

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

Posting Information:
DS Building 3250 E. Kino Ave
Posted: _____
Time: _____
By: _____

AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
MAY 14, 2025
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

<u>District 1</u>	<u>District 2</u>	<u>District 3</u>	<u>District 4</u>	<u>District 5</u>
Eugene Kirkham	Bo Hellams	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 March 12, 2025 & April 9, 2025 meeting 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 an **AMENDMENT TO B.O.S RESOLUTION 2025-011** which approved a Rezone of Assessor's Parcel No. 402-16-047, from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size Zone) to amend the location of the new zoning designations, in the Scenic vicinity (south of Mormon Trail, west of Frehner Road), Mohave County, Arizona. **Brown Consulting for Donald and Patricia Schaufler. VB**
02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-77-007R from an A-R/10A

(Agricultural Residential Ten Acre Minimum) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity (north of Shirley Drive, west of Franhi Road), Mohave County, Arizona. **Brown Consulting for TR 7, LLC. CB**

03. Evaluation of a request for a **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** for Assessor's Parcel No. 402-64-105 from a General Commercial land use designation to a Medium Density Residential land use designation, and a **REZONE** of Assessor's Parcel No. 402-32-234 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, and 402-64-104, -105, -107, and -109 from an R-E/10A (Residential-Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential-Recreation/One Acre Minimum Lot Size) zone, to allow for a residential subdivision and commercial lot, in the Beaver Dam vicinity (north of Fleet Street, east of River Lane), Mohave County, Arizona. **Brown Consulting for B & F Co, LLC. MS**

SOUTH MOHAVE VALLEY AREA

04. Evaluation of a request for a **RECISSION OF BOS RESOLUTION NO. 90-82**, and cause the property to revert back to a C-2 (General Commercial) and C-RE (Commercial Recreation) zone, having not met the conditions of approval, in the Mohave Valley vicinity (south of Levee Way, west of Riverfront Parkway), Mohave County, Arizona. **Mohave County MS**
05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 224-31-001 and -075 from a C-2 (General Commercial) and C-RE (Commercial Recreation) zone to an S-D/C (Special Development Commercial) zone, to allow for RV storage facility, in the Mohave Valley vicinity (south of Levee Way, west of Riverfront Parkway), Mohave County, Arizona. **United Engineering Group for Robert and Candice Schoenick. MS**
06. Evaluation of a request for a **RECISSION OF BOS RESOLUTION NO. 2004-186**, and cause the property to revert back to a C-2 (General Commercial) zone for Assessor's Parcel No. 227-21-034, for not meeting the conditions of approval, in the Fort Mohave vicinity (south of Corona Road, east of Lakewood Road). Mohave County, Arizona. **Mohave County CB**
07. Evaluation of request for a **RECISSION OF BOS RESOLUTION NOS. 2024-045 and 2024-230** and cause the property to revert back to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for Assessor's Parcel No. 225-14-019, for not meeting the conditions of approval, in the Mohave Valley vicinity (north of Boundary Cone Road, west of Elery Street), Mohave County, Arizona **Lewis McSweeney MS**
08. Evaluation of a request for a **PETITION OF EXCPETION** to not require sidewalks or streetlights for Desert Lakes Estates, Tract 4152 – a proposed subdivision of Assessor's Parcel No. 226-24-073 in the Fort Mohave vicinity (south of Everglades Boulevard, east of Mountain View Road), Mohave County, Arizona. **John Gall for Westitle Agency Inc. Trustee MG**

GOLDEN VALLEY AREA

09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential / Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity (south of Unkar Drive, east of Ligurta Road), Mohave County, Arizona. **Johnathan Carlton for Bradley and Claire Matchim. CB**

MOHAVE COUNTY GENERAL AREA

10. — Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Light Industrial land use designation to a Heavy Industrial land use designation, and a **RE-ZONE** from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 208-37-001, to allow for a Solar Facility in the Yucca vicinity (South of Industry Drive, West of S Apache Road), Mohave County, Arizona **PCD 640 LLC VB WITHDRAWN BY APPLICANT**
11. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Suburban Residential land use designation to a General Commercial land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone for Assessor's Parcel No. 319-13-269, to allow for a future small swap meet, in the Dolan Springs vicinity (west of Pierce Ferry Rd, north of 13th Street), Mohave County, Arizona. **Joel Guzman Ramos. VB**
12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 229-22-001S from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Fort Mohave vicinity (north of Gardner Road, east of Cavalry Road), Mohave County, Arizona. **Canyon Funding LLC. CB**

KINGMAN AREA

13. Evaluation of a request for a **RECISSION OF BOS RESOLUTION NO. 2009-194** and cause the property to revert back to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone for Assessor's Parcel Nos. 310-02-040, -046, 047, 048, 049, and -050, for not meeting the conditions of approval in the Kingman vicinity (south of Calle Alamo, west of Music Alley Lane) Mohave County, Arizona. **Mohave County VB**
14. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 310-02-040 from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential / Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity (south of Calle Alamo, west of Music Alley Lane), Mohave County, Arizona. **Dean Johnson. VB**
15. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the properties into compliance, in the Kingman vicinity (west of Pinto Road, south of Kalispell Drive), Mohave County, Arizona. **Taylor Westphal. MS**

CONTINUED ITEMS

16. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity (south of El Mirage Road, east of West Wagon Wheel Drive), Mohave County, Arizona. **Impact 928 Inc. VB CONTINUED FROM APRIL 09, 2025 PLANNING AND ZONING COMMISSION MEETING**

OTHER

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

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 on www.mohave.gov (*PDF Reader required*) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409

01. **Evaluation of a request for an AMENDMENT TO BOS RESOLUTION NO. 2025-011 to amend the location of the new zoning designations for Assessor's Parcel No. 402-16-047 in the Scenic vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for an Amendment to B.O.S. Resolution No. 2025-011, as requested by Brown Consulting for Donald and Patricia Schaufler, of Ennis, Montana

The Board of Supervisors approved BOS Resolution 2025-011 on February 3, 2025, setting forth a Rezone of Assessor's Parcel No. 402-16-047 from a R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone and an A-R /2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division.

Assessor's Parcel No. 402-16-047 is described as a portion of the E1/2 NE1/4 SE1/4 and the N1/2 NE1/4 SE1/4 of Section 2, Township 39 North, Range 16 West.

During the Parcel Plat review process, it was determined that change in zoning designation on the north 5 acres should be the south 5 acres. The proposed changes are shown on Exhibit A.

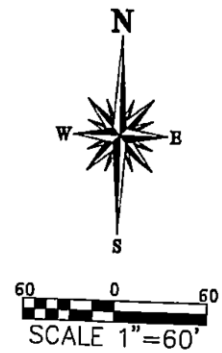
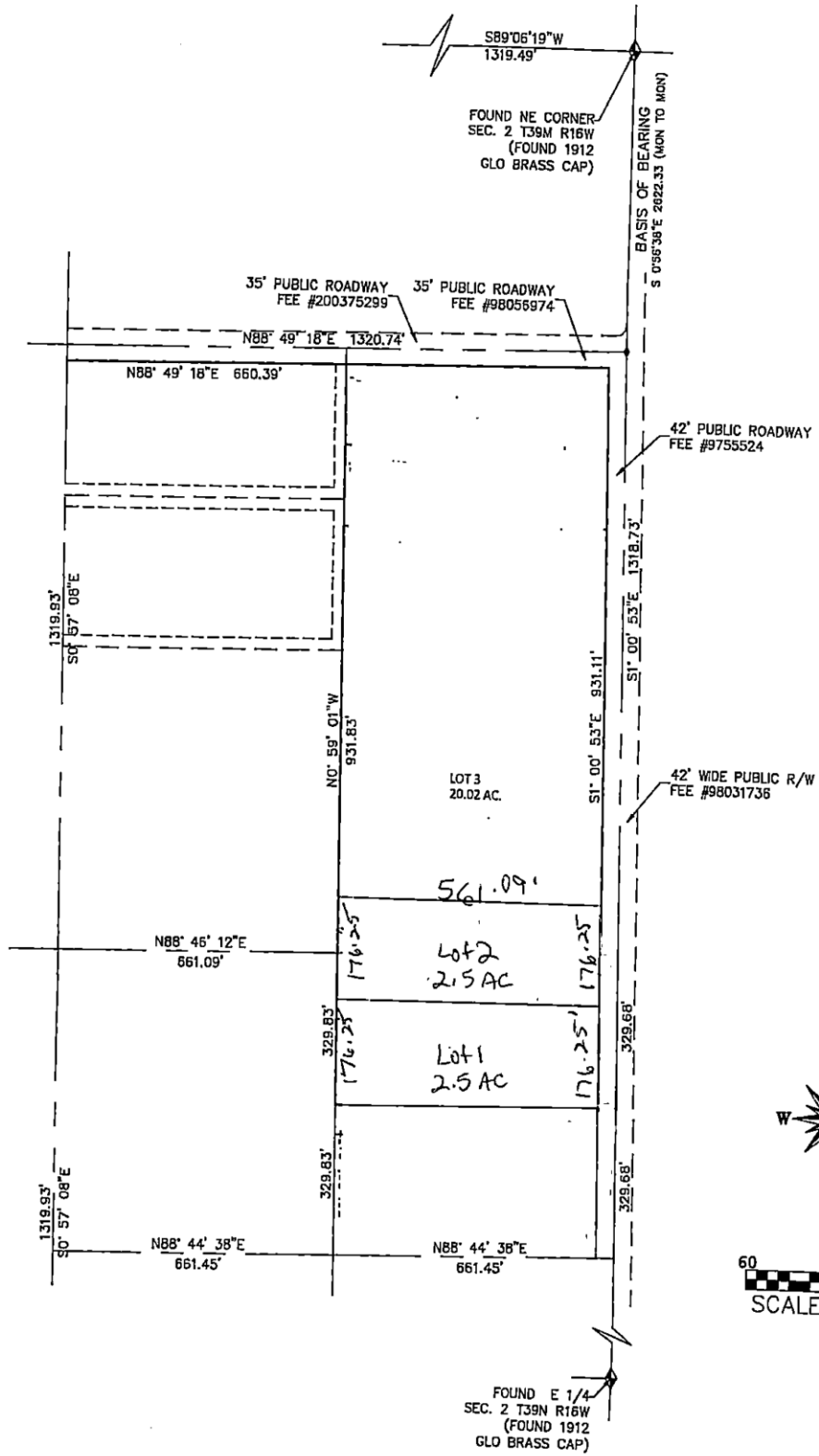
FINDINGS OF FACT:

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 site appears to have legal access via paved roads.
- e. The neighboring area contains zoning and densities similar to the above proposed action.
- f. The noted washes are environmental features affecting the site.
- g. Electric services appear to be available. Water and sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff recommends APPROVAL for the proposed Amendment to BOS. Resolution No. 2025-011 as shown on Exhibit A.



