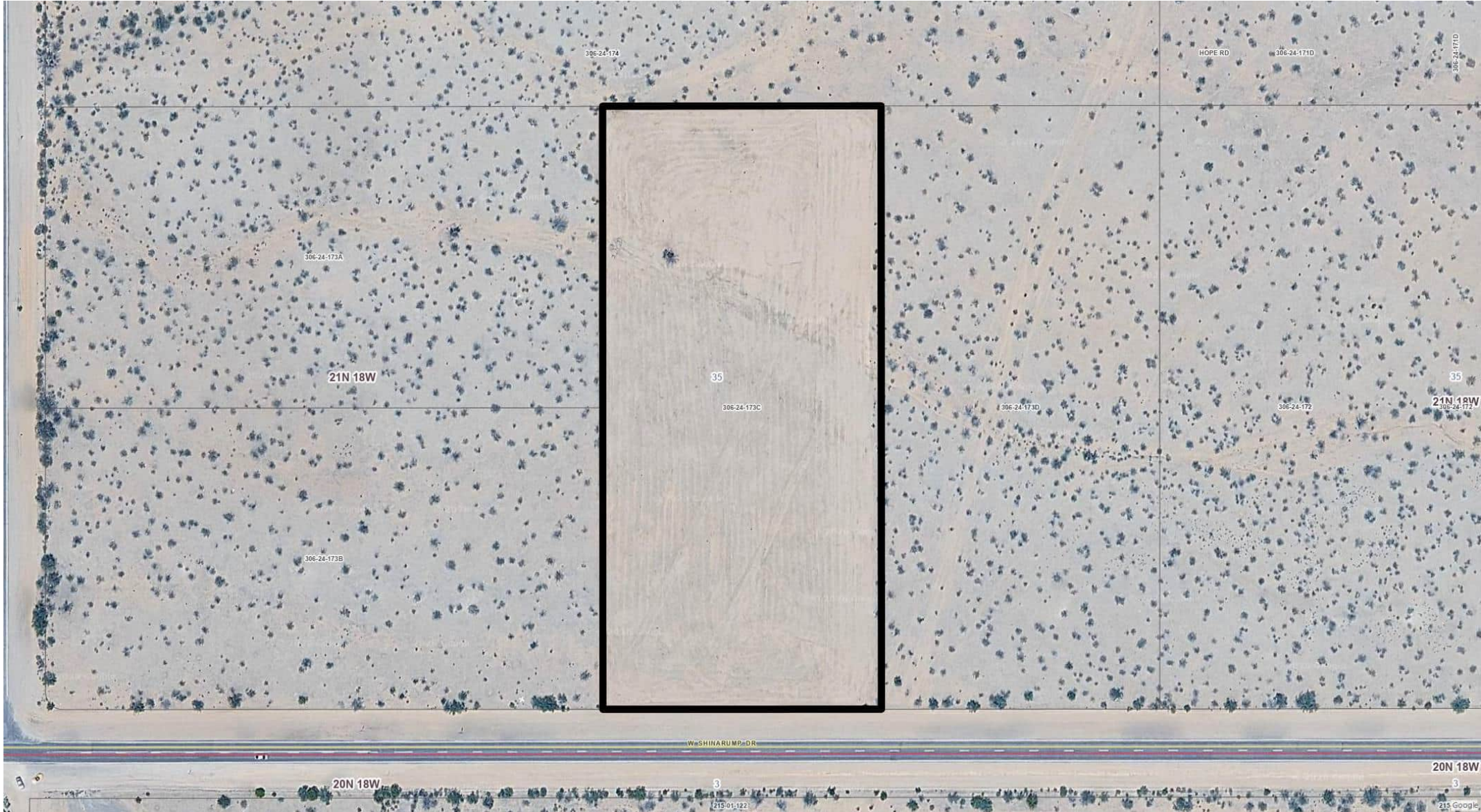


# GENERAL PLAN AMENDMENT & REZONE 306-24-173C

## REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a General Commercial land use designation, and a REZONE of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre Minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an office and truck parking for a personal business, in the Golden Valley vicinity.

Section 35  
T 21 N, R 18 W



# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, April 8, 2020, at 10:00 A.M.

As Proven:  
GENERAL PLAN FOR AN AGRICULTURE AND RURAL DEVELOPMENT ZONE

THE PLANNING AND ZONING COMMISSION'S REGULAR MEETING ROOM IS LOCATED AT 700 W. BEALE STREET, KINGMAN, ARIZONA. FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT 933-393-3333.

# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, April 8, 2020, at 12:00 A.M.

as follows:  
LOCATION: 700 W. Beale Street, Kingman, Arizona, 86401  
DATE: Wednesday, April 8, 2020, at 12:00 A.M.

PLANNING AND ZONING COMMISSION  
700 W. BEALE STREET  
KINGMAN, ARIZONA 86401  
TEL: 937-836-2200

08. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 329-06-252, -253, -025, -026, and -555 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity, Mohave County, Arizona.**

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

Assessor's Parcel Nos. 329-06-252, -253, -025, -026, and -555 are described as Golden Horseshoe Ranchos, Unit 4, Lots 259, 260, 025, 026, and 562, located in Section 17, Township 27 North, Range 19 West.

All of the lots are approximately one (1) acre and are south of Rolling Ridge Drive and west of Silver Eagle Drive. The sites are accessed from U.S. Highway 93, then east on White Hills Road, for parcels -259 and -256; south on Golden Arrow Avenue, then west on Pine Tree Drive approximately .19 miles, for parcels -025 and -026; then north on Golden Arrow Ave, then west on Willow Wood Drive approximately .27 miles, for parcel -555; north on Golden Arrow Avenue, then east on Rolling Ridge Drive approximately .30 miles.

The site appears to be vacant with relatively flat terrain. 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 RVs as temporary residences. The Mohave County General Plan designates the sites as Rural Development Area.

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

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

**FINDINGS OF FACT:**

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

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

**STAFF RECOMMENDATION:**

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

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

# REZONE APPLICATION

## Inquiry Information

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

## Property Information

Assessor Parcel Number: 329-06-252, -253, -025, -026-555 Current Zoning: R1/1A Parcel Size 1 Acres

Legal Description:  
GOLDEN HORSESHOE RANCHOS UNIT 4 LOTS 259, 260, 025, 026, 562

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

Present use of property: Vacant

## Owner Information

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

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

Phone num [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:

RV Placement

## Authorization

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

Leo Markovic

Marija Markovic

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

# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from R1/1A to AR for the purpose of RV Placement.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (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](mailto: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,

*Leo Markovic*

*Marija Markovic*

Applicant / agent

Contact information:

Leonardo and Marija Markovic

9705 158th PI NE

Redmond, WA 98052

Assessor Parcel Number and Legal Description of proposed subject property: 329-06-252, -253, -025, -026-555

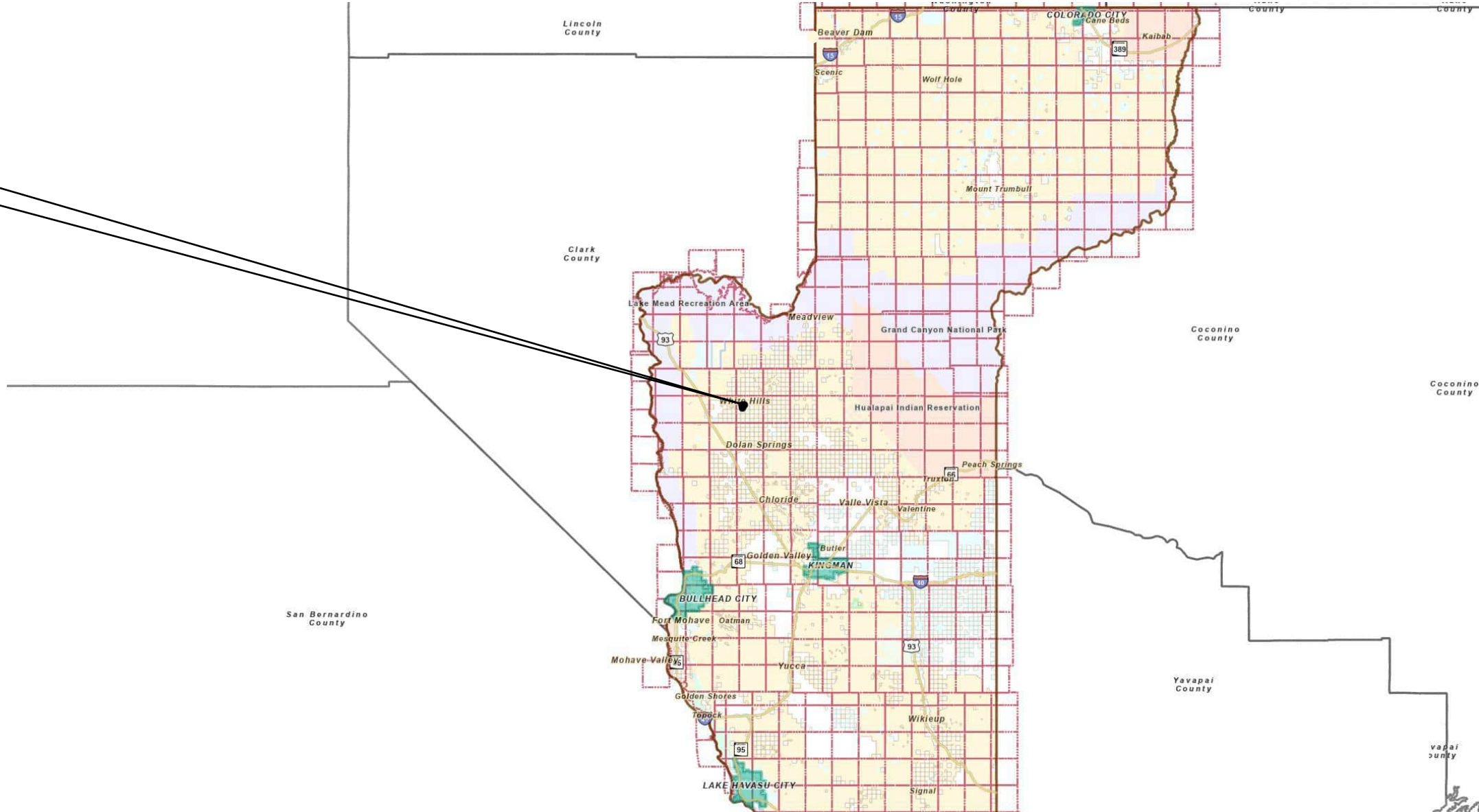
GOLDEN HORSESHOE RANCHOS UNIT 4 LOTS 259, 260, 025, 026, 562

# REZONE 329-06-many GENERAL MAP

REZONE of Assessor's Parcel No. 329-06-252, -253, -025, -026, and -555 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 temporary residences, in the White Hills vicinity.

Section 17  
T 27 N, R 19 W

Subject  
Property







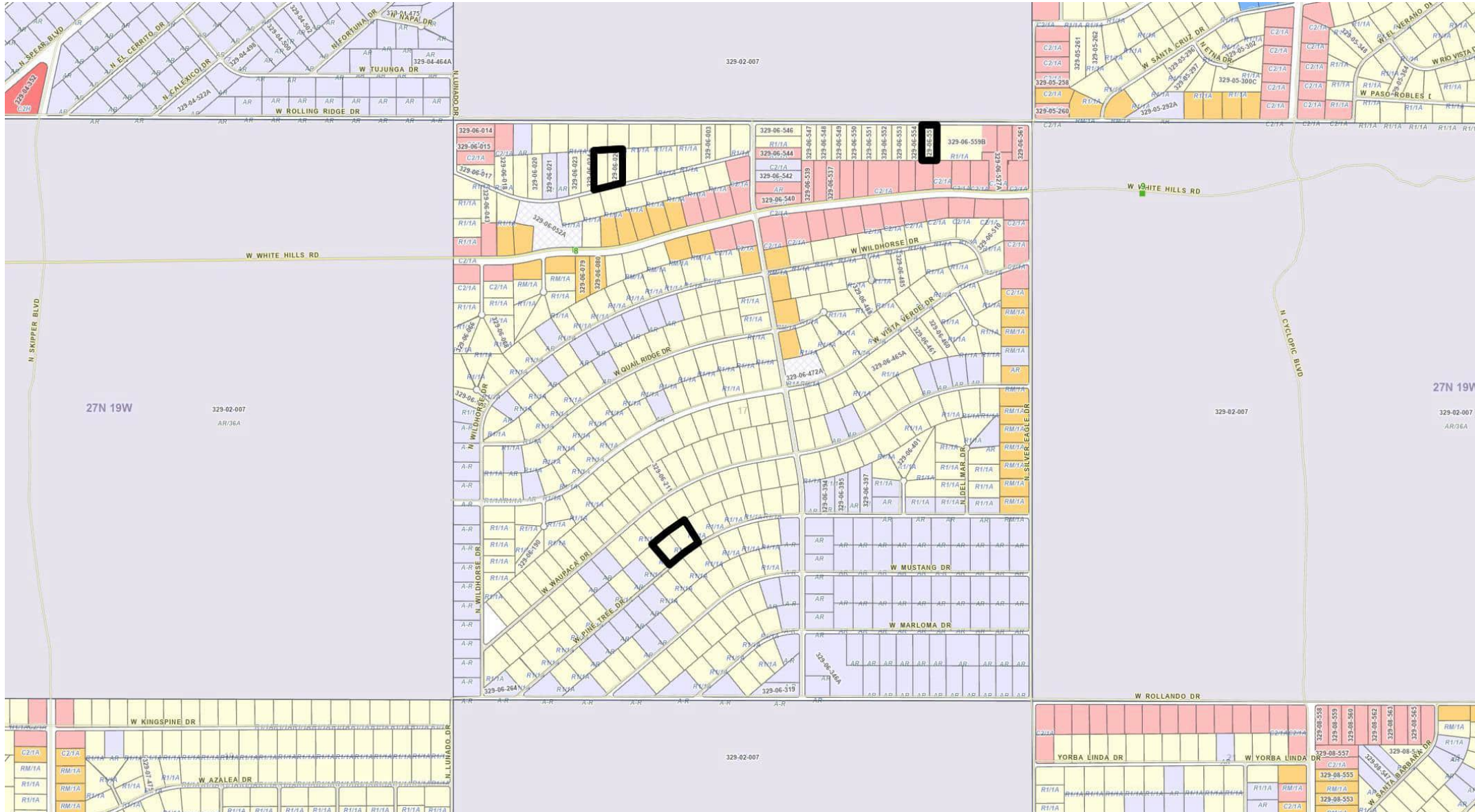
# REZONE 329-06-many

## ZONING MAP

REZONE of Assessor's Parcel No. 329-06-252, -253, -025, -026, and -555 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 temporary residences, in the White Hills vicinity.