REZONE APPLICATION

AMEND BOS RESOLUTION 2025-011

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-16-047 Current Zoning: R-E Parcel Size 22.91 Acres

Legal Description:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 16 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA. EXCEPT THEREFROM THE EAST 42 FEET AND THE NORTH 35 FEET

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic

Present use of property: None

Owner Information

Owner Name(must match current deed): Donald A & Patricia E Schaufler

Owner Street Address: PO Box 897 City: Ennis State: MT Zip: 59729

Phone number: [REDACTED]

Email: [REDACTED]

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

Agent Name: Brown Consulting Engineers

Agent Street Address: 736 S. 900 E., STE B105 City: St. George State: UT Zip: 84790

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: A-R

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:

A 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.

Donald A Schaufler
Patricia E Schaufler

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 R-E
to A-R for the purpose of A Lot Split.

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

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

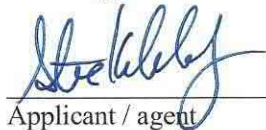
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

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

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

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

Sincerely,


Applicant / agent

Contact information:

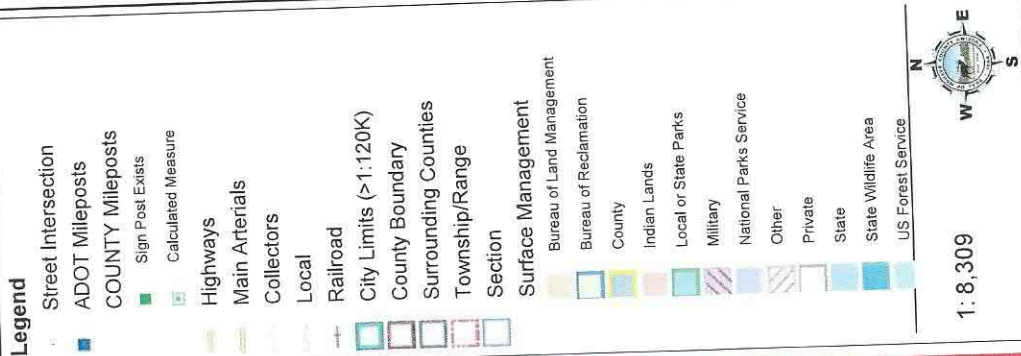
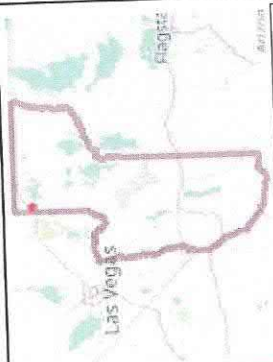
Brown Consulting Engineers

736 S. 900 E., STE B105

St. George, UT 84790

Assessor Parcel Number and Legal Description of proposed subject property: 402-16-047

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 16 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA. EXCEPT THEREFROM THE EAST 42 FEET AND THE NORTH 35 FEET



1:8,309

Notes:

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Map Created: 3/19/2025

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1,384.9 Feet

692.4

(approximate scale)

WGS
A

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

FEE# 2025006181

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



02/04/2025 10:43 AM Fee: \$0.00

PAGE: 1 of 4

BOS RESOLUTION NO. 2025-011

A RESOLUTION SETTING FORTH A REZONE OF ASSESSOR'S PARCEL NO. 402-16-047 FROM AN R-E/10A (RESIDENTIAL RECREATION/TEN ACRE MINIMUM LOT SIZE) ZONE TO AN A-R/10A (AGRICULTURAL RESIDENTIAL/TEN ACRE MINIMUM LOT SIZE) ZONE AND AN A-R/2A (AGRICULTURAL RESIDENTIAL/TWO ACRE MINIMUM LOT SIZE) ZONE, TO ALLOW FOR A MINOR LAND DIVISION IN THE SCENIC VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, February 3, 2025, a public hearing was conducted to determine whether approval should be granted to rezone the above-described property as requested by Brown Consulting Engineers on behalf of Donald and Patricia Schaufler of Ennis, Montana, and

WHEREAS, Assessor's Parcel No. 402-16-047 is described as a portion of the E1/2 NE1/4 SE1/4 and the N1/2 NE1/4 SE1/4 of Section 2, Township 39 North, Range 16 West, and

WHEREAS, the site is approximately 22.91 acres and is located south of Mormon Trail and west of Frehner Road. The site is accessed from Interstate 15 at exit 122, then south on Sand Hill Boulevard to Hillside Drive. Go east/northeast on Hillside Drive, which becomes Highway 91 at the Nevada-Arizona state line, approximately 2.78 miles, then south on Scenic Boulevard, then east on Spring Rain Drive, then north on Frehner Road approximately half a mile to Mormon Trail, and

WHEREAS, the site is currently vacant with washes that run through the site. The surrounding land uses consist of single-family homes and vacant land, and

WHEREAS, the applicant requests this rezone from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, as shown on Exhibit A. The Mohave County General Plan designates this site as High Density Residential, and

WHEREAS, the site is within the Beaver Dam/Littlefield Fire District. Electric service does appear to be available. Water and sewer services do not appear to be available. Frehner Road is paved and is on the County's road maintenance system, and

WHEREAS, the FEMA FIRM Panel #04015C-0425G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, and

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

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

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on January 8, 2025, the Commission recommended APPROVAL of this Rezone subject to the following:

1. The site shall be rezoned to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, as shown on Exhibit A
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.

8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814. K.

WHEREAS, the notice of hearing was published in the Spectrum, a newspaper of general circulation in the Arizona Strip vicinity, and the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, on January 15, 2025, and was posted on January 17, 2025, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Monday, February 3, 2025, APPROVED this Rezone as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