Section 17  
T 27 N, R 19 W

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











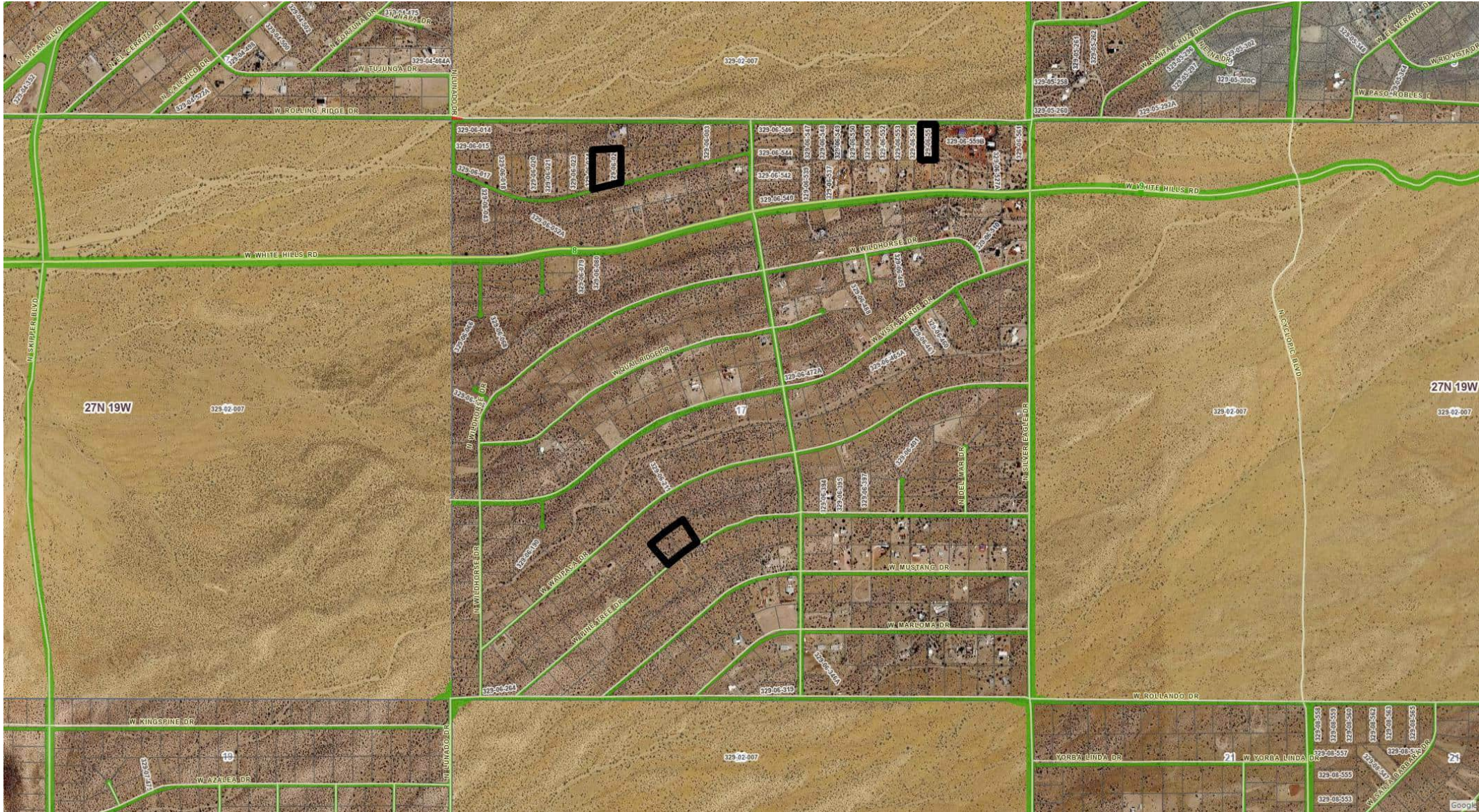
# REZONE 329-06-many

## RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 329-06-252, -253, -025, -026, and -555 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 temporary residences, in the White Hills vicinity.

Section 17  
T 27 N, R 19 W

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







**ZONING NOTICE**

NOTICE TO PROPERTY OWNER: This notice is placed on your property to inform you of the zoning regulations that apply to your property. The zoning regulations are located in the City of Las Vegas Zoning Ordinance, which can be found at [www.lasvegasnv.gov/zoning](http://www.lasvegasnv.gov/zoning). If you have any questions about the zoning regulations, please contact the City of Las Vegas Planning Department at (702) 799-3333.



**ZONING NOTICE**

NOTICE TO HERBERT CHAM and a Partner  
and the rest of the partners and the  
Commission of Nevada County, Nevada  
the sign was made by the Commission on  
708 W. Baker Street, Eugene, Oregon 97401  
Wednesday, April 8, 2009 at 12:20 P.M.

09. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road 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 Brian and Elspeth Summers of Ogden, Utah.

Assessor's Parcel Nos. 336-09-463 and -464 are described as Lake Mead City Unit No 23 29 17 Lot 463 and Lot 464, located in Section 23, Township 29 North, Range 17 West.

The site is approximately a combined total of 2.5 acres and is located west of Tamarisk Street and north of Lucky Lane. The site is accessed from U.S. Route 93, then north on Pierce Ferry Road, then east on Lucky Lane approximately .07 miles to the site.

The site appears to be vacant. The terrain appears flat. The surrounding land uses consists of commercial sites, vacant land, and scattered single family residences.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a Suburban Development Area land use designation, and this
2. Rezone from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential Recreation) zone to allow for RVs as temporary residences.

The site is not located within a fire district. Electric service appears to be available. Sewer and water services do not appear to be available. Tamarisk Street is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-2825G 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 as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There are no environmental features affecting the site.

- g. Electric service appears to be available in the area. Sewer and water services do not appear to be available.

**STAFF RECOMMENDATION:**

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

1. The Mohave County General Plan shall be amended to a Suburban Development Area land use designation.
2. The site will be rezoned to R-E (Residential Recreation).
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: 336-09-464, 463 Current Zoning: C2/1A Parcel Size 1.25 Acres

Legal Description: Lake Mead City Unit NO 23 2917 Lot 463 & 464

Water Provider: NA Electric provider: NA Sewer provider: NA

Present use of property: Vacant

## Owner Information

Owner Name(must match current deed): Brian + Elspeth Summers, Trustees

Mailing Address: 2784 N 1000 E City: Ogden State: UT Zip: 84414

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

## Request

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

Proposed to be: RE

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

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

For the purpose of:

Residential use

## 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.

Brian Summers  
Elspeth Summers

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 C2/IA  
to RE for the purpose of RV as a temporary residence

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

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

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

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at [Planners@Mohave.gov](mailto: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,

Brian Summers  
Applicant / agent

Contact information:

[Redacted contact information]

Assessor Parcel Number and Legal Description of proposed subject property: 336-09-464, -463  
Lake Mead City Unit NO 23 29 17 Lot 463, & 464

# Minor Plan Amendment Addendum

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

RDA

to

SDA

to accompany the requested rezone.

# GENERAL PLAN AMENDMENT ADDENDUM

## Request

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

Current General Plan: RDA

Proposed to be: SDA

Describe how the change will benefit the county.

Approval of this amendment will:

~~Support orderly residential growth within Lake Mead City.~~

Generate property tax revenue for Mohave County.

~~Require no extension of public sewer or water services, as the property owner~~

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

The proposed development will not create a burden on existing public infrastructure.

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Describe any change in the character of the surrounding neighborhood.

The proposed residence will be compatible with neighboring parcels and will not significantly alter the character of the surrounding neighborhood.

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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 use remains residential in nature.

~~The amendment promotes responsible residential development.~~

The project maintains the rural-suburban character of the surrounding area. No high-density development is proposed.

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

Support orderly residential growth within Lake Mead City.

~~Generate property tax revenue for Mohave County~~

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9N 17W

N. PIERCE FERRY RD

N. TAMARISK ST

N. RAINBOW RD

E. LUSK LN

26370 N PIERCE FERRY RD  
336-09-504  
L-21A

336-09-458A  
L-21A  
26365 N TAMARISK ST

26366 N TAMARISK ST  
336-09-440  
R-E

26365 N RAINBOW RD  
336-09-393  
R-E

26366 N RAINBOW RD  
336-09-375  
R-E

26350 N PIERCE FERRY RD  
336-09-503  
L-21A

336-09-435  
R-E  
26352 N TAMARISK ST

336-09-394  
R-E  
26351 N RAINBOW RD

336-09-373  
R-E  
26352 N RAINBOW RD

26330 N PIERCE FERRY RD  
336-09-502  
L-21A

336-09-459  
L-21A  
26335 N TAMARISK ST

336-09-438  
R-E  
26336 N TAMARISK ST

336-09-395  
R-E  
26335 N RAINBOW RD

336-09-374A  
R-E

26320 N PIERCE FERRY RD  
336-09-501  
L-21A

336-09-460  
L-21A  
26321 N TAMARISK ST

336-09-437  
R-E  
26322 N TAMARISK ST

26321 N RAINBOW RD

336-09-396A  
R-E

26310 N PIERCE FERRY RD  
336-09-500  
L-21A

336-09-461  
L-21A  
26305 N TAMARISK ST

336-09-436C  
R-E  
26306 N TAMARISK ST

26305 N RAINBOW RD

336-09-397A  
R-E

26300 N PIERCE FERRY RD  
336-09-499  
L-21A

336-09-462  
L-21A  
26291 N TAMARISK ST

336-09-435 J  
R-E  
26292 N TAMARISK ST

26291 N RAINBOW RD

336-09-398C  
R-E

336-09-490  
L-21A  
26280 N PIERCE FERRY RD

336-09-463  
L-21A  
26275 N TAMARISK ST

336-09-434  
R-E  
26275 N TAMARISK ST

336-09-399  
R-E  
26275 N RAINBOW RD

336-09-370A  
R-E

336-09-497  
L-21A  
26260 N PIERCE FERRY RD

336-09-464  
L-21A  
26251 N TAMARISK ST

336-09-433  
R-E  
26262 N TAMARISK ST

336-09-400  
R-E  
26261 N RAINBOW RD

336-09-369A  
R-E

336-09-496B  
L-21A  
26250 N PIERCE FERRY RD

336-09-465  
L-21A  
26241 N TAMARISK ST

336-09-432  
R-E  
26242 N TAMARISK ST

336-09-401  
R-E  
26241 N RAINBOW RD

336-09-368A  
R-E

26250 N PIERCE FERRY RD

336-09-466  
L-21A  
26225 N TAMARISK ST

336-09-431  
R-E  
26226 N TAMARISK ST

336-09-402  
R-E  
26225 N RAINBOW RD

336-09-367A  
R-E

26211 N TAMARISK ST

26212 N TAMARISK ST

336-09-403A  
R-E

336-09-366A  
R-E

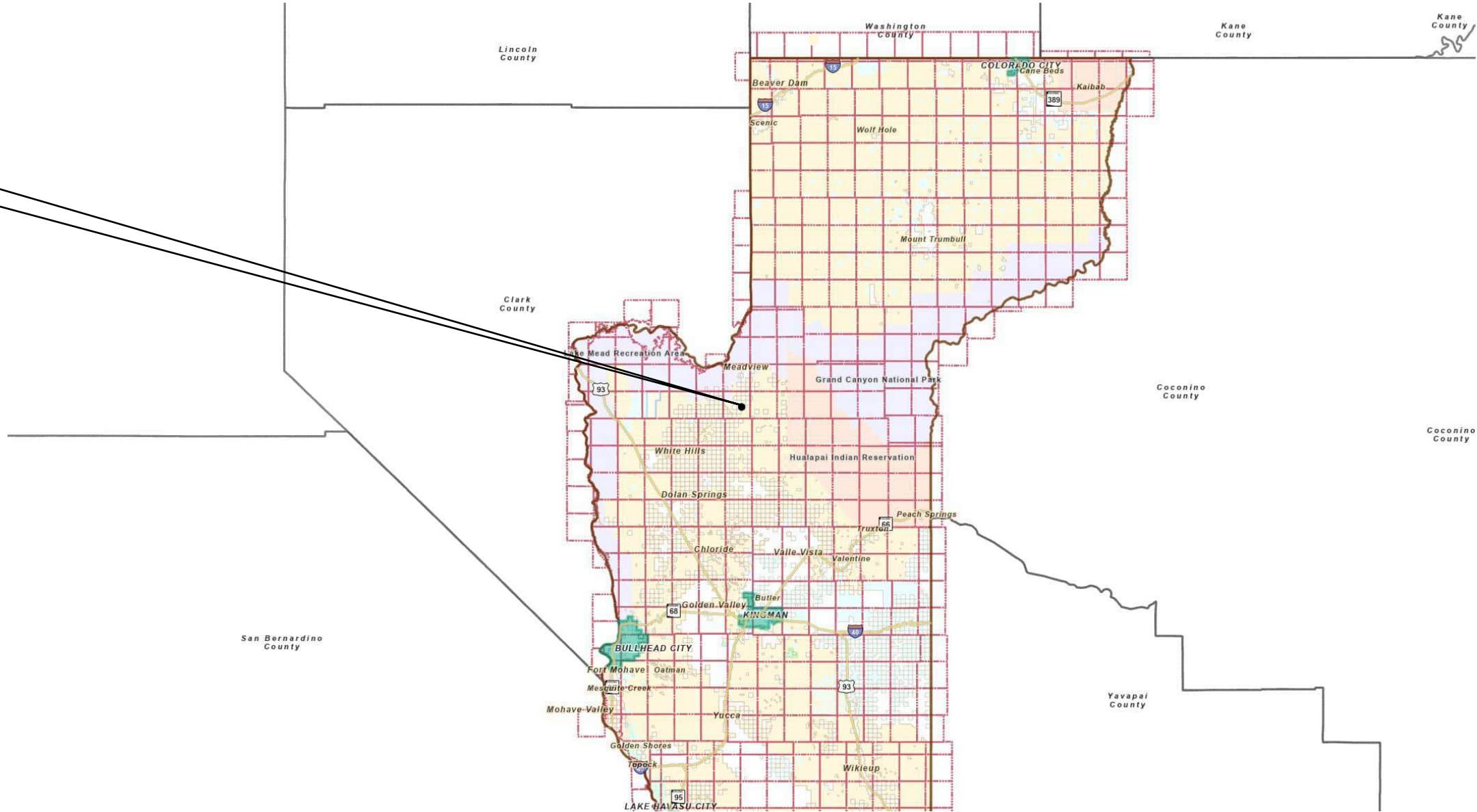
# GENERAL PLAN AMENDMENT & REZONE 336-09-463 & -464

## GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity.

Section 23  
T 29 N, R 17 W

Subject  
Property














# GENERAL PLAN AMENDMENT & REZONE 336-09-463 & -464

## GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity.

### Section 23 T 29 N, R 17 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



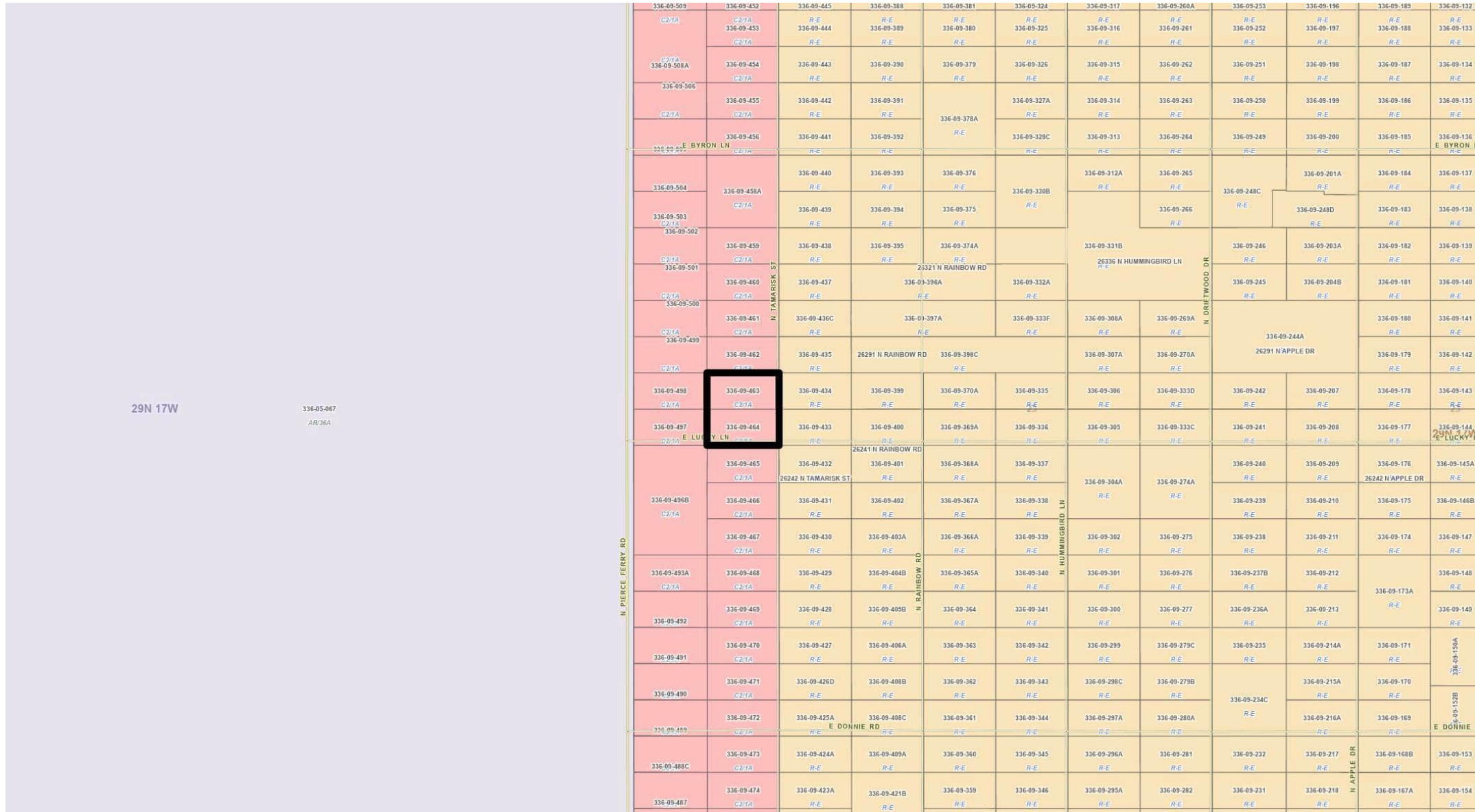
# GENERAL PLAN AMENDMENT & REZONE 336-09-463 & -464

## ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity.

Section 23  
T 29 N, R 17 W

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











# GENERAL PLAN AMENDMENT & REZONE 336-09-463 & -464

## RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity.

Section 23  
T 29 N, R 17 W

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



# GENERAL PLAN AMENDMENT & REZONE 336-09-463 & -464

## REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity.

Section 23  
T 29 N, R 17 W





## ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of the City of Las Vegas, Nevada, on the proposed rezoning of the following property to the M-1 Single-Family Residential Zone, as shown on the attached map, on the date and at the time and place hereinafter stated.

**PROPERTY:** [Illegible]

**DATE AND TIME:** [Illegible]

**PLACE:** [Illegible]



**ZONING NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, April 8, 2020, at 10:00 A.M.

APPROVED: \_\_\_\_\_, CLERK OF COMMISSION  
ACCEPTED: \_\_\_\_\_, ATTORNEY AT LAW

THE PLANNING AND ZONING COMMISSION OF MOHAVE COUNTY, ARIZONA

10. **Evaluation of a request for a REZONE of a portion of Assessor's Parcel No. 319-20-065A from a R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop 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 Michele Waldman and Jefferson Goodwin of Dolan Springs, Arizona.

The site is described as Tract 1033 Lake Mohave Ranchos Dolan Springs Estates Unit 1 Block D, Lot 2, located in Section 36, Township 26 North, Range 19 West.

The site is approximately .60 acres and is located north of Pierce Ferry Road. The site is accessed from U.S. Highway 93, then northeast on Pierce Ferry Road approximately 6.30 miles to the site.

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

The applicant requests this rezone of the west .30 acres, formally parcel 319-20-065, from a R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone to allow for a coffee shop. The Mohave County General Plan designates this site as General Commercial.

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. Pierce Ferry Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

**FINDINGS OF FACT:**

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There are no 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 C-2 (General Commercial).
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.

2/6/26  
Rec'd  
mdd

# 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: 319-20-065 Current Zoning: R1 Residential Parcel Size <.50 Acres

Legal Description:  
Lot 2, Block "D", Lake Mohave Ranchos Dolan Springs Estates Unit One Mohave County Tract No. 1033, according to the plat of record in the office of the Recorder of Mohave County

Water Provider: Mt. Tipton-to be installed Electric provider: Unisource Energy-to be installed Sewer provider: Septic-to be installed

Present use of property: Vacant lot

## Owner Information

Owner Name(must match current deed): Michele Waldman and Jefferson Goodwin

Mailing Address: 16041 N.Pierce Ferry Rd PMB 355 City: Dolan Springs State: AZ Zip: 86441

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: 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: C2 Commercial

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:

Establish Shaky Grounds Coffee Co. We wish to combine the R1 Lot with the adjacent C2 Lot.

## 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.

Michele Waldman  
[Signature]

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

# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from R1 Residential to C2 Commercial for the purpose of Establish Shaky Grounds Coffee Co. We wish to combine the R1 Lot with the adjacent C2 Lot.

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](mailto: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:

16041 N. Pierce Ferry Rd PMB 355  
Dolan Springs, AZ 86441

Assessor Parcel Number and Legal Description of proposed subject property: 319-20-065

Lot 2, Block "D", Lake Mohave Ranchos Dolan Springs Estates Unit One Mohave County Tract No. 1033, according to the plat of record in the office of the Recorder of Mohave County

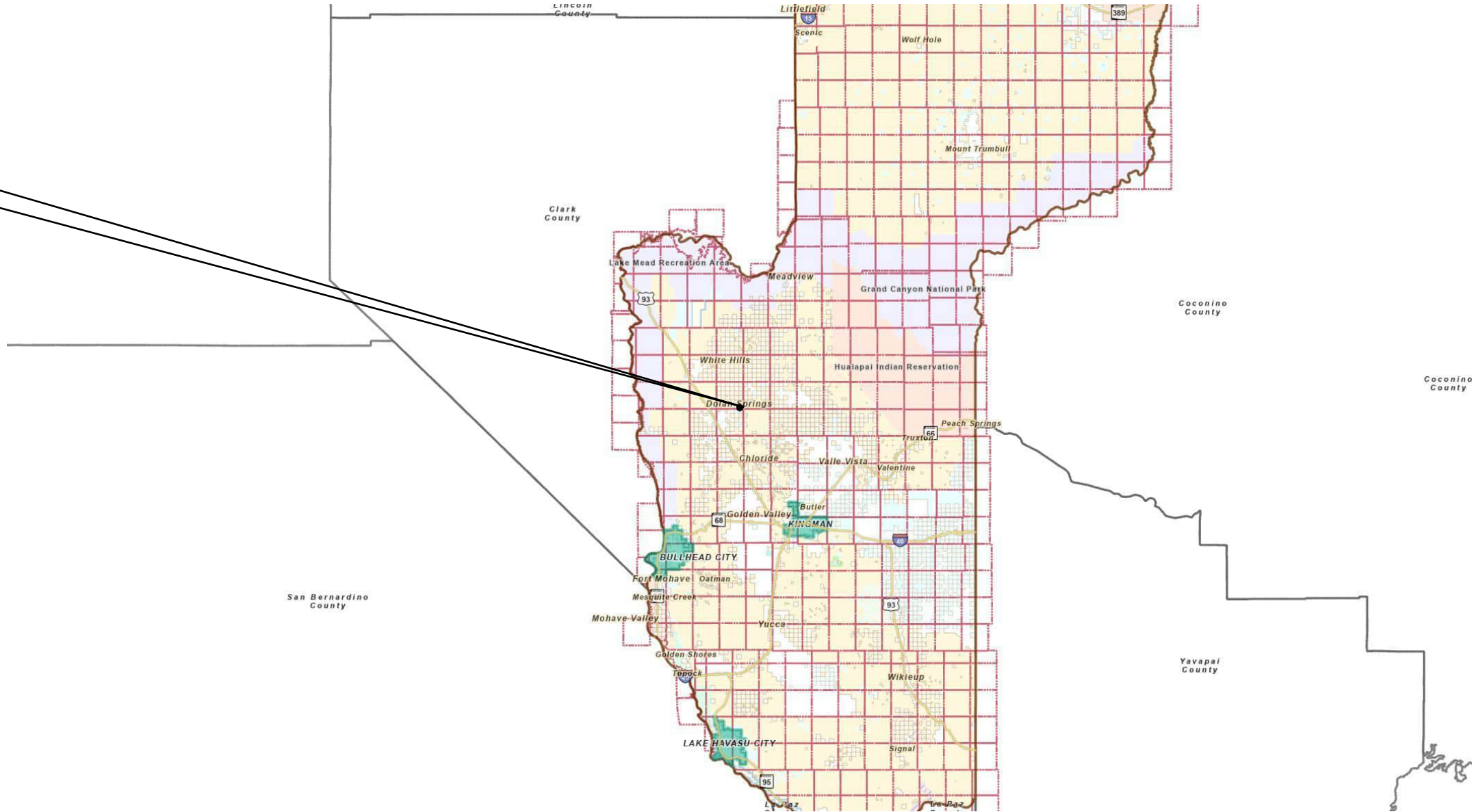
# REZONE 319-20-065A

## GENERAL MAP

REZONE a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity.

Section 36  
T 26 N, R 19 W

Subject  
Property

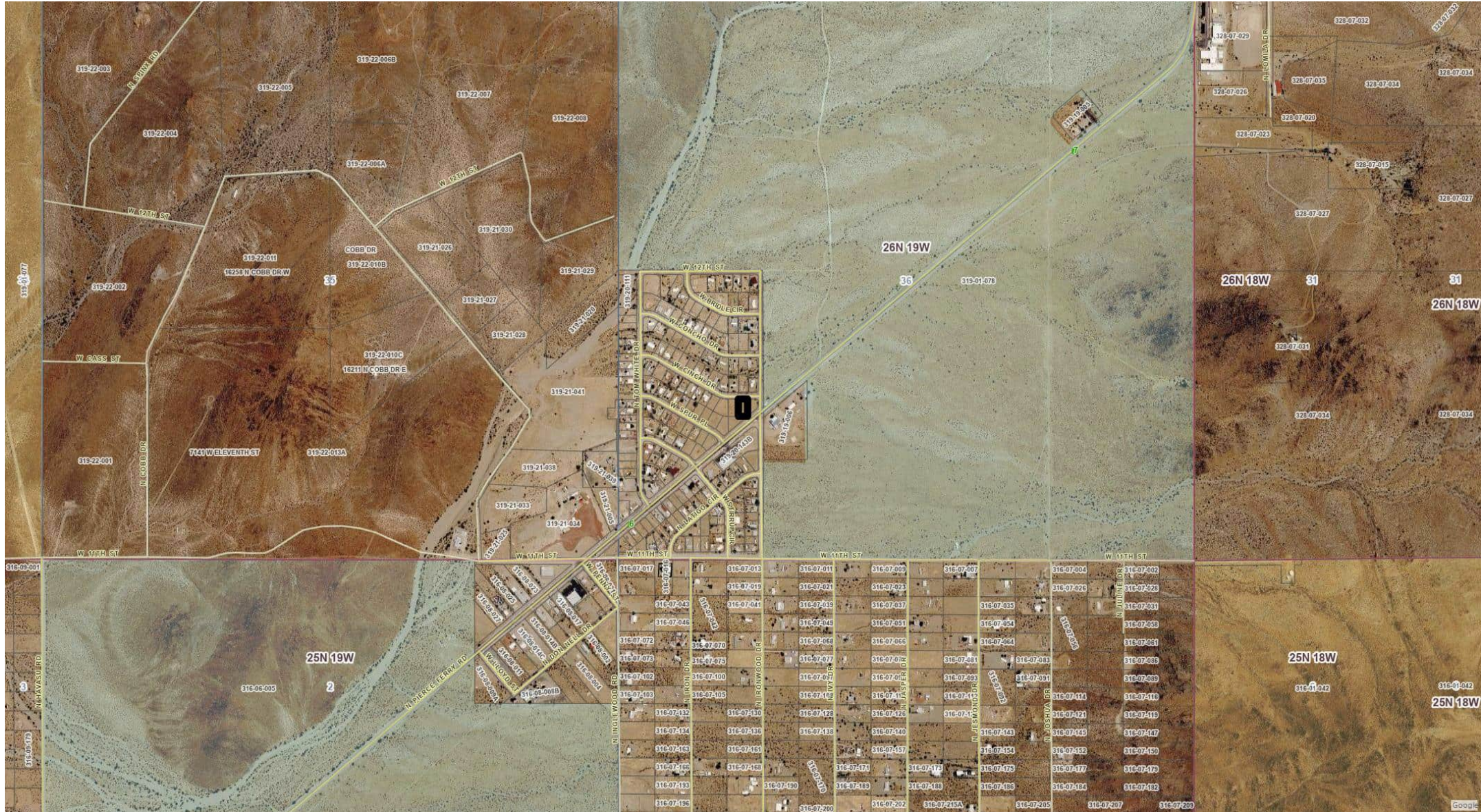




# REZONE 319-20-065A SITE MAP

REZONE a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity.