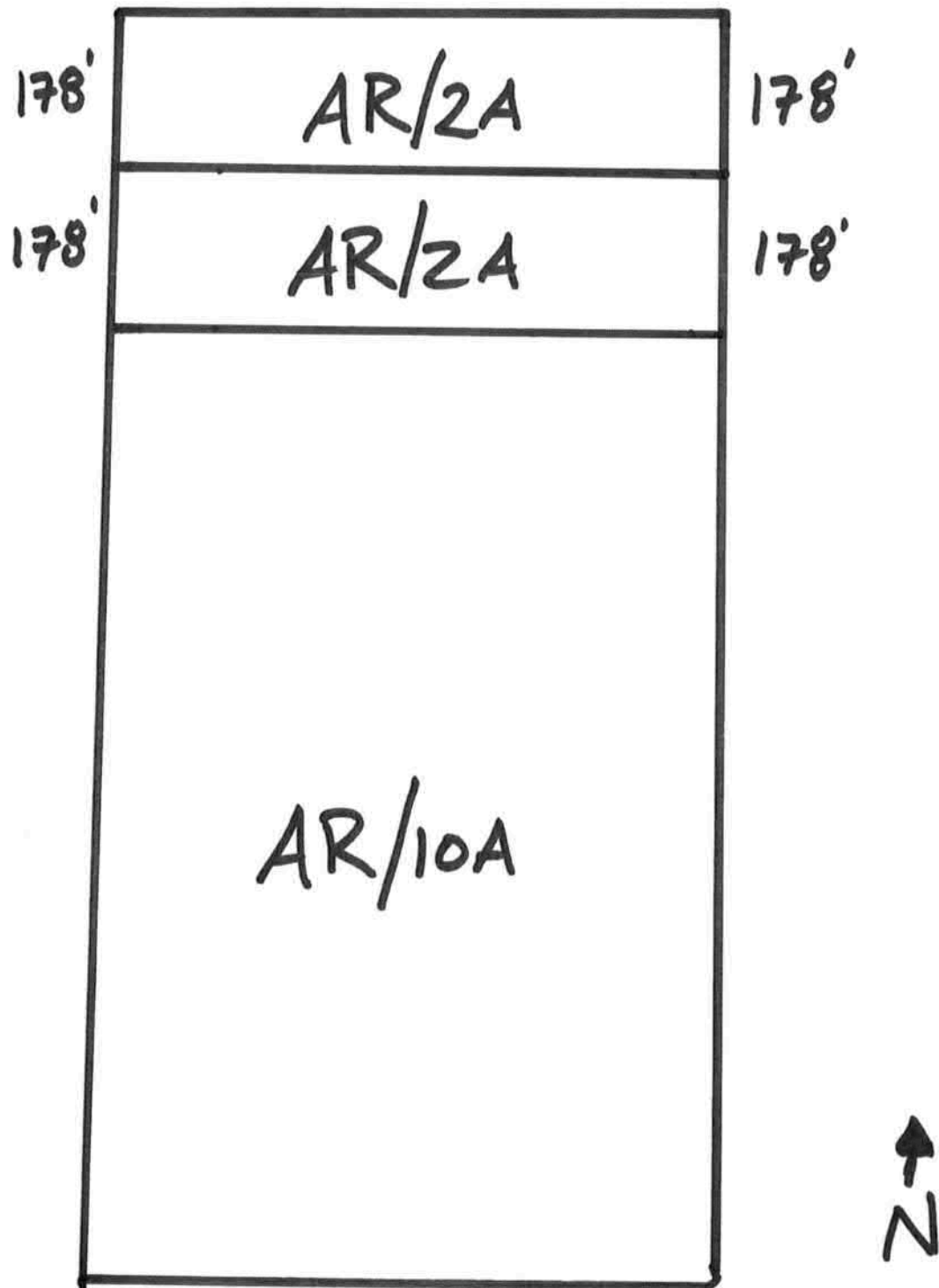
ATTEST


Travis Lingenfelter, Chairman


Laura Skubal, Clerk of the Board



Exhibit A





Legend

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

1: 8,309



0 692.4 1,384.9 Feet

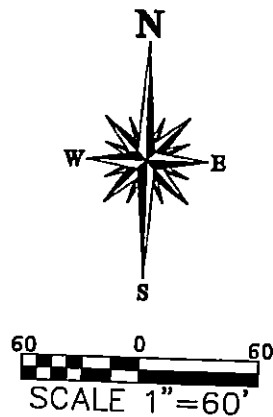
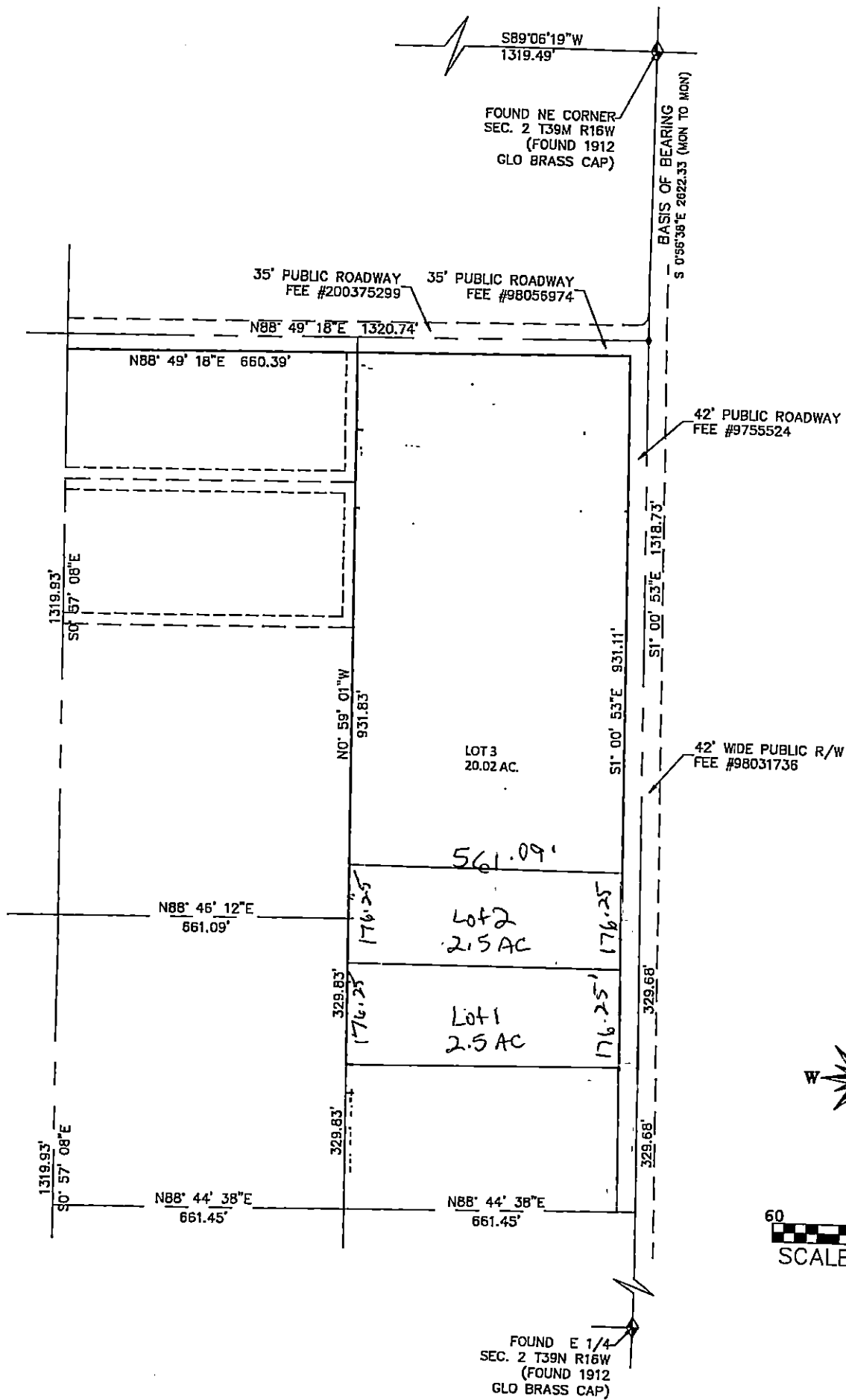
(approximate scale)

Map Created: 3/19/2025

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Notes:





BROWN CONSULTING ENGINEERS

Civil Engineering • Land Surveying • Land Planning

736 South 900 East, Suite B105, St. George, UT 84790

Office 435-628-4700, www.browncivil.com

February 27, 2025

Mohave County
Development Services
PO Box 7000
Mohave County, AZ 86402

RE: Amend BOS 2025-11

Dear Board of Supervisors,

The purpose of this amendment is to amend a previously approved zone change. In the previous application we showed the north 5 acres of the property being rezoned to AR however the south 5 acres of the property was the intended zone change area. We have submitted an amended zone change application and appreciate your willingness to amend the previous zone change to the intended parcel.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Kamlowsky", written in a cursive style.

Steve Kamlowsky, PE
Brown Consulting Engineers

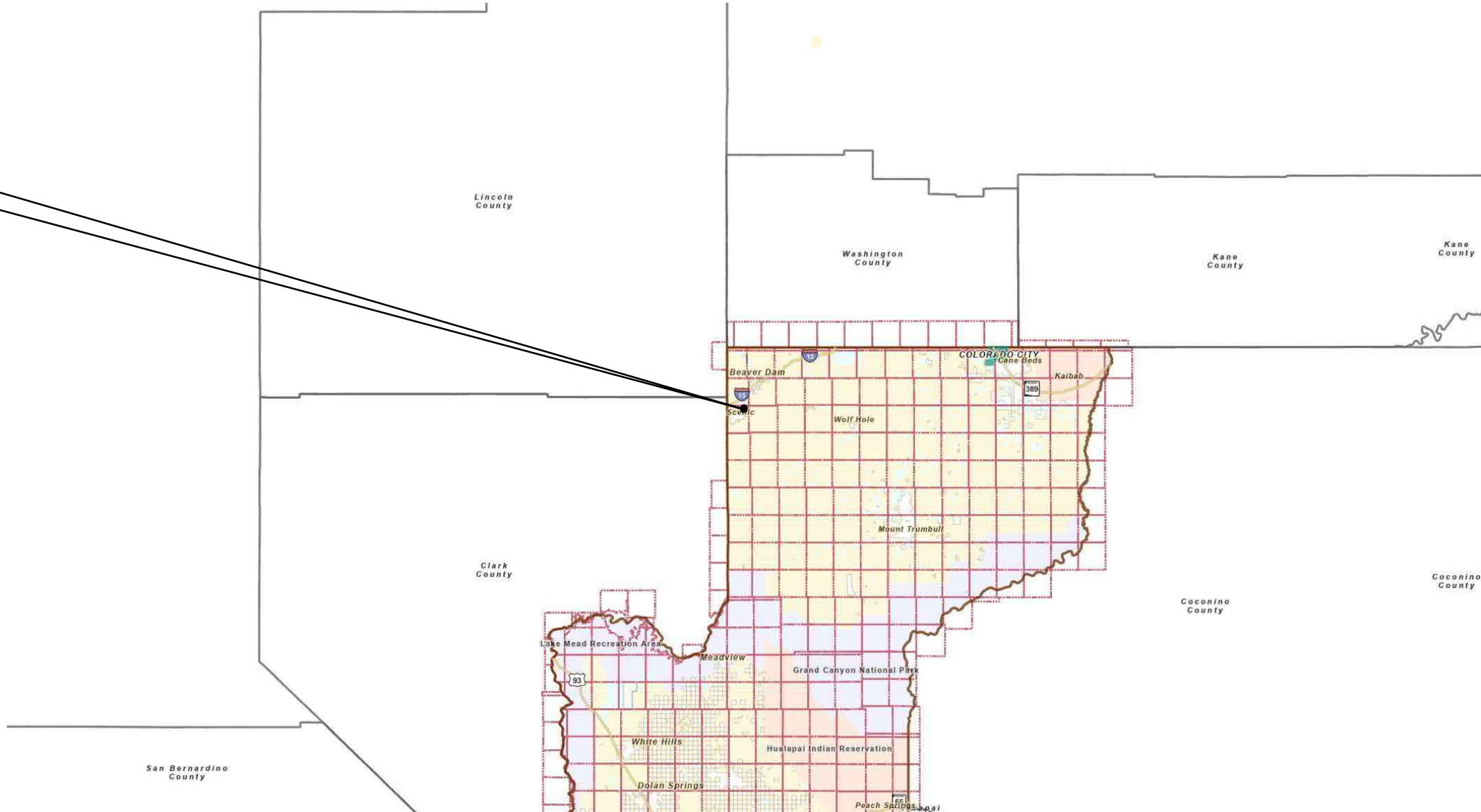
AMEND B.O.S. RESOLUTION 2025-011

GENERAL MAP

AMENDMENT TO B.O.S. RESOLUTION 2025-011 which approved a Rezone of Assessor's Parcel No. 402-16-047, from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size Zone) to amend the location of the new zoning designations, in the Scenic vicinity.

Section 2
T 39 N, R 16 W

Subject
Property



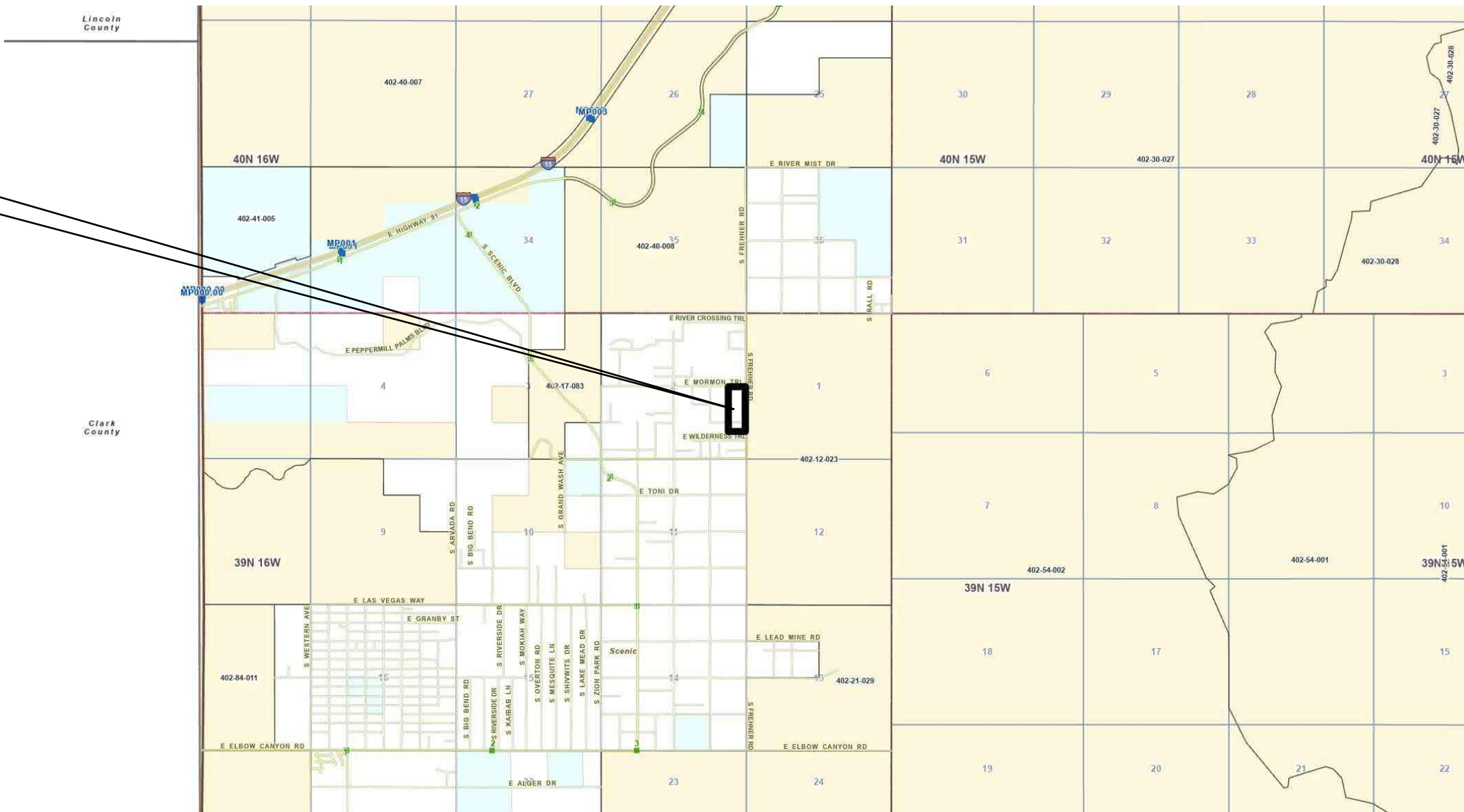
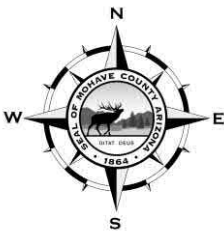
AMEND B.O.S. RESOLUTION 2025-011

VICINITY MAP

AMENDMENT TO B.O.S. RESOLUTION 2025-011 which approved a Rezone of Assessor's Parcel No. 402-16-047, from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size Zone) to amend the location of the new zoning designations, in the Scenic vicinity.

Section 2
T 39 N, R 16 W

Subject
Property



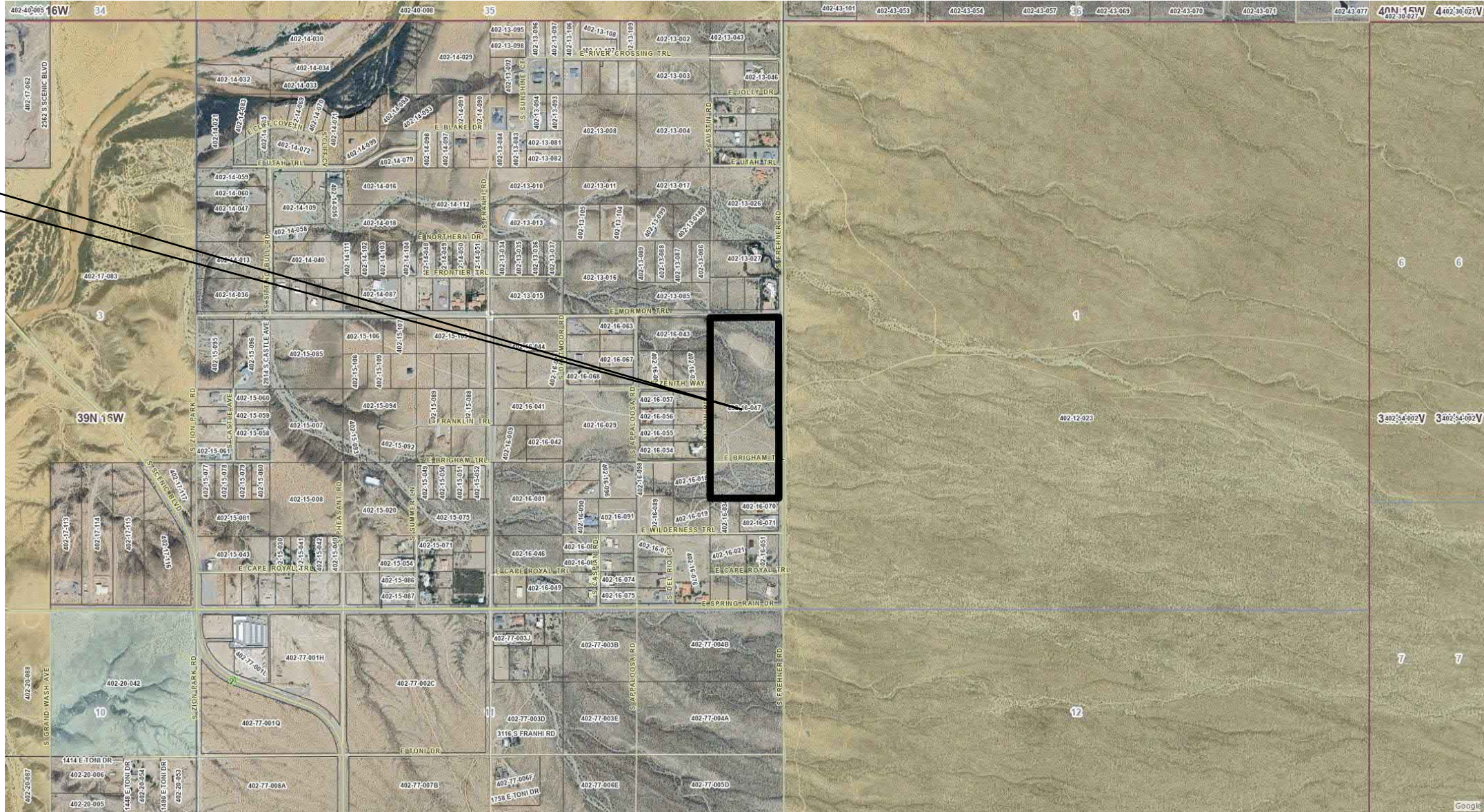
AMEND B.O.S. RESOLUTION 2025-011

SITE MAP

Section 2
T 39 N, R 16 W

Subject
Property

AMENDMENT TO B.O.S. RESOLUTION 2025-011 which approved a Rezone of Assessor's Parcel No. 402-16-047, from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size Zone) to amend the location of the new zoning designations, in the Scenic vicinity.



AMEND B.O.S. RESOLUTION 2025-011

ZONING MAP

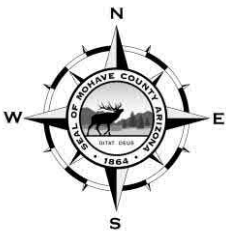
AMENDMENT TO B.O.S. RESOLUTION 2025-011 which approved a Rezone of Assessor's Parcel No. 402-16-047, from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size Zone) to amend the location of the new zoning designations, in the Scenic vicinity.