Section 36  
T 26 N, R 19 W



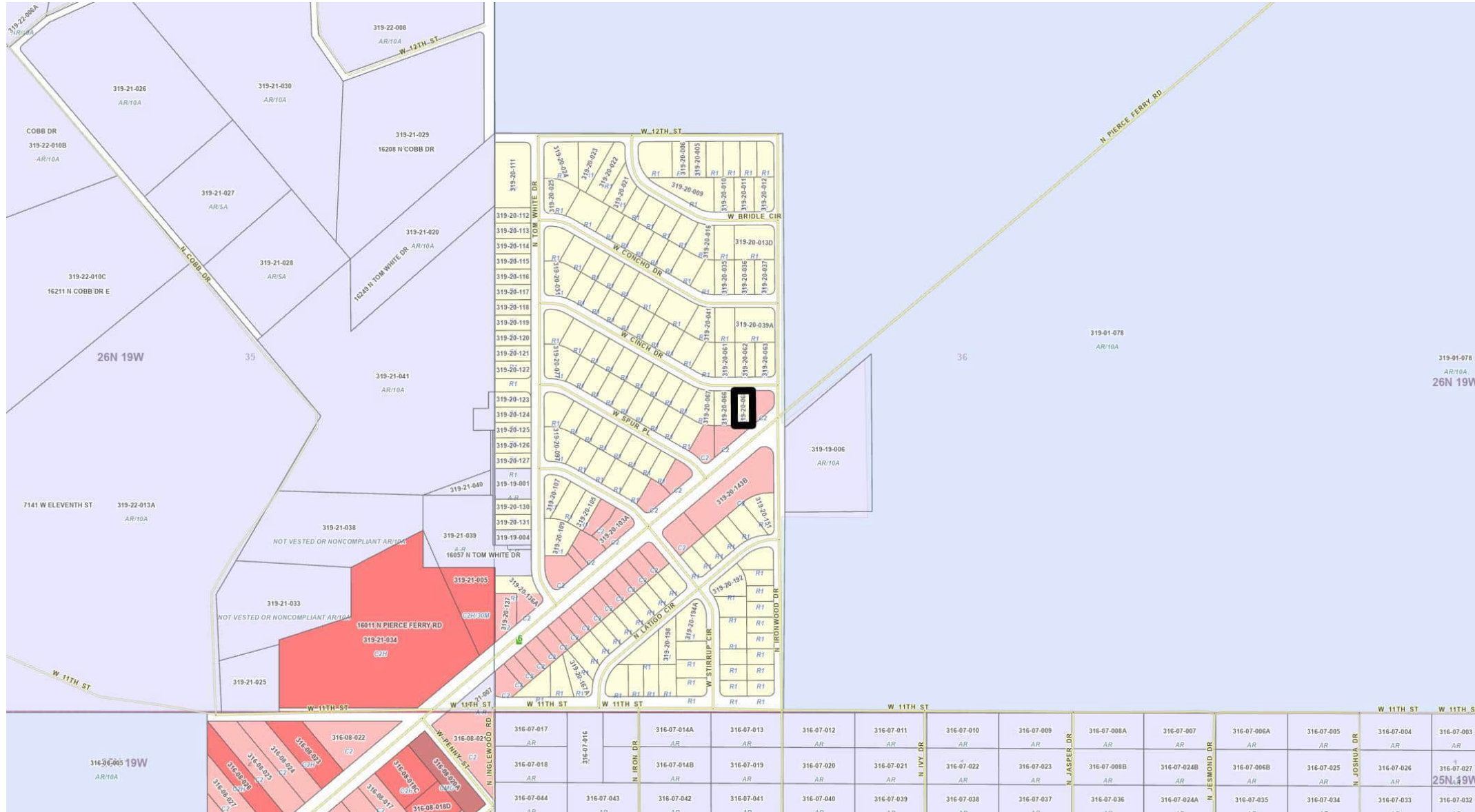
# REZONE 319-20-065A

## ZONING MAP

REZONE a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity.

Section 36  
T 26 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
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- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



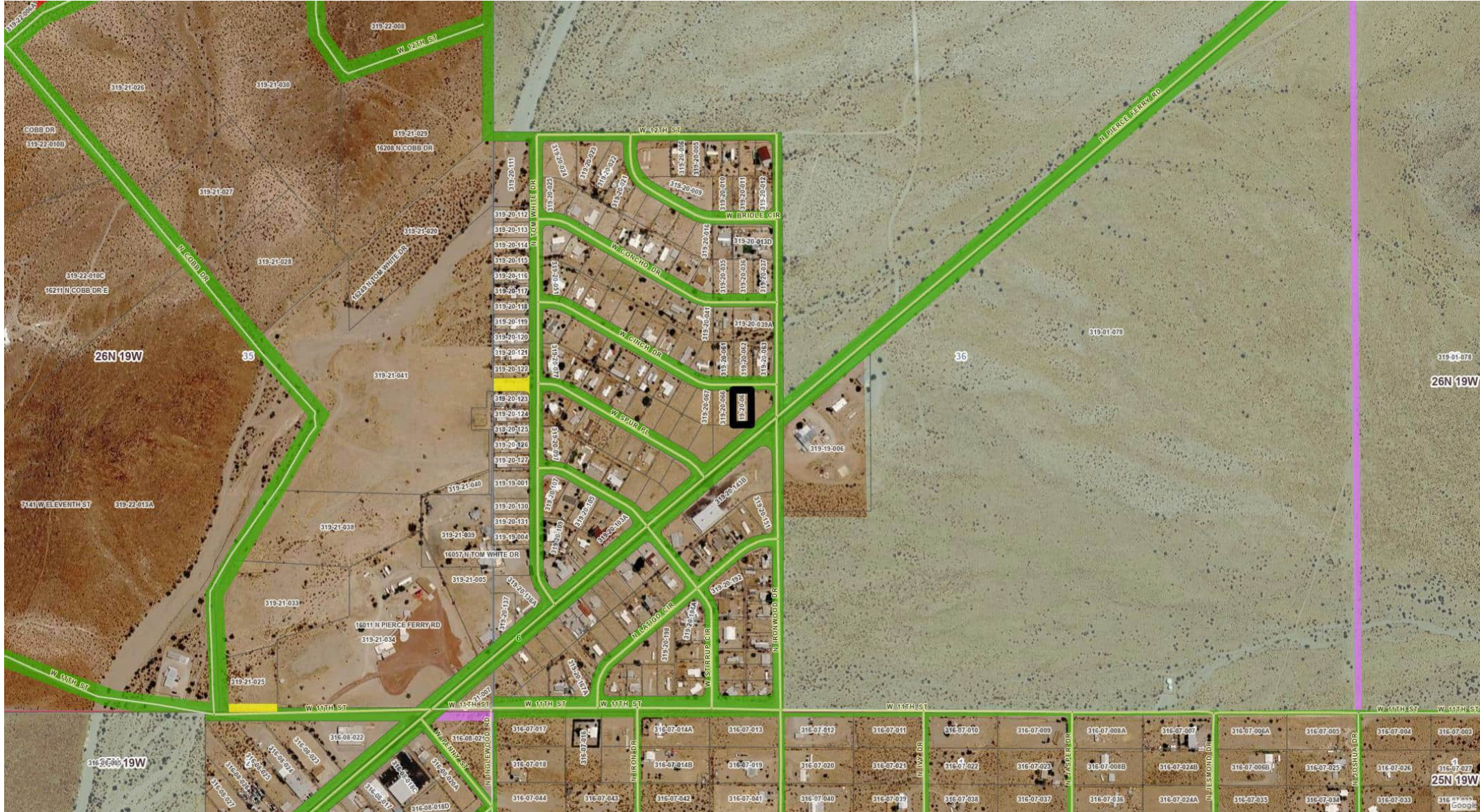
# REZONE 319-20-065A

## RIGHT OF WAY MAP

REZONE a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity.

Section 36  
T 26 N, R 19 W

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



# REZONE 319-20-065A REQUEST

REZONE a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity.

Section 36  
T 26 N, R 19 W



# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Beale Street, Kingman, Arizona, on Wednesday, April 8, 2026, at 10:00 A.M.**

**As Follows:**

Consideration of a request for a **REZONE** a portion of Applicant's Parcel No. 119-26-06-54 from the R-1 Single Family Residential zone to a C-2 General Commercial zone; to allow for a retail shop; to the State Approx. Survey Tracts of Chuck Debra, wife of Raymond Debra, Mohave County, Arizona, Michele Waldman and Jeffrey Goodwin.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (908) 797-0983 OR [PLANNERS@MOHAVE.GOV](mailto:PLANNERS@MOHAVE.GOV)

DOLLAR GENERAL

# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing on the application for a change of zoning of the lot on the Planning and Zoning Commission of Anderson County, Arkansas, is scheduled for the regular meeting of the Commission on Wednesday, August 14, 2013, at 10:00 A.M. at the County Administration Center, 200 W. Main Street, Anderson, Arkansas. The hearing will be held at 10:00 A.M. on Wednesday, August 14, 2013.



11. **Evaluation of a request for a REZONE of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence 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 Sanson Gonzales Zambrano of Las Vegas, Nevada.

Assessor's Parcel No. 316-14-054 is described as Lake Mohave Ranchos Unit 2 S2 of Lot 47, located in Section 11, Township 25 North, Range 19 West.

The site is approximately 1.25 acres and is located west of Hermosa Drive and south of 9<sup>th</sup> Street. The site is accessed from U.S. Highway 93, then north on Pierce Ferry Road, then east on 9<sup>th</sup> Street, then south on Hermosa Drive approximately .16 miles to the site.

The site appears to be vacant. The terrain appears to be flat. The surrounding land uses consists of single family residences and vacant land.

The applicant requests this rezone from an A (General) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence. The Mohave County General Plan designates this site as Suburban Residential.

The site is located within Lake Mohave Ranchos Fire District. Electric service does appear to be available in the area. Sewer and water services do not appear to be available. Hermosa Drive is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

**FINDINGS OF FACT:**

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There are no environmental features affecting the site.
- g. Electric service appears to be available in the area. 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: 316-14-054 Current Zoning: 02R A Parcel Size 1.25 Acres

Legal Description:

Lake Mohave Ranchos Unit 2 S2 of lot 47

Water Provider: NA Electric provider: NA Sewer provider: \_\_\_\_\_

Present use of property: Personal

## Owner Information

Owner Name(must match current deed): Sanson Gonzales Zambrano

Mailing Address: 2300 N. Lamb Blvd. Apt 1 City: Las Vegas State: NV Zip: 89115

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

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

Agent Name: None

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: Residential Zone (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 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.



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 Residential Zone (AR) for the purpose of Use of an RV as a temporary residence

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

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

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

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at [Planners@Mohave.gov](mailto: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

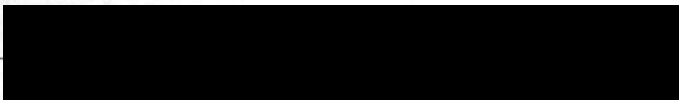
You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

*Sanson Gonzales*

Applicant / agent

Contact information:



Assessor Parcel Number and Legal Description of proposed subject property: 316-14-054

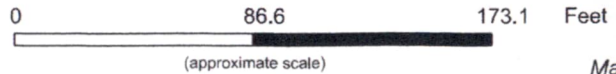
Lake Mohave Ranchos Unit 2 S2 of lot 47



**Legend**

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

1: 1,039



Map Created: 2/14/2026

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:**

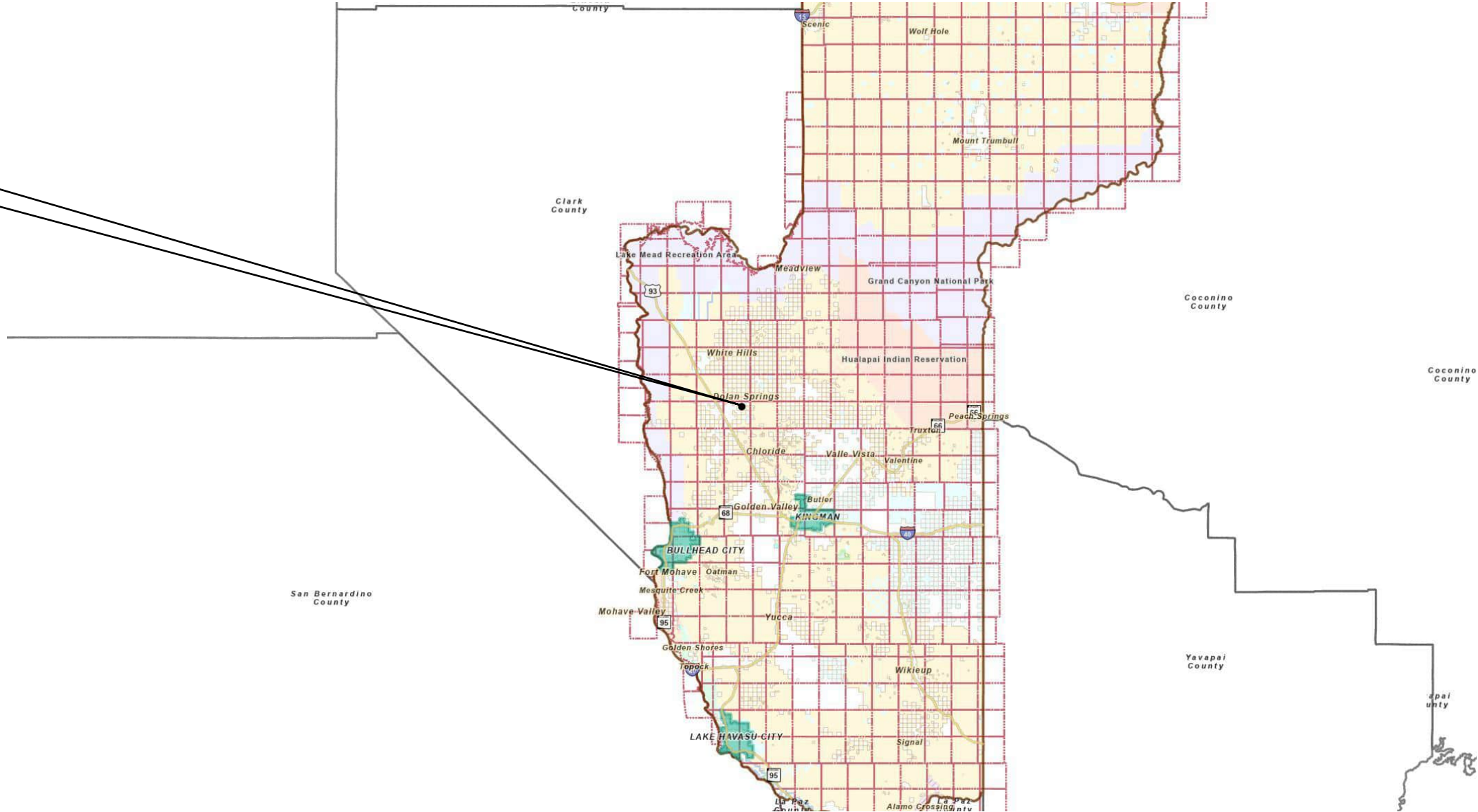
# REZONE 316-14-054

## GENERAL MAP

REZONE of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity.