Section 2
T 39 N, R 16 W

Subject
Property



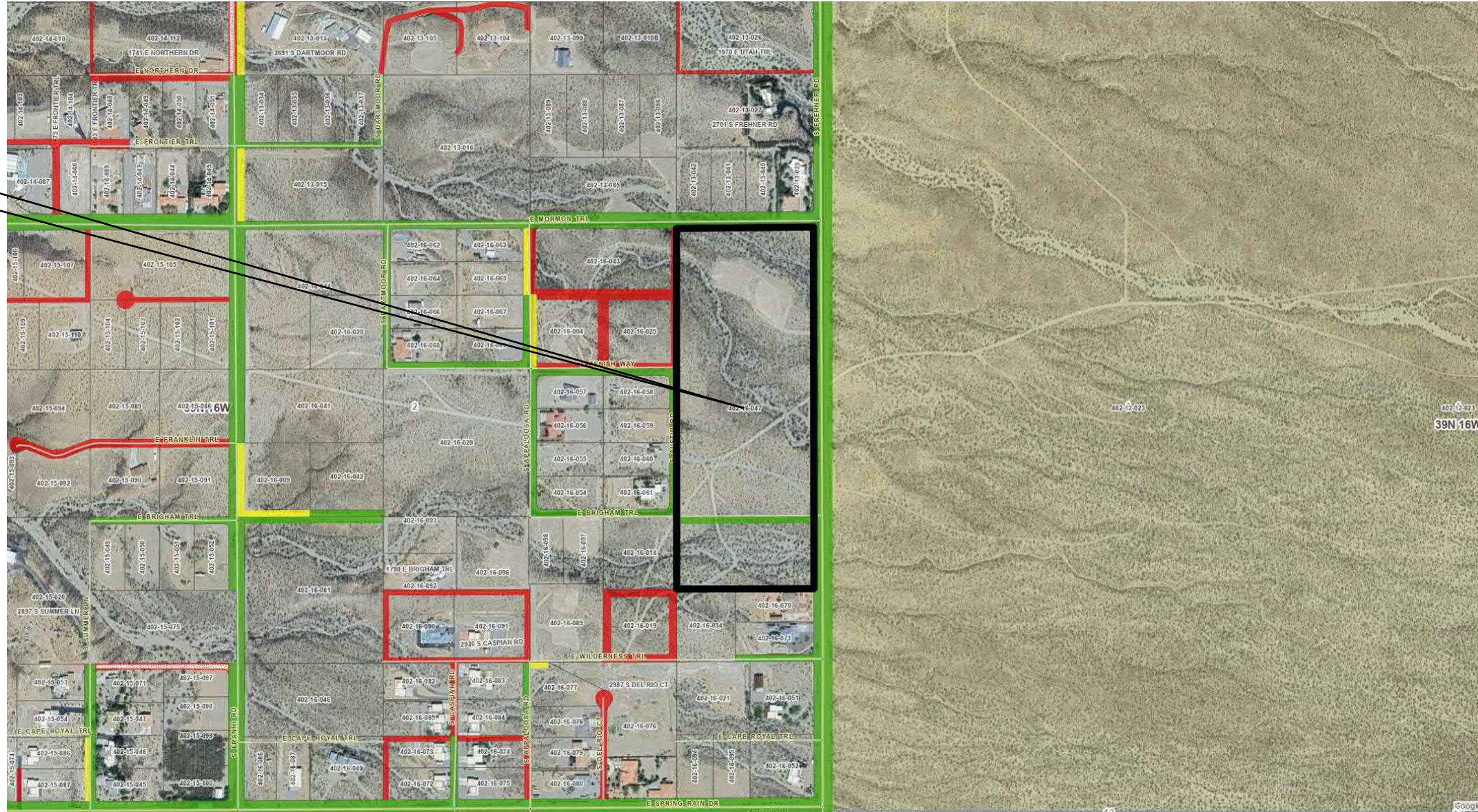
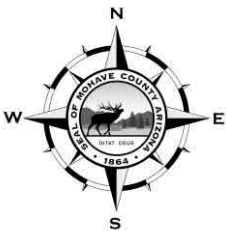
- | | |
|-------|----------|
| A | R-M |
| A-D | R-MH |
| A-R | R-O |
| C-1 | R-O/A |
| C-2 | R-P |
| C-2H | R-TT |
| CITY | S-D/A |
| C-M | S-D/C |
| C-MO | S-D/C-1 |
| C-RE | S-D/C-2 |
| E | S-D/C-M |
| M | S-D/C-RE |
| M-2 | S-D/M |
| MIXED | S-D/R |
| M-X | S-D/R-1 |
| N-P | S-D/R-E |
| R-1 | S-D/R-M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



AMENDMENT TO B.O.S RESOLUTION 2025-011 which approved a Rezone of Assessor's Parcel No. 402-16-047, from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size Zone) to amend the location of the new zoning designations, in the Scenic vicinity.

Subject Property

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

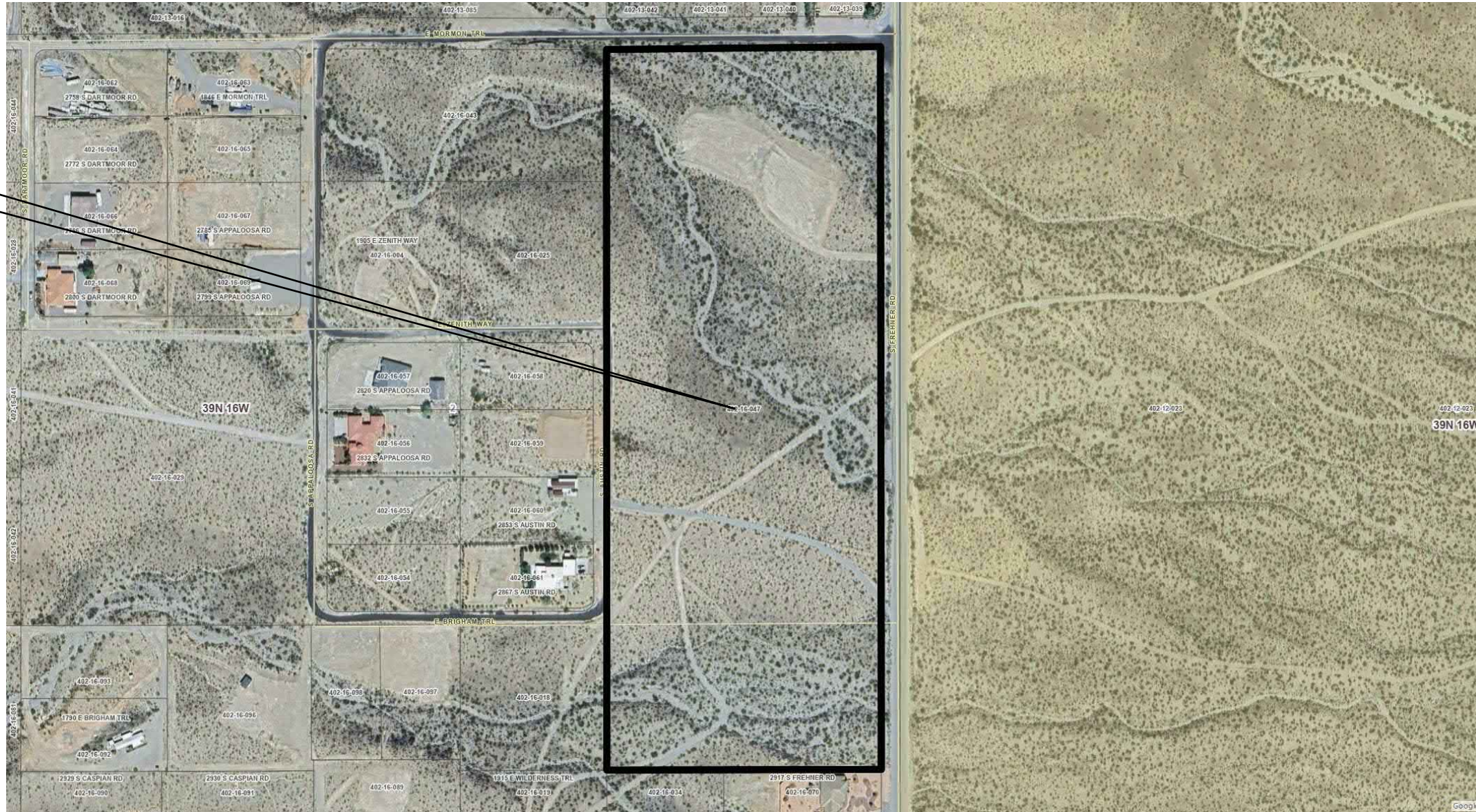


AMEND B.O.S. RESOLUTION 2025-011
REQUEST

Section 2
T 39 N, R 16 W

Subject
Property

AMENDMENT TO B.O.S RESOLUTION 2025-011 which approved a Rezone of Assessor's Parcel No. 402-16-047, from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) and an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size Zone) to amend the location of the new zoning designations, in the Scenic vicinity.





Frehner Rd

**ZONING
NOTICE**

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held on the proposed Zoning Change of 10000 W. 10th Street, Kingman, Arizona, on the 14th day of May 2025, at 10:00 A.M.

For more information, please contact the Planning Department at (930) 838-1234 or visit the website at www.kingmanaz.gov/planning.

02. **Evaluation of a request for a REZONE of Assessor's Parcel No. 402-77-007R from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity, Mohave County, Arizona. Brown Consulting for TR 7, LLC.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Brown Consulting on behalf of TR 7, LLC of Mesquite, Nevada.

Assessor's Parcel No. 402-77-007R is described as SE1/4, SE1/4, NW1/4, NE1/4 located in Section 11, Township 39 North, Range 16 West.

The site is approximately 4.75 acres and is located north of Shirley Drive and west of Franhi Road. The site is accessed from Interstate 15, then south on Scenic Boulevard, then east on Shirley Drive approximately 0.13 miles to the site.

The site appears to be vacant. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Low Density Residential.