Section 11  
T 25 N, R 19 W

Subject  
Property



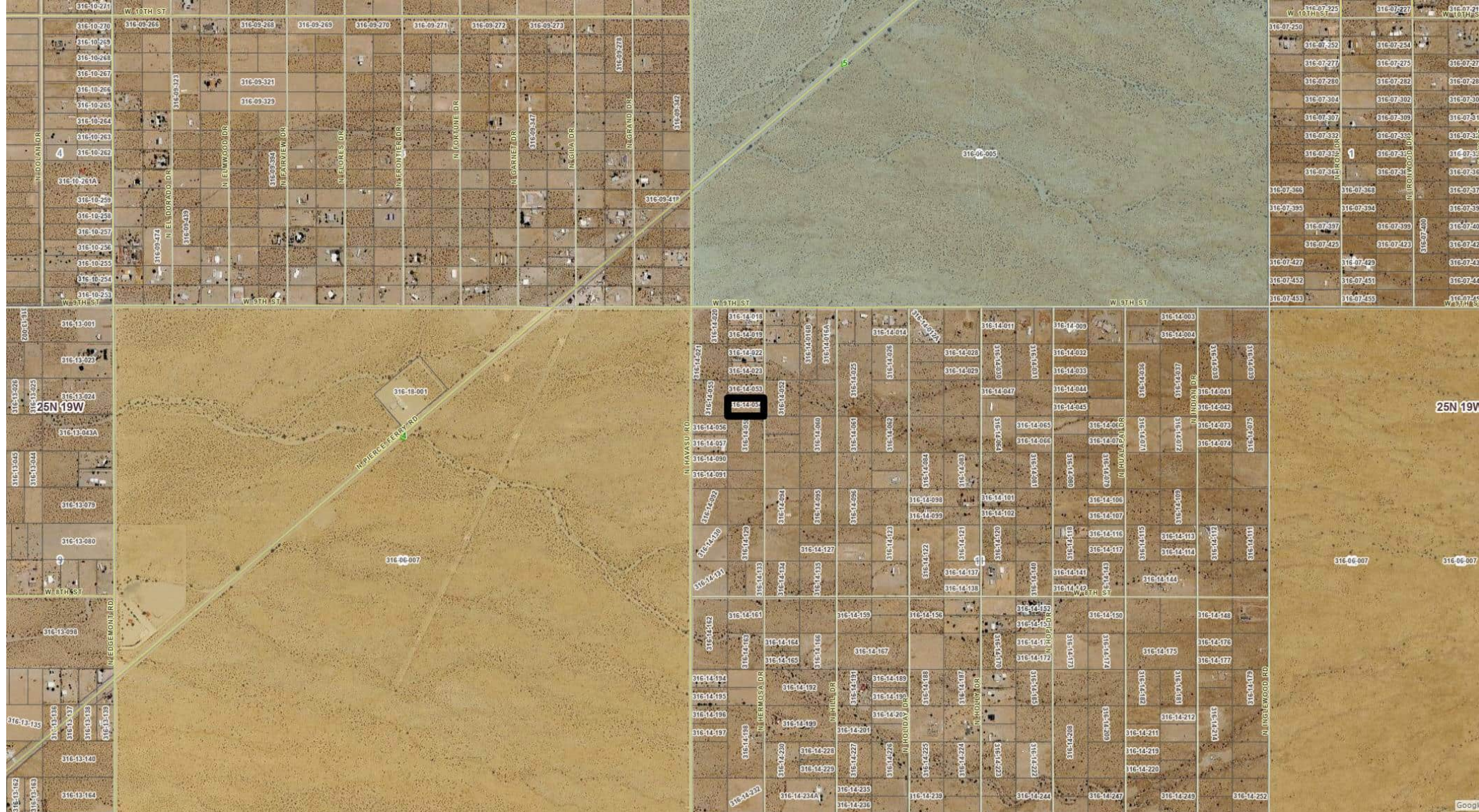


# REZONE 316-14-054

## SITE MAP

REZONE of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity.

Section 11  
T 25 N, R 19 W



# REZONE 316-14-054

## ZONING MAP

REZONE of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity.

Section 11  
T 25 N, R 19 W

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











# REZONE 316-14-054

## RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity.

Section 11  
T 25 N, R 19 W

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



# REZONE 316-14-054 REQUEST

REZONE of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, 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 of the Commission at 300 W. Beale Street, Kingman, Arizona, on Thursday, April 8, 2021, at 5:00 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 Wednesday, April 8, 2020, at 10:00 A.M.

## As Follows:

For additional information, contact the Mohave County Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona 86401, or call 937-5361.

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

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

12. **Evaluation of a request for a REZONE from an R-E (Residential Recreation) zone to a C-RE (Commercial Recreation) zone for Assessor's Parcel No. 221-25-049, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property, as requested by Tim McCarthy of Aztec, New Mexico.

Assessor's Parcel No. 221-25-049 is described as patented lode mining claim Gold Cross, along with the eastern portion of Giant Lode Claim Survey #2704 of Sections 22 and 23, located in Township 19 North, Range 20 West. This excludes Assessor's Parcel No. 221-23-012, a surface rights only lot described as Carter City Giant Lode Claim Survey #2704 Block 7 Lot 8.

The site is approximately 24.4 acres and is located east of Oatman Highway/Historic Route 66. The site is accessed from State Highway 66, then northwest on Shinarump Drive, then southwesterly on Oatman Road as it becomes Oatman Highway, through the town of Oatman to approximately .27 miles north of milepost 24, the northern property line and entrance to the site.

The site is vacant with some evidence of past mining activities. The terrain appears to be varied, with a large north-south drainage bisecting the lot. The surrounding land uses consist of primarily vacant land with a fire department and scattered residential development.

Assessor's Parcel No. 221-25-049 is a portion of the property that was rezoned to C-RE (Commercial Recreation) with B.O.S. Resolution 2020-016. The conditions of the rezone have not been met; the other properties that are part of the resolution are under separate ownership, therefore, B.O.S. Resolution 2020-016 cannot be vested nor rescinded.

The applicant requests this Rezone from an R-E (Residential Recreation) zone to a C-RE (Commercial Recreation) zone to allow for a restaurant, bar, museum, and petting zoo. The Mohave County General Plan designates this area as a Rural Development Area.

The site is located within Oatman Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Oatman Highway/Historic Route 66 is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4800H indicates the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted but a flood risk still exists.

**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 does appear to have legal access via paved roads.

- f. The noted wash is a significant environmental factor 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 shall be rezoned 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: 221-25-049 Current Zoning: RE to C-RE Parcel Size: 24.4 Acres

Legal Description: A dependent RESUBDIVISION & SEGREGATION OF PARCELS per deed recorded at fee 2017058923 IN SEC 28 S23 T19 N20 W of the GILASALT RIVER MEADIAN MOHAVE CO AZ, RECORDED IN BOOK 51 of RECORD SURVEYS ON PG 28 RECORDS of MOHAVE COUNTY AZ.

Water Provider: Catman Water Co Electric provider: UNISOURCE Sewer provider: onsite WASTEWATER TREATM

Present use of property: \_\_\_\_\_

## Owner Information

Owner Name (must match current deed): Tim McCarthy

Mailing Address: 53 Rd 2896 City: Artec State: NM Zip: 87410

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: SAME

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: C-RE

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

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

For the purpose of:

RESTAURANT, BAR, MUSEUM, PETTING ZOO

## 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.

Tim McCarthy

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

# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below - captioned property from RE  
to CRE for the purpose of TAVERN - PETTING ZOO - MUSEUM - BAR GRILL

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](mailto: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:

Tim McCarthy  
P.O. Box 66  
OATMAN AZ 86433

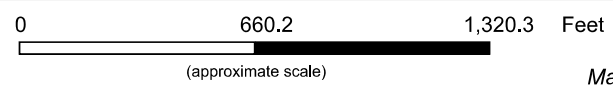
Assessor Parcel Number and Legal Description of proposed subject property: # 221-25-029  
ADependent RESURVEY AND SEGREGATION of PARCELS RECORDED @ FEE 2017058923  
IN SECTION 22 23 T19 NR 20 W of GILA SALT RICE MERIDIAN MOHAVE COUNTY AZ  
RECORDED IN BOOK 51 of RECORD SURVEYS ON PAGE 28 RECORDS  
MOHAVE COUNTY AZ



**Legend**

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

1: 7,922



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>

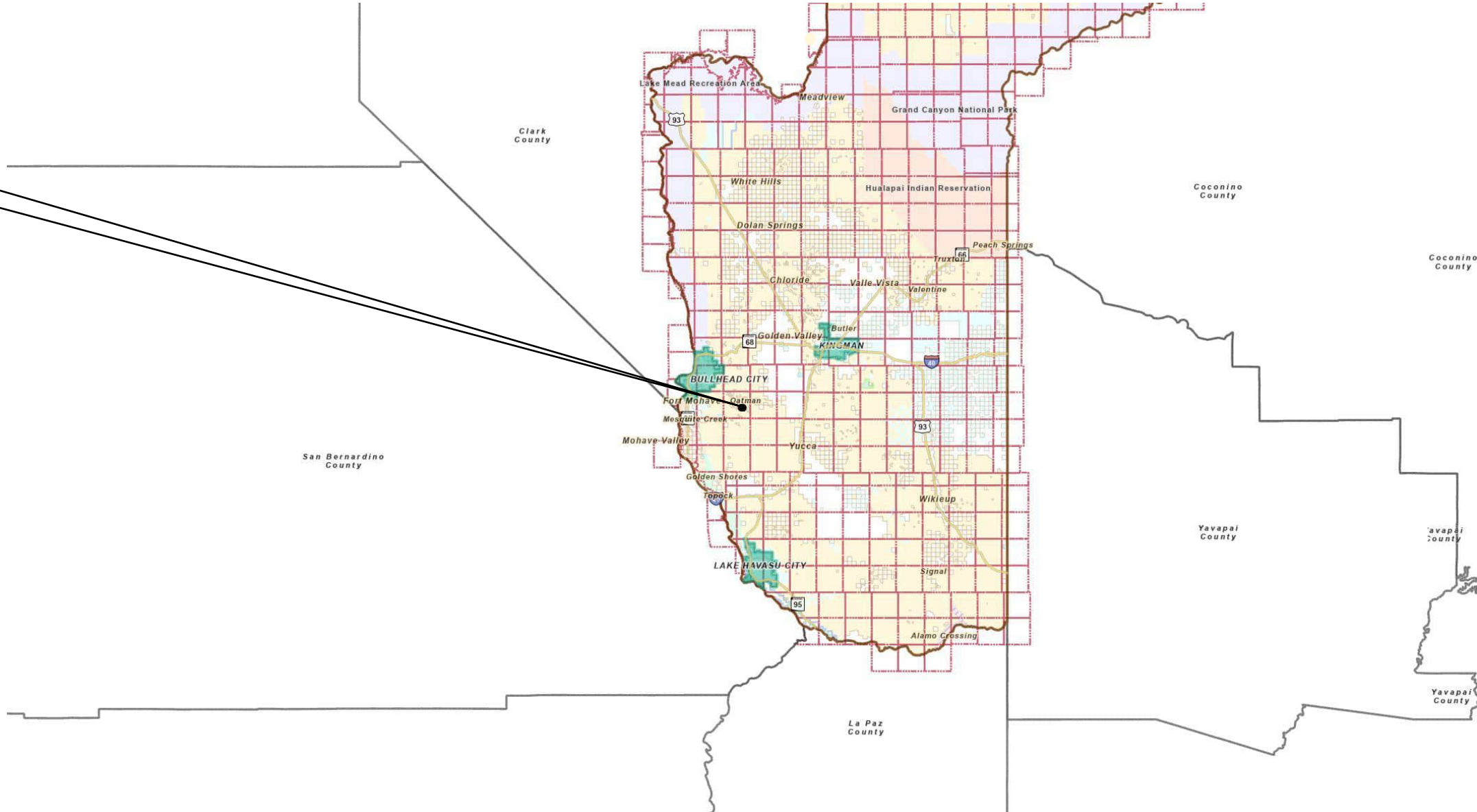
**Notes:**

# REZONE 221-25-049 GENERAL MAP

Section 23  
T 19 N, R 20 W

Subject  
Property

REZONE of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity.