The site is within the Beaver Dam/Littlefield Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Shirley Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0425G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other densities similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. There does not appear to be any environmental feature 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. Assessor's Parcel No. 402-77-007R shall be rezoned to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted, and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-77-007R Current Zoning: AR-10A Parcel Size _____ Acres

Legal Description:

BEGINNING AT THE SW CORNER OF THE SE 1/4 OF SAID PARCEL 7; THENCE N0°59'23"W, 659.17 FEET TO THE NW CORNER OF THE SE 1/4 OF SAID PARCEL 7; THENCE N88°52'05"E 312.52 FEET; THENCE S0°59'42"E 659.23 FEET TO A POINT ON THE CENTER LINE OF SHIRLEY DRIVE; THENCE S88°52'44"W 312.58 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic

Present use of property: None

Owner Information

Owner Name(must match current deed): TR 7, LLC
Mailing Address: 100 Grapevine Rd City: Mesquite State: NV Zip: 89027

Phone number: _____ Email: _____

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

Agent Name: Brown Consulting Engineers
Mailing Address: 736 S. 900 E. STE B105 City: St. George State: UT Zip: 84790

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

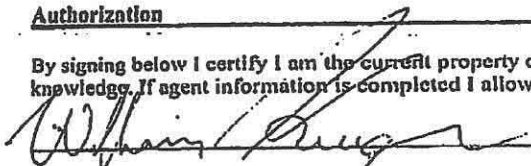
Does the new zone comply with the Mohave County General Plan? ☒ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

1 acre single family 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.


WILLIAM KRUEGER, 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 AR-10A
to AR for the purpose of 1 acre single family lots.

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

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

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

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

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

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

Sincerely,


Applicant / agent

Contact information:

Brown Consulting Engineers

736 S. 900 E., STE B105

St. George, UT 84790

Assessor Parcel Number and Legal Description of proposed subject property: 402-77-007R



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://qis.mohave.gov>

Notes:

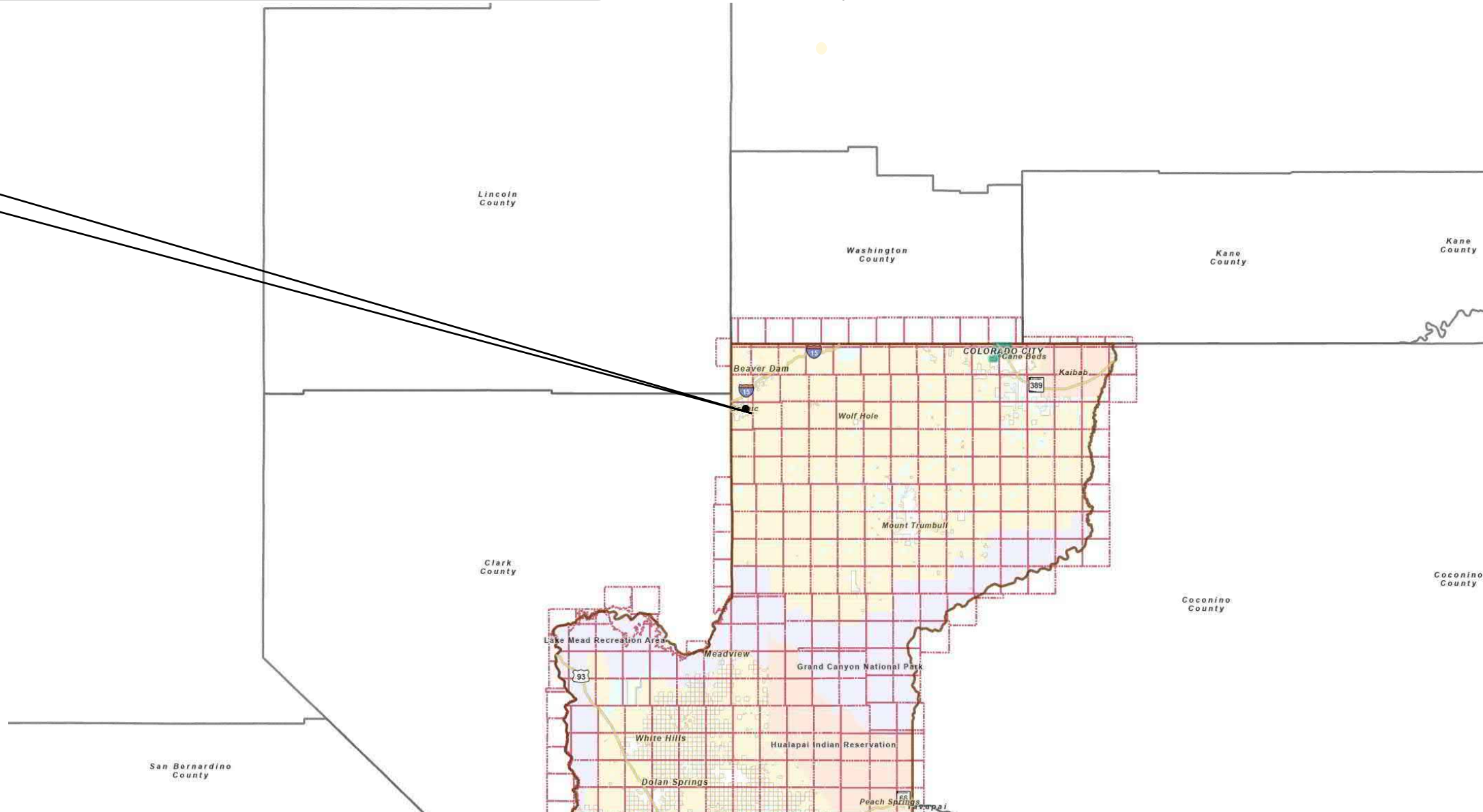
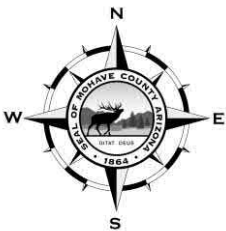
REZONE 402-77-007R

GENERAL MAP

Section 11
T 39 N, R 16 W

Subject
Property

REZONE of Assessor's Parcel No. 402-77-007R from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.



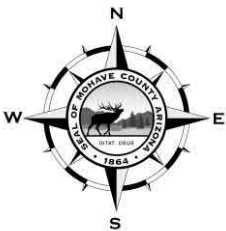
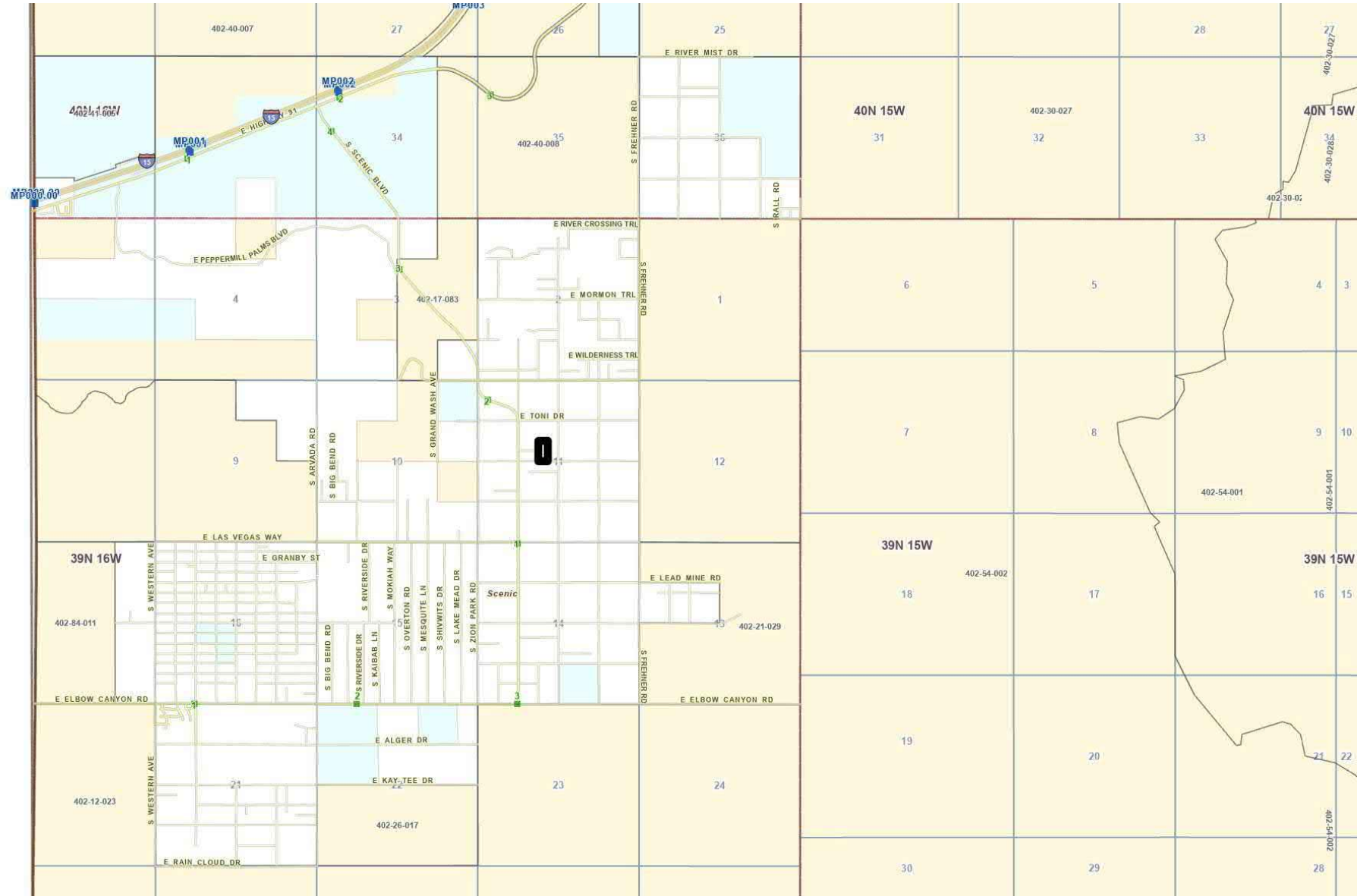
REZONE 402-77-007R