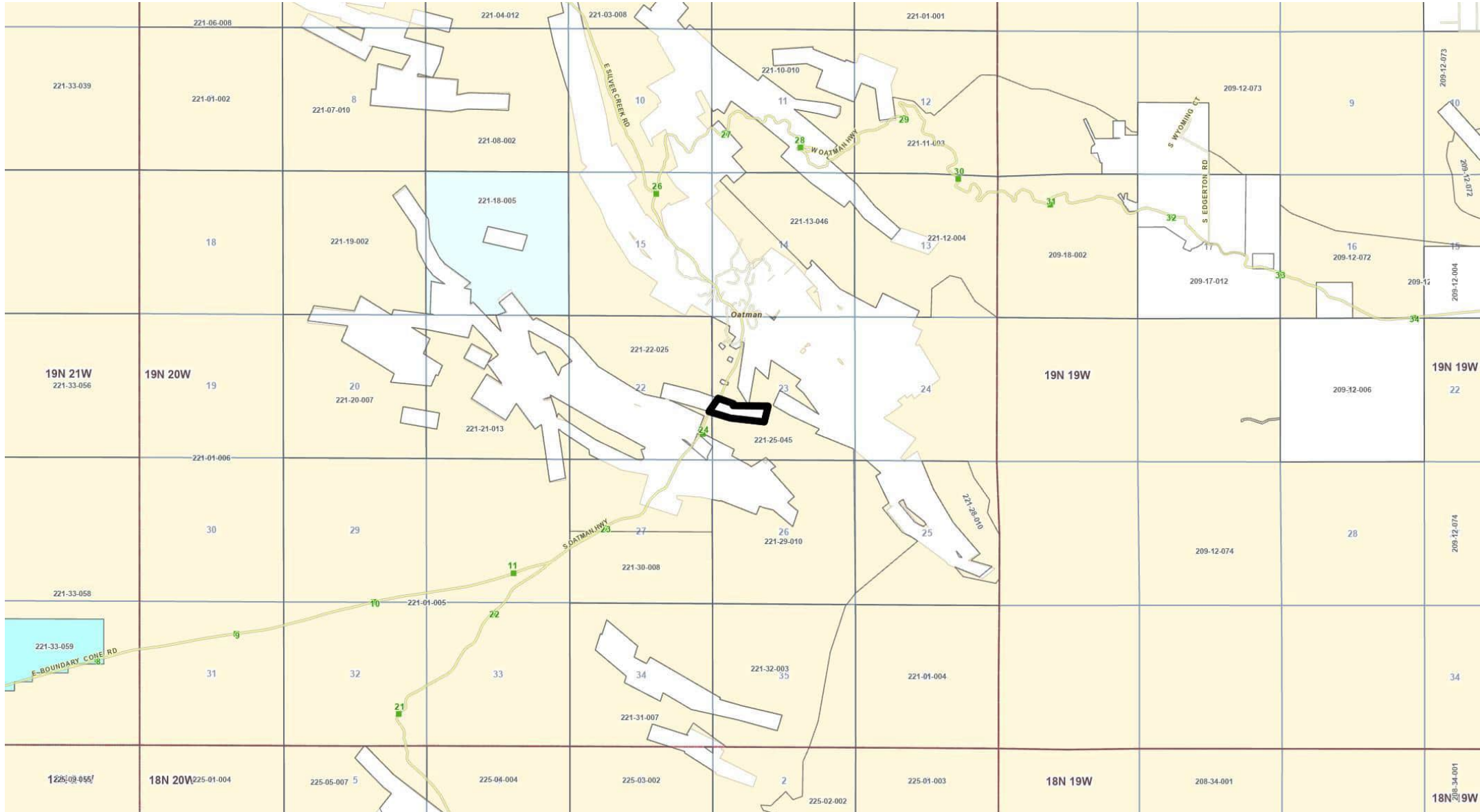


# REZONE 221-25-049

## VICINITY MAP

REZONE of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity.

Section 23  
T 19 N, R 20 W



# REZONE 221-25-049

## SITE MAP

REZONE of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity.

Section 23  
T 19 N, R 20 W



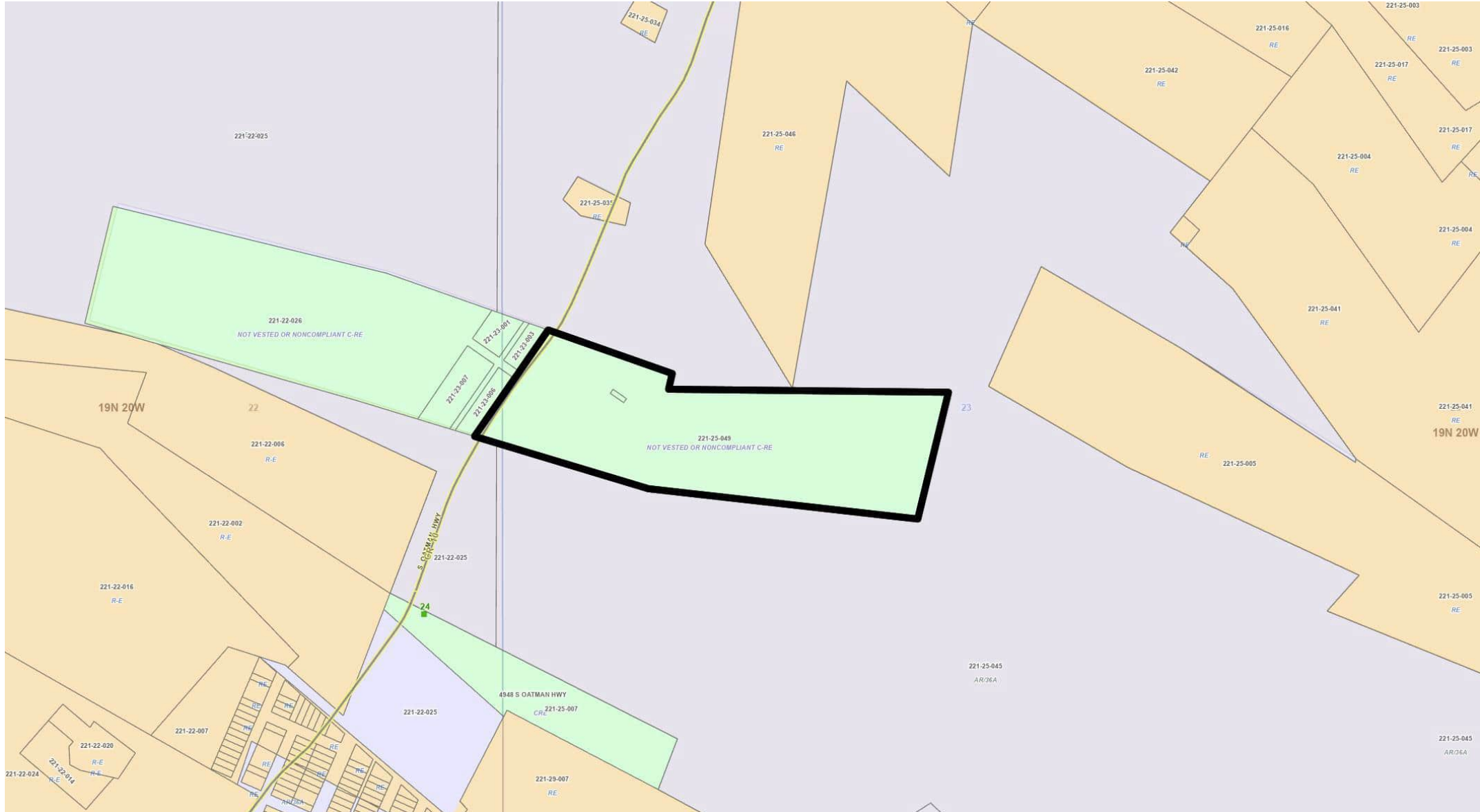
# REZONE 221-25-049

## ZONING MAP

REZONE of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity.

Section 23  
T 19 N, R 20 W

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











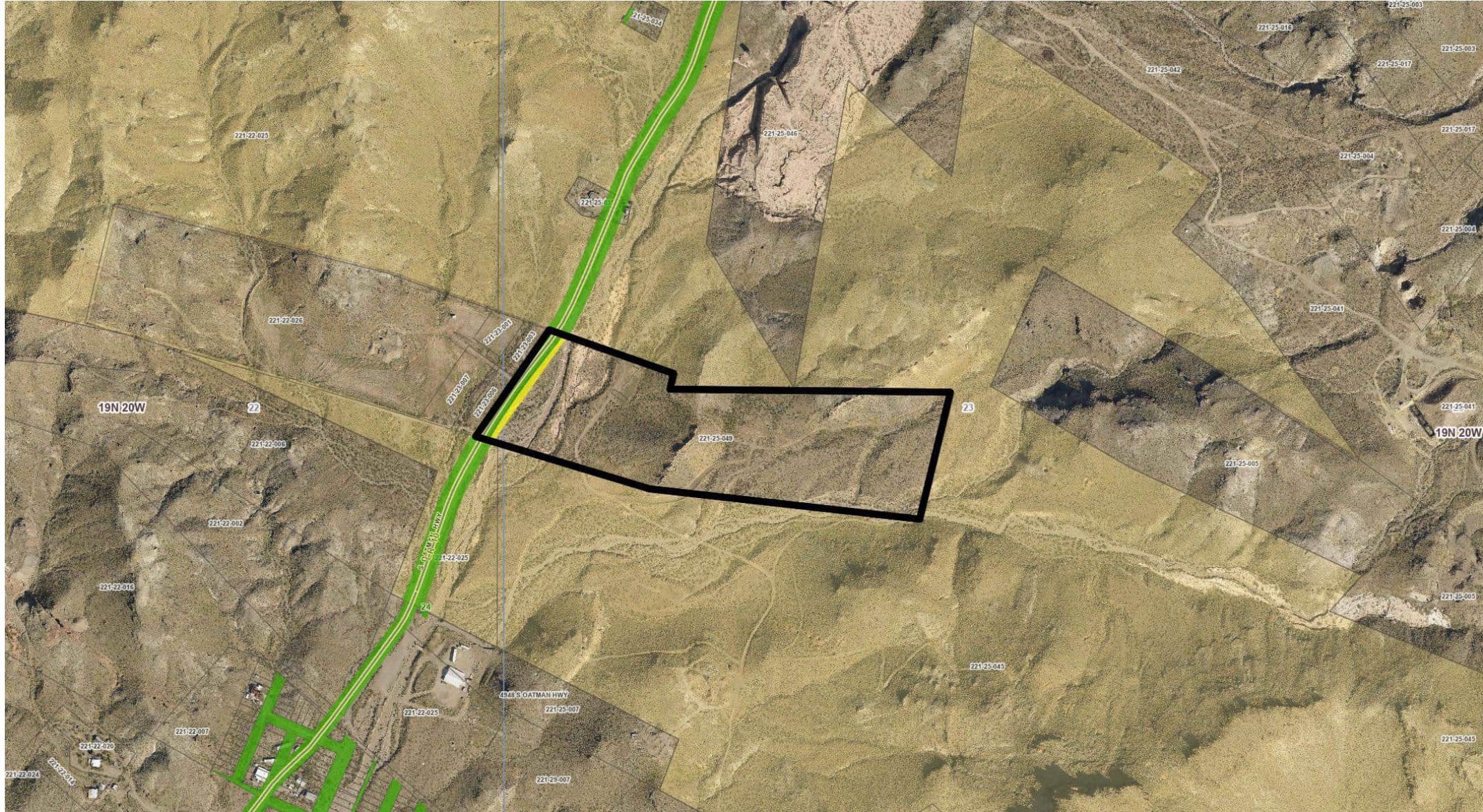
# REZONE 221-25-049

## RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity.

Section 23  
T 19 N, R 20 W

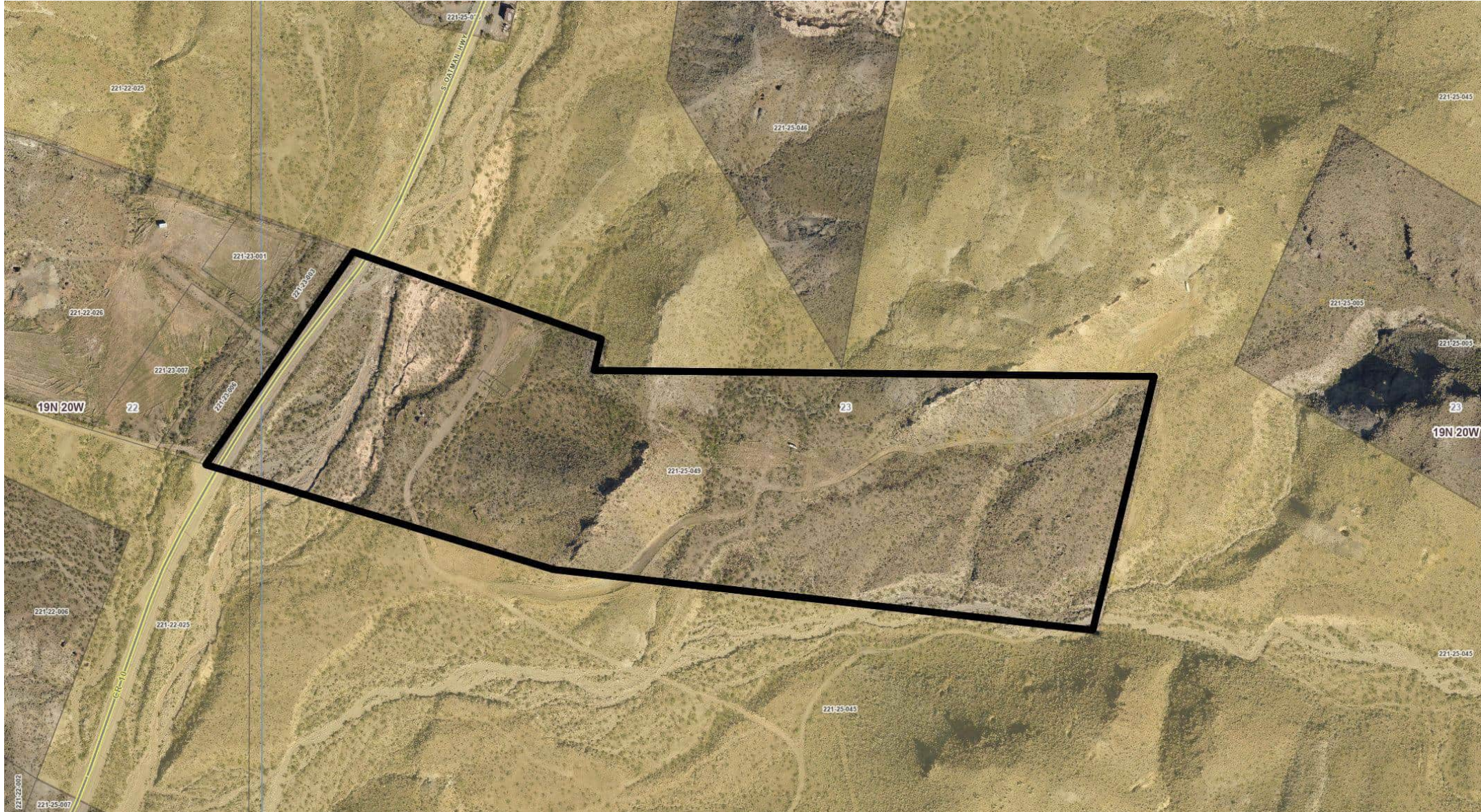
-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



# REZONE 221-25-049 REQUEST

REZONE of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity.

Section 23  
T 19 N, R 20 W



# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Beale Street, Kingman, Arizona, on Wednesday, April 8, 2026, at 10:00 A.M.**

**As Follows:**  
Evaluation of a request for a REZONE of Assessor's Parcel No. 221-25-009 from an R-1 (Residential-Recreation) zone to a C-30 (Commercial-Residential) zone, to allow for a restaurant, bar, museum, and putting area in the Dunsmuir vicinity east of Queen Highway, southeast of Glen Canyon, Mohave County, Arizona. **Tim McCarthy, MA**

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 757-0990 OR [PLANNERS@MOHAVE.GOV](mailto:PLANNERS@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 Wednesday, April 8, 2026, at 10:00 A.M.**

**As Follows:**  
Evaluation of a request for a **REZONE** of Applicant's Parcel No. 221-24-008 from an R-1 (Residential) Zoning District to a C-101 (Commercial) Zoning District, to allow for a restaurant, bar, museum, and parking area, also known as the site of the former Highway 66, southeast of U.S. 89, Mohave County, Arizona. Tim McCarty, MS.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY  
PLANNING & ZONING DIVISION AT (929) 757-0863 OR  
PLANNING@MOHAVEAZ.COM

13. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, in the Kingman 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 KTH Consulting for Desert Investment Network Group, LLC of Phoenix, Arizona.

Assessor's Parcel No. 254-31-010E is described as divided by Silverado Estates Parcel Plat 2-91 Parcel 10-A per Parcel Plat 6-99, Section 5, Township 20 North, Range 13 West.

The site is approximately 28.23 acres and is located south of U.S. Highway 93 and west of Crazy Horse Road. The site is accessed from U.S. Highway 93.

The site is vacant. The terrain appears to be relatively flat with hills near the southwest portion of the property. The surrounding land is vacant private and State land.

The applicant requests this Special Use Permit to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone. The Mohave County General Plan designates the site as General Commercial.

The site is not located within a fire district. Electric service appears to be available. Sewer and water services do not appear to be available. U.S. Highway 93 is paved and is on Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-4650G indicates this parcel to be located 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 neighboring area does contain some 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 significant 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. This Special Use Permit shall allow for a night watchman's quarters on Assessor's Parcel No. 254-31-010E.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
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.

# 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: 254-31-010E Current Zoning: CMO Parcel Size 28.23 Acres

Legal Description:

A PORTION OF T20N, R13W, SEC 5, SILVERADO ESTATES, PARCEL PLAT BK 2, PG 91, PARCEL 10-A, PER PARCEL PLAT BK 6, PG 99.

Water Provider: WELL Electric provider: UNS ELECTRIC Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED LAND

## Owner Information

Owner Name(must match current deed): DESERT INVESTMENT NETWORK GROUP, LLC

Mailing Address: 3800 N CENTRAL AVE, STE 460 City: PHOENIX State: AZ Zip: 85012

Phone number: [REDACTED] Em [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 a Mohave County Special Use Permit to allow for:

A NIGHT WATCHMAN'S QUARTERS

## Authorization

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

[Signature]

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

# 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 NIGHT WATCHMAN'S QUARTERS

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:

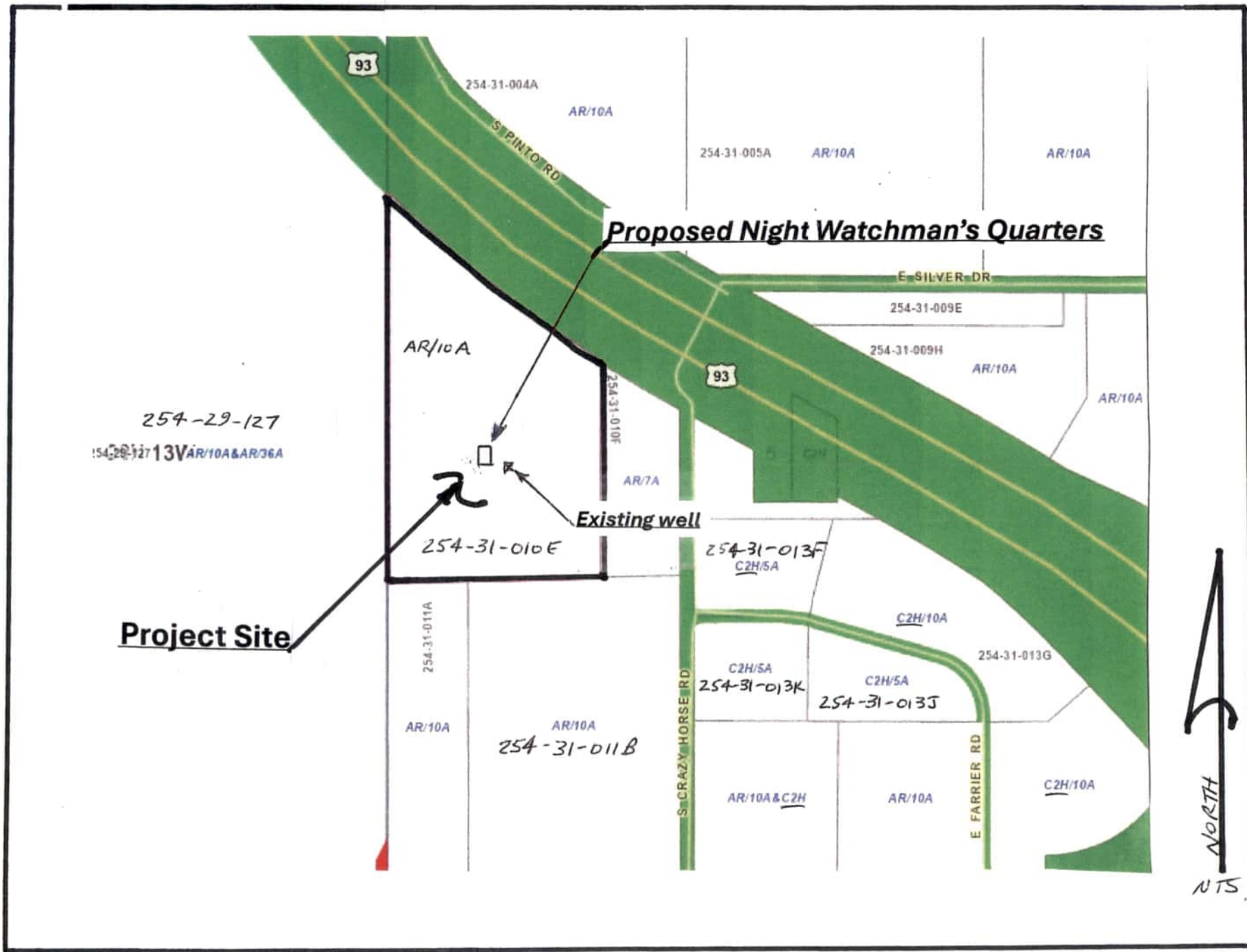
KTH CONSULTING / KATHY TACKETT-HICKS

3751 MARTINGALE DRIVE

KINGMAN, AZ 86409

Assessor Parcel Number and Legal Description of proposed Special Use location: APN: 254-31-010E  
A PORTION OF T20N, R13W, SEC. 5, SILVERADO ESTATES, PARCEL PLAT, BK 2,  
PG 91, PARCEL 10-A, PER PARCEL PLAT BK 6, PG 99.

# Site Plan



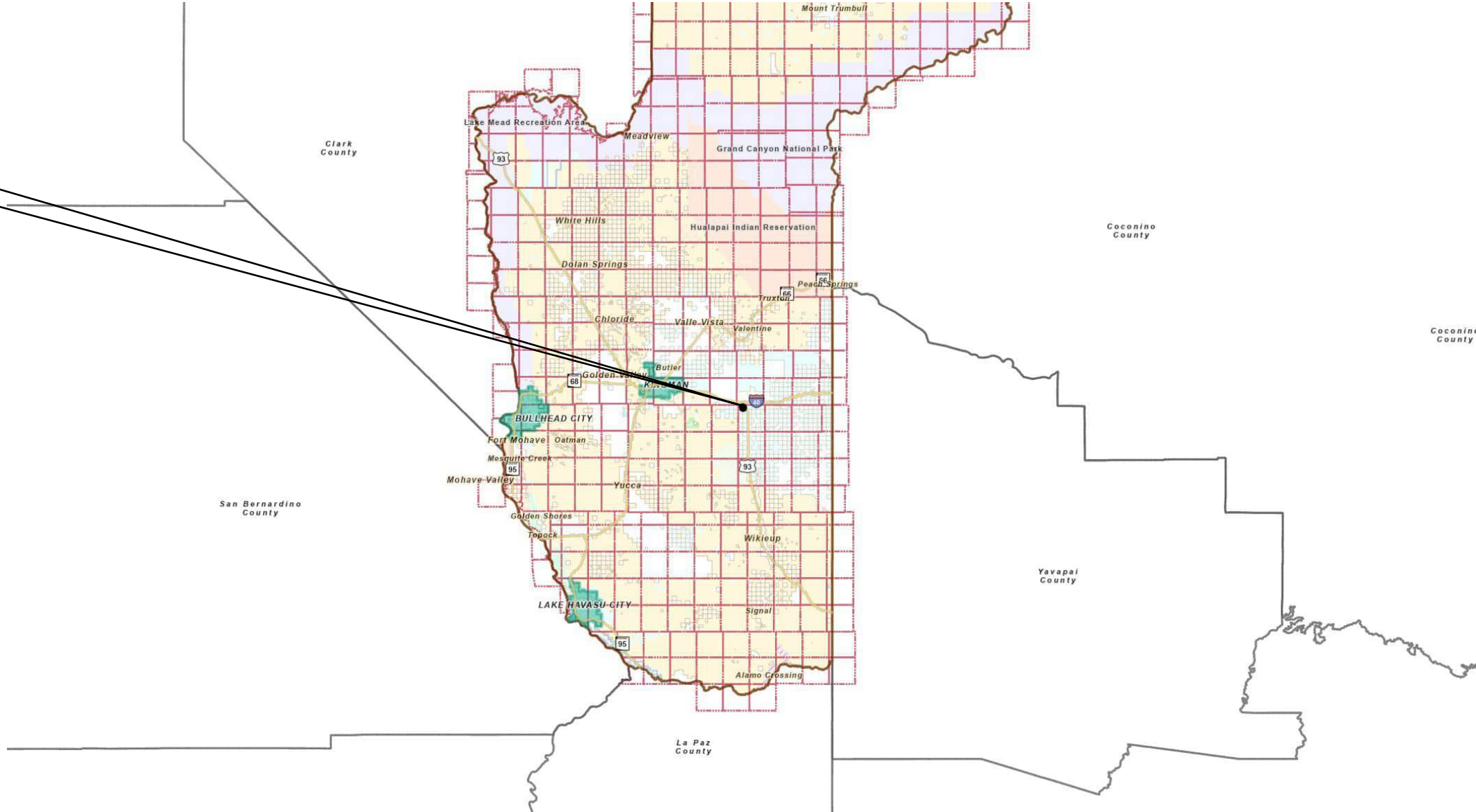
# SPECIAL USE PERMIT 254-31-010E

## GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing-Open Lot Storage) zone, in the Kingman vicinity.

Section 5  
T 20 N, R 13 W

Subject  
Property



# SPECIAL USE PERMIT 254-31-010E

## VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing-Open Lot Storage) zone, in the Kingman vicinity.

Section 5  
T 20 N, R 13 W

Subject  
Property

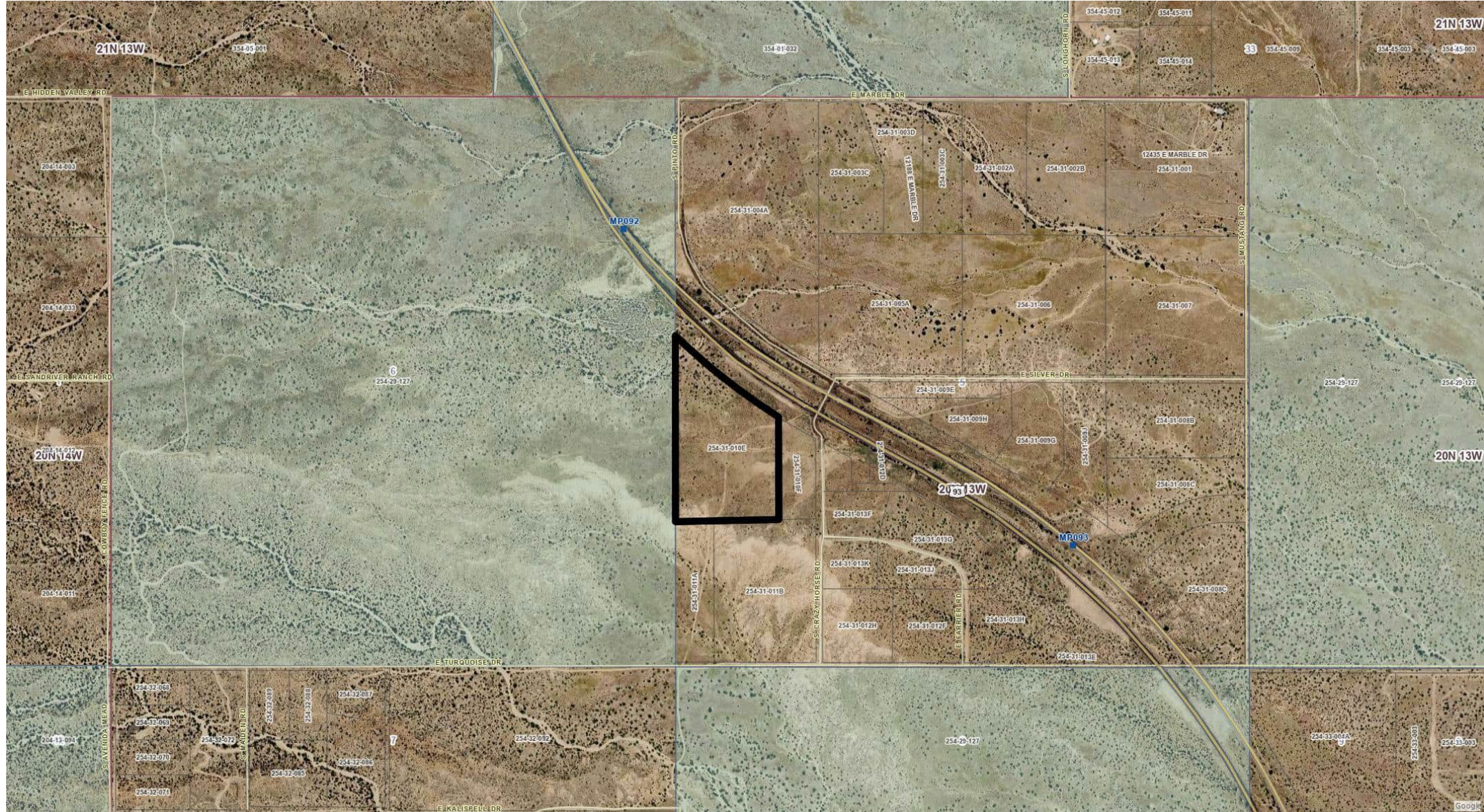


# SPECIAL USE PERMIT 254-31-010E

## SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing-Open Lot Storage) zone, in the Kingman vicinity.

Section 5  
T 20 N, R 13 W



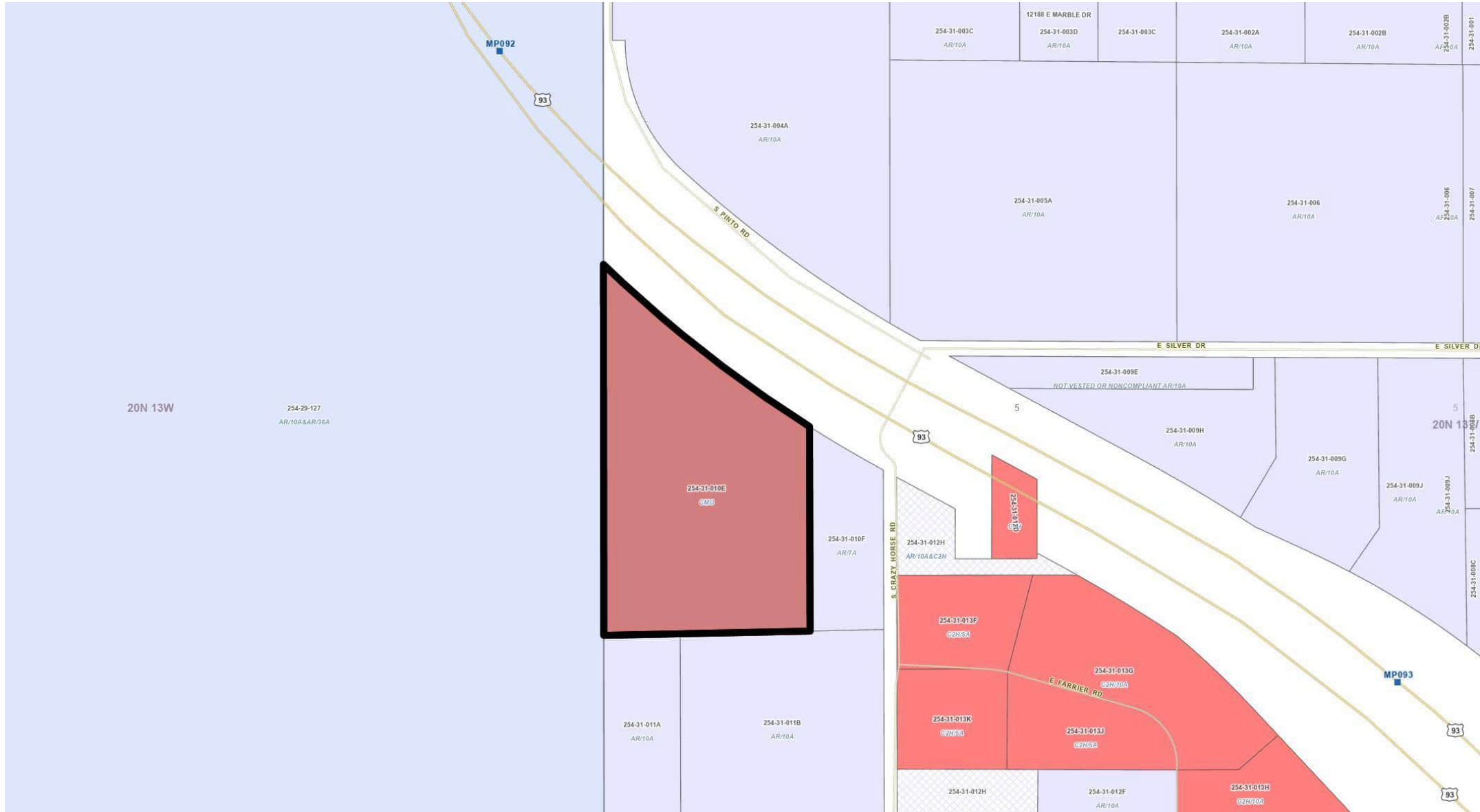
# SPECIAL USE PERMIT 254-31-010E

## ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing-Open Lot Storage) zone, in the Kingman vicinity.

Section 5  
T 20N, R 13 W

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





# SPECIAL USE PERMIT 254-31-010E REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing-Open Lot Storage) zone, in the Kingman vicinity.

Section 5  
T 20 N, R 13 W





**ZONING NOTICE**  
NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Alhambra City Department of Planning and Zoning on the proposed rezoning from R-1 to R-2. The hearing will be held on **100 W. Beale Street, Alhambra, CA 91801** on **Wednesday, April 2, 2025, at 12:00 P.M.**



**WHEN RECORDED RETURN TO:**  
**LAURA SKUBAL, CLERK OF THE BOARD**  
700 W. BEALE STREET  
3<sup>RD</sup> FLOOR  
KINGMAN, AZ 86401

**MOHAVE COUNTY ORDINANCE NO. 2026-03**  
**AN AMENDEMENT TO THE MOHAVE COUNTY LAND DIVISION**  
**REGULATIONS**

**WHEREAS**, Mohave County has a need, in the interest of public health and safety to prevent airborne dust from damaging the property and people in the County; and

**WHEREAS**, Mohave County Board of Supervisors recognize the need to have sustainable and safe development in the County and that said development cannot come at a cost to a neighboring community's safety or enjoyment of the use their land; and

**WHEREAS**, Mohave County has some of the windiest locations in the State of Arizona, leading to large amounts of airborne dust from cleared lots where no development has taken place; and

**WHEREAS**, it is necessary for Mohave County to compel developers to take steps to prevent hazardous or obnoxious amounts of dust and sand from the clearing of land from subdivisions; and

**WHEREAS**, the Mohave County Board of Supervisors has the authority to create laws that are necessary to preserve the health of the county pursuant to Arizona Revised Statute section 11-251(17) and is further authorized to regulate subdivision development by Arizona Revised Statute section 11-821, 11-822, and 11-831.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Supervisors of the County of Mohave, Arizona as follows:

## **SECTION 1. AMENDMENT TO CHAPTER 3, APPLICATION PROCEDURES & APPROVAL PROCESS**

**Chapter 3 of the Mohave County Land Division Regulations is amended to read:**

### **Section 3.7(C)(4)(g)(6) Dust Control and Mitigation.**

A description of the dust mitigation plan that will be used to reasonably prevent airborne dust from impacting neighboring structures and people during and after land clearing and construction, as a result of the land clearing and construction. During clearing, and until revegetation, stabilization, or complete construction on the parcel has taken place, dust shall be minimized through the application of generally acceptable dust suppressants. Water, although generally accepted, is not preferred. Unacceptable dust controls are those that would have an adverse effect on human, animal or plant life, or cause property damage. The dust mitigation plan must encompass the entire subdivision but may be divided into phases as development advances.

## **SECTION 2. EFFECTIVE DATE**

This Ordinance shall take effect thirty days from its passage and adoption by the Board of Supervisors.

**PASSED, APPROVED AND ADOPTED** by the Board of Supervisors of the County of Mohave, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2026.

SUPERVISORS

MOHAVE COUNTY BOARD OF

ATTEST

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Travis Lingenfelter, Chairman

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Laura Skubal, Clerk of the Board

APPROVED AS TO FORM:

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Deputy County Attorney

FEATURE | ARTS

# Forged in the frontier: Myles Clohessy stars in northern Arizona-filmed Western

BY AZ DAILY SUN

"Frontier Crucible" hit screens on Dec. 5, 2025, delighting audiences with awe-inspiring Arizona landscapes and thoughtful storytelling. In the movie, Myles Clohessy brings to life Merrick Beckford, a principled hero who faces several trials yet remains steadfast in commitment to his morality.

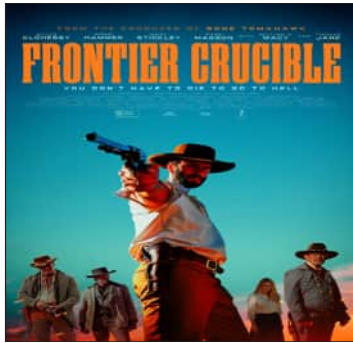
"Frontier Crucible," a Renegade Entertainment and Running Wild Films production, was directed by Travis Mills who retells the Western story of "Desert Stake-Out" — a 1961 novel by Harry Whittington. The story follows Merrick Beckford, a gritty former soldier, who is solely tasked with transporting medical supplies through Apache territory. Along his journey, hero Beckford encounters outlaws, travelers in need of assistance and intense circumstances which challenge the hero physically and morally.

As the film's tagline reads, "You don't have to die to go to hell," and is certainly not a lighthearted watch, but rather one that keeps the viewer thinking — and ready for the next situation that may come into play.

Set in the 1870s, "Frontier Crucible" carries hot-blooded standoffs, a rugged lonesome protagonist, an Indigenous tribe ambush and several other tried and true Western tropes. And, being a dialogue-driven story, "Frontier Crucible" harks on '70s-style Westerns in a modern arena. Mills also nods to old-school Westerns by implementing throwback shots fans would recognize, and steady camera work that one typically sees in a Western.

While maintaining the classic Western charm, "Frontier Crucible" updates the genre with exquisite shots that showcase Arizona's beauty and with special effects that shock yet impress viewers in gore and action scenes.

Clohessy described the protagonist — his character, Merrick Beckford — as "very disciplined" in that Beckford is focused on his mission of delivering medical supplies, yet also determined to do what's right no matter the cost.



COURTESY/AZDAILY SUN

"He's not a superhero — he's a flawed human being," Clohessy said, explaining that while Beckford is a cool, calm and collected hero, he's still met with moments where his skill and character are challenged, and those moments amp up the drama.

While recounting his time on set as Merrick Beckford, Clohessy noted that the filming locations gave him a taste of the splendor that Arizona has to offer. Notable on-screen locations include the iconic vistas of Monument Valley and Watson Lake in Prescott. Clohessy said he especially loved the waterways and unique natural landscapes that formed at Watson Lake.

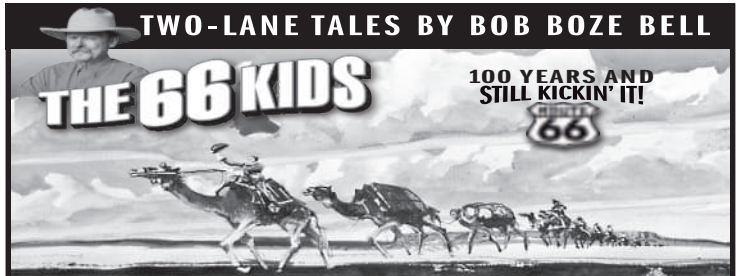
"Frontier Crucible" is available to stream on YouTube, Amazon Prime Video, Fandango at Home and Apple TV, and folks can find more of Clohessy's work through his Instagram @myes.clohessy.

ASH LOHMANN HAS BEEN A CONTRIBUTOR TO FLAGLIVE! SINCE 2021. AN NAU GRADUATE IN ENGLISH, SHE WRITES REMOTELY FROM THE COLORADO ROCKIES. LOHMANN'S PASSIONS LIE IN MUSIC, POETRY, ROLLER SKATING AND FLAGSTAFF'S VIBRANT ARTS SCENE.



COURTESY/AZDAILY SUN

Myles Clohessy brings character Merrick Beckford to life in the 2025 film "Frontier Crucible."



## The Father of the Mother Road

Long before Route 66 became the most storied highway in America—before gas stations, diners, postcards and neon—it was a practical corridor across some of the harshest country on the continent. That corridor was first mapped and made usable, not by motorists, but by an unlikely combination of camels, soldiers, surveyors and one of the most extraordinary frontiersmen of the 19th century.

That man was Edward Fitzgerald "Ned" Beale. Beale, whose many wide-ranging exploits included eventually crossing the country 13 times on horseback.

But his most consequential adventure—the great camel experiment—was an expedition along a route that would later become the backbone of America's most famous highway... and earned him the title of The Father of the Mother Road.



Want more Route 66 stories? Order our new book about our life of growing up on Route 66! **The66Kids.com**

### NOTICE OF PUBLIC HEARING

**WHEN:**  
Wednesday, April 8, 2026, 10:00 AM

**WHERE:**  
Mohave County Planning & Zoning Commission Meeting  
700 West Beale Street  
Kingman, Arizona

**SUBJECT:**  
Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY LAND DIVISION REGULATIONS** to require a dust control and mitigation plan for new subdivisions, Mohave County, Arizona.

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

Written comments can be sent by mail to P.O. Box 7000, Kingman, Arizona, 86402 or email: [planners@mohave.gov](mailto:planners@mohave.gov). Individuals requiring assistance may contact the Development Services office at 757-0903 at least 48 hours prior to the meeting so that arrangements may be made.

**MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
Scott Holtry, Director

(91787)

### NOTICE OF PUBLIC HEARING

**WHEN:**  
Monday, April 6, 2026, 9:30 AM

**WHERE:**  
Mohave County Board of Supervisors Meeting  
700 West Beale Street  
Kingman, Arizona

**SUBJECT:**  
Evaluation of a request to **AMEND THE MOHAVE COUNTY ZONING ORDINANCE**, Section 46.2 Amendments to the General Plan and Area Plans to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan.

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

Written comments can be sent by mail to P.O. Box 7000, Kingman, Arizona, 86402 or email: [planners@mohave.gov](mailto:planners@mohave.gov). Individuals requiring assistance may contact the Development Services office at 757-0903 at least 48 hours prior to the meeting so that arrangements may be made.

**MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
Scott Holtry, Director

### Town of Colorado City

#### Public Hearing Regarding Use of CDBG Funds

The Town of Colorado City intends to apply for approximately \$500,000 in FY 2026 CDBG funds from the State Special Projects (SSP) account. CDBG funds must be used to benefit low-income people and areas, alleviate slum and blight or address urgent need. **A public hearing will be held at 5:00 p.m. on April 2, 2026, at the Colorado City Town Hall, 25 South Central Street, Colorado City Arizona,** to gather citizen input on the use of the CDBG funds. Examples of possible uses include the following:

- **Public Infrastructure** such as street paving, flood control or improvements to the water or sewer system
- **Community Facilities/Barrier Removal** such as a parks, playgrounds, health clinic, public safety facility or equipment
- **Housing**, for instance, new housing constructed by a non-profit organization, property acquisition or conversion
- **Public Services**, for example, equipment or rent to provide job training or to purchase a van for transport of disabled persons
- **Economic Development**, such as creating a loan fund for business and job creation, construction or rehabilitation of buildings other than housing

For more information about the public hearings, the Town's grievance policy, the CDBG program, or to receive technical assistance prior to April 2, 2026, or to formulate prospective project ideas for presentation at the hearing, please contact: Vance Barlow, Town Manager, between 9:00 a.m. and 5:00 p.m. at the Town Hall, 25 S. Central Street in Colorado City. Contact can be made by phone or TDD at 928.875.9160 or FAX at 928.875.2778.

Persons with disabilities that require special accommodations, please contact Vance Barlow, at the above location at least forty-eight (48) hours before the hearing. Contact can be made by phone or TDD at 928.875.9160 or FAX at 928.875.2778.

(91762)