VICINITY MAP

Section 11
T 39 N, R 16 W

REZONE of Assessor's Parcel No. 402-77-007R from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Clark
County



REZONE 402-77-007R

SITE MAP

REZONE of Assessor's Parcel No. 402-77-007R from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 11
T 39 N, R 16 W

Subject Property

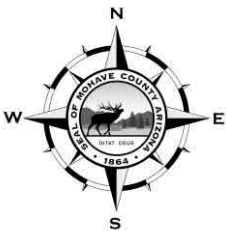


REZONE 402-77-007R

ZONING MAP

Section 11
T 39 N, R 16 W

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



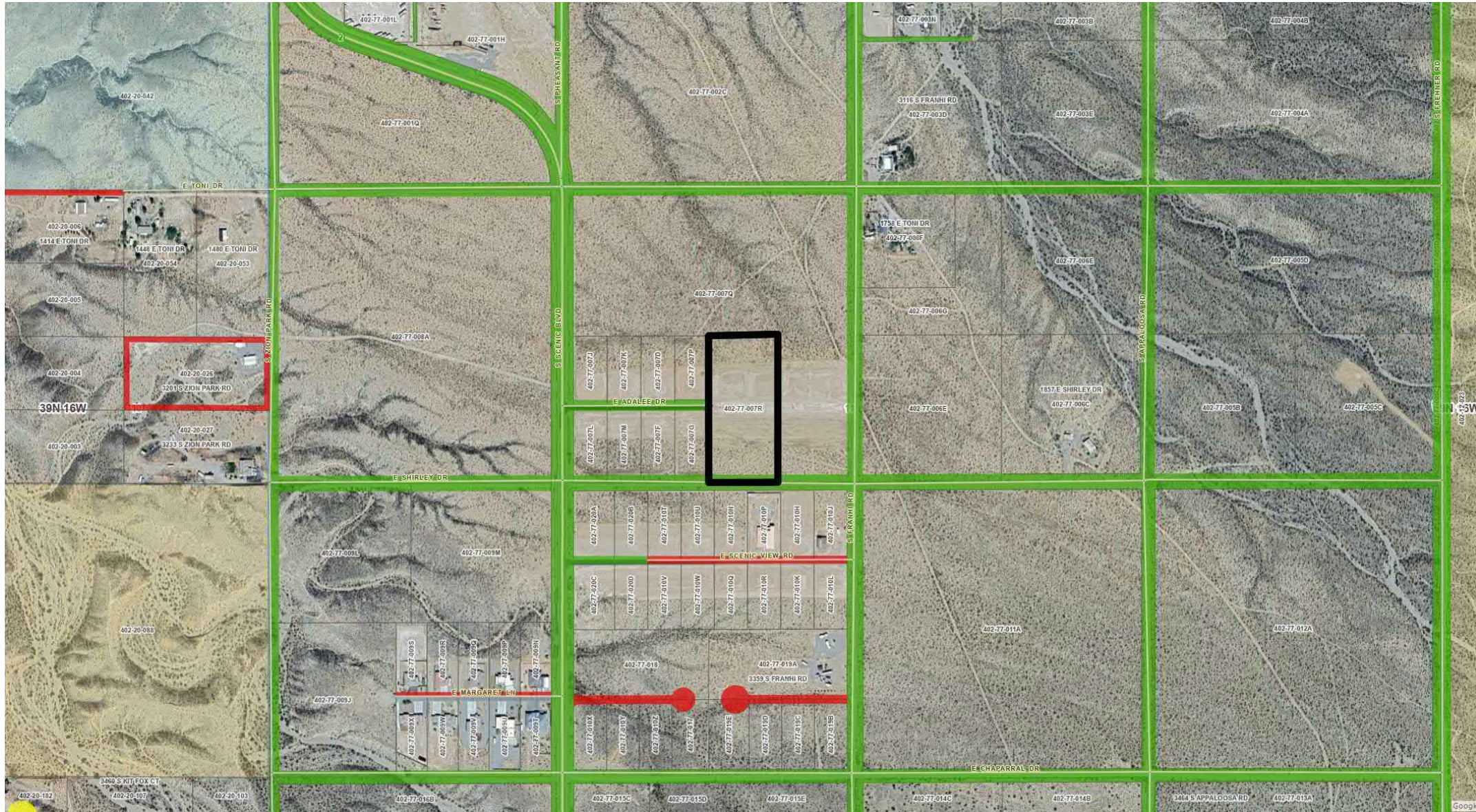
REZONE of Assessor's Parcel No. 402-77-007R from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

REZONE 402-77-007R

RIGHT OF WAY MAP

Section 11
T 39 N, R 16 W

REZONE of Assessor's Parcel No. 402-77-007R from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.



REZONE 402-77-007R

REQUEST

Section 11
T 39 N, R 16 W

REZONE of Assessor's Parcel No. 402-77-007R from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.





ZONING NOTICE

NOTICE: The Board of Supervisors has adopted a resolution to change the zoning of the property located at 10000 N. 10th St., from its current zoning of R-1 to R-2. The Board of Supervisors will hold a public hearing on this matter at 10:00 A.M. on Monday, May 21st, 2018. The Board of Supervisors will make a final decision on this matter at 10:00 A.M. on Monday, May 21st, 2018.

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 the 14th day of May 2025, at 10:00 A.M.

As Follows:
Evaluation of a request for a REZONE of Assessor's Parcel No. 402-72-0028 from an A-2(70A) Agricultural Residential Ten-Acre Minimum) zone to an A-2(10) Residential zone, to allow for a minor land division, in the same vicinity (north of Shirley Drive, west of French Road), Mohave County, Arizona. Brown Consulting for TR-7, LLC, CB

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 755-0003 OR PLANNERS@MOHAVE.GOV

03. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN for Assessor's Parcel No. 402-64-105 and portions of Assessor's Parcel Nos. 402-64-104 and 402-32-234 from a General Commercial land use designation to a Medium Density Residential land use designation, and a REZONE of Assessor's Parcel No. 402-32-234 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, and Assessor's Parcel Nos. 402-64-105, -107, and -109 and a portion of -234 and -104 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a residential subdivision and commercial lot in the Beaver Dam 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 Brown Consulting Engineers on behalf of B & F Land Co., LLC of Palo Christi Land LLC of St. George, Utah.

Assessor's Parcel Nos. 402-64-104, -105, -107, -109 and 402-32-234 are described as being located in the SE ¼ of Section 34 and the NW ¼ of Section 3, Township 40 North, Range 15 West.

The site is approximately 44.83 acres and is located north of Fleet Street and east of River Lane. The site is accessed from Interstate 15, then east/northeast on Farm Road, then west on Underpass East, the south on Fleet Street to the intersection with River Lane, the southern point of 402-32-234 and the beginning of the site.

The site is currently vacant. The terrain appears to be relatively flat, with a few bladed roadways through the site. The surrounding land uses consist of single-family residences, commercial operations, and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a General Commercial land use designation to a Medium Density Residential land use designation as shown on Exhibit A, and this
2. Rezone from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone and R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, and an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a residential subdivision and a commercial lot, as shown on Exhibit B. The Mohave County General Plan designates this site as Medium Density Residential and General Commercial.

The site is located within Beaver Dam/Littlefield Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. River Lane is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panels #04015C-0093G and #04015C-0095G indicate the parcels described to be mostly in Zone X, not in the Special Flood Hazard Area with a portion of Assessor's Parcel No. 402-64-109 in Zone A, 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 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 zone is an environmental feature affecting the site.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.

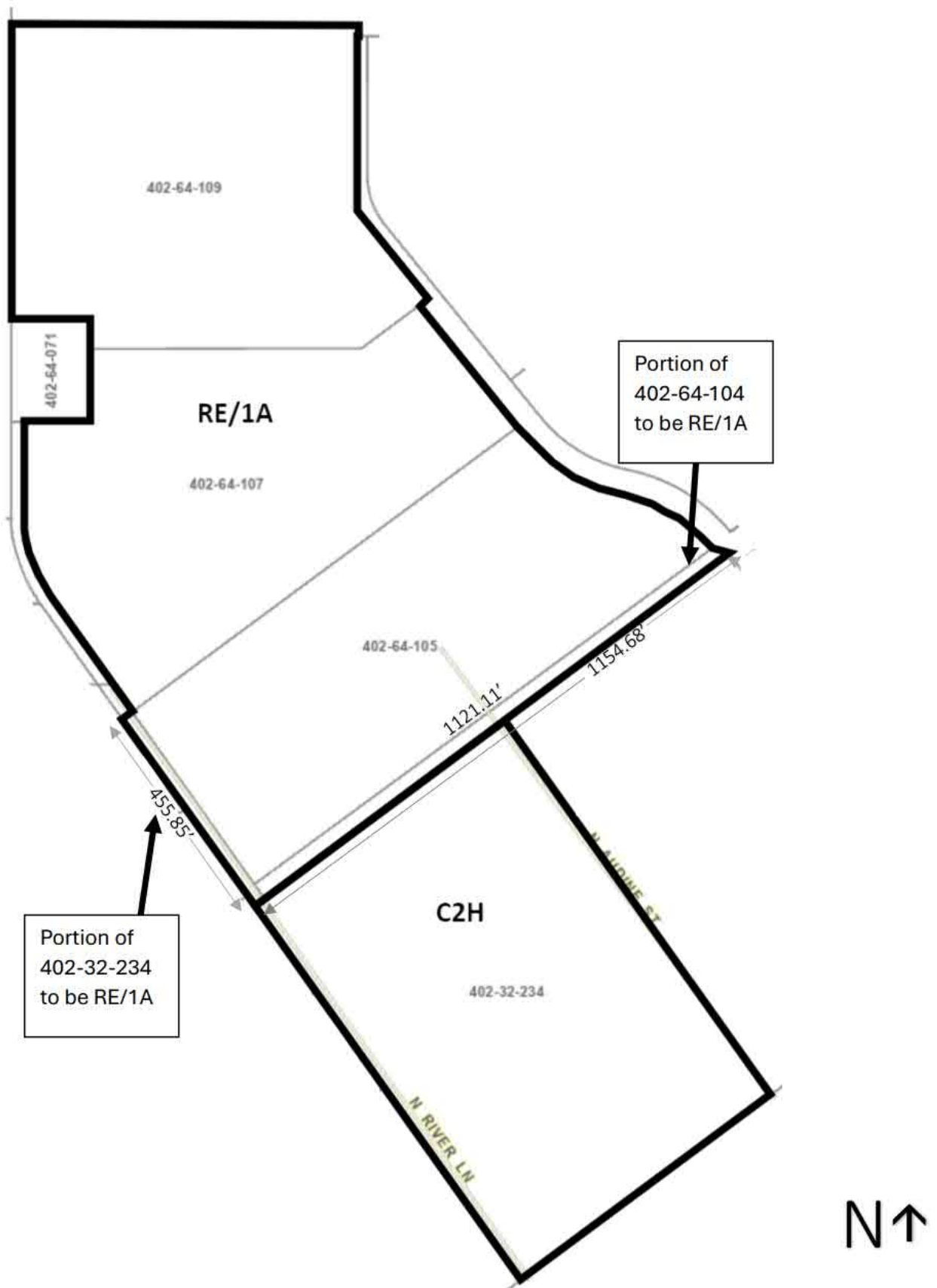
STAFF RECOMMENDATION:

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

1. The Mohave County General Plan for Assessor's Parcel Nos. 402-64-105, and portions of 402-64-104 and 402-32-234 will be amended to Medium Density Residential, as shown on Exhibit A.
2. Assessor's Parcel No. 402-32-234 will be Rezoned from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, and Assessor's Parcel Nos. 402-64-105, -107, and -109 and a portion of -104 will be Rezoned from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, as shown on Exhibit B.
3. The area being rezoned to R-E/1A as shown on Exhibit B will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
4. 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.
5. Legal access shall be obtained and provided for all created parcels.
6. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
7. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
8. The appropriate permits shall be obtained prior to construction.

9. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
10. 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.

EXHIBIT A



REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-64-109, 402-64-107, 402-64-105, 402-64-104, 402-32-234
Current Zoning: RE/10A & AR Parcel Size 44.83 Acres
Legal Description:
See attached.

Water Provider: DS Water Company Electric provider: Dixie Power Sewer provider: Septic

Present use of property: None

Owner Information

Owner Name(must match current deed): B&F Land Co., LLC
Owner Street Address: PO Box 750 City: St. George State: UT Zip: 84771
Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Brown Consulting Engineers
Agent Street Address: 736 S. 900 E., STE B105 City: St. George State: UT Zip: 84790
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: Desert Springs Ranches RE & C2H

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

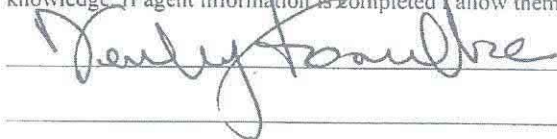
Does the new zone comply with the Mohave County General Plan? ☐ Yes ☒ No (if no complete the Plan Amendment Supplement)

For the purpose of:

Residential Subdivision and Commercial 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.



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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/10A & AR
to RE & C2H for the purpose of A Residential Subdivision and Commercial 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.

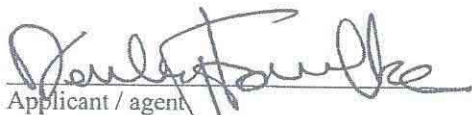
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

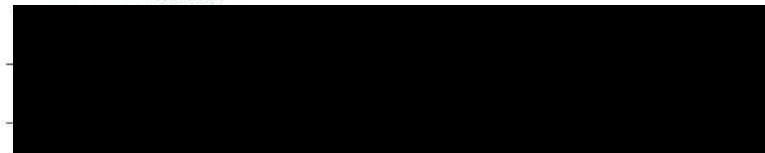
You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:



Assessor Parcel Number and Legal Description of proposed subject property: _____
402-64-109, 402-64-107, 402-64-105, 402-64-104, 402-32-234

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: Commercial

Proposed to be: Medium Density Residential

Describe how the change will benefit the county.

This will allow for additional housing to be available to the public.

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

Lots will have full utility hookups except gas. Sewer will be individual septic.

Describe any change in the character of the surrounding neighborhood.

None. surrounding neighborhood is residential.

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 change will extend the existing medium density residential area that is already abutting the project boundary. Public roads and utilities are available to serve this parcel.

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

This change is necessary to support a zone change application and allow the zoning and underlying general plan to match.

Minor Plan Amendment Addendum

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

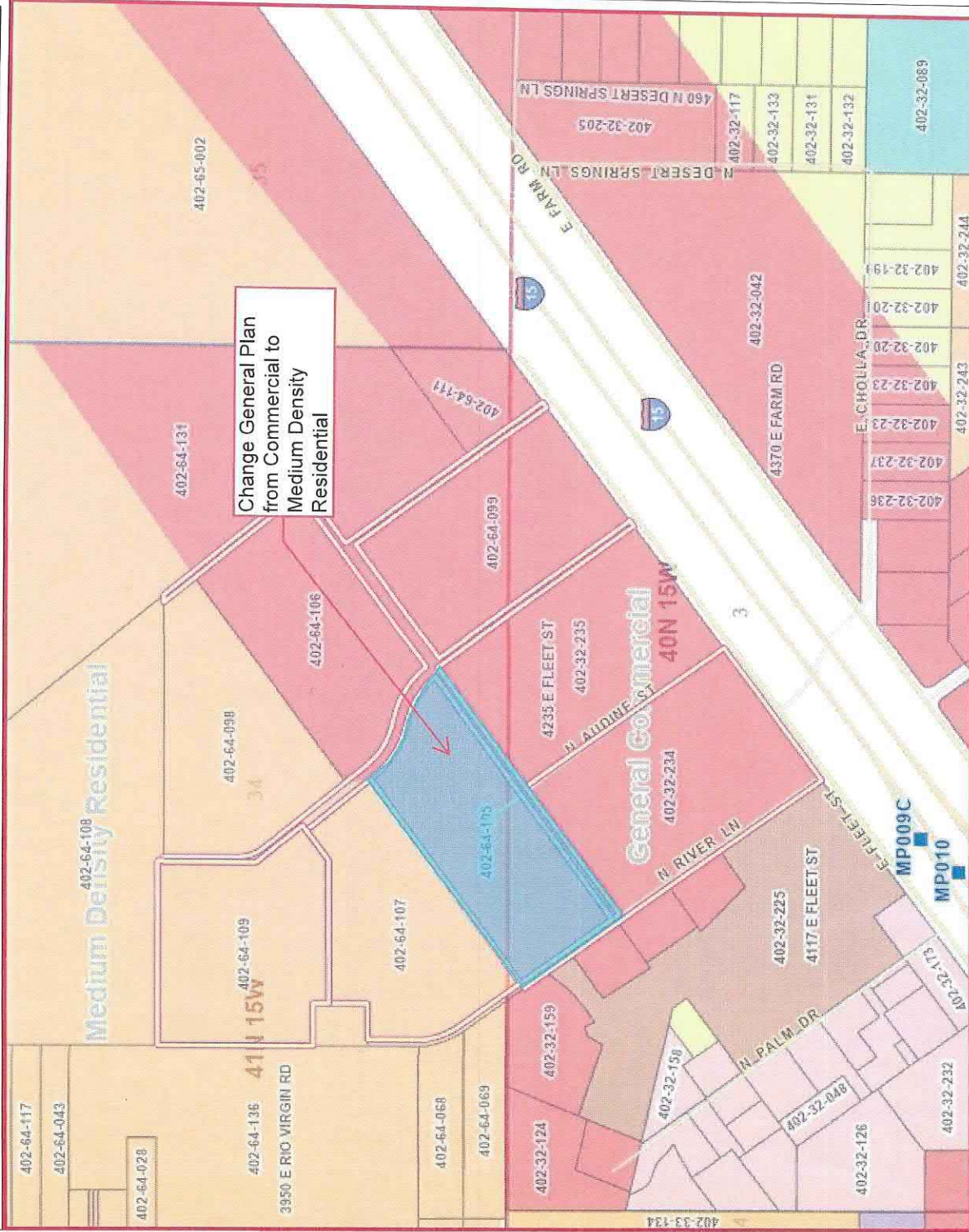
Commercial

to

Medium Density Residential

to accompany the requested rezone.

General Plan Amendment



Legend

- Street Intersection
- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Land Use General Plan Groups
- Alternative Energy
- Commercial Recreation
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Neighborhood Commercial
- Public Facilities
- Public Lands
- Public Park
- Rural Development Area
- Rural Industrial
- Rural Residential
- Suburban Development Area
- Suburban Estates

1:8,309

Notes:

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, OR 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>

Map Created: 2/21/2025

Zone Change



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>

0 692.4 1,384.9 Feet

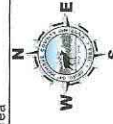
(approximate scale)

© 2021 Mohave County Information Technology

Map Created: 2/21/2025

Notes:

1: 8,309

**Legend**

Street Intersection
ADOT Mileposts
COUNTY Mileposts

Sign Post Exists
Calculated Measure

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
Private
State
State Wildlife Area

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COUNTY Mileposts

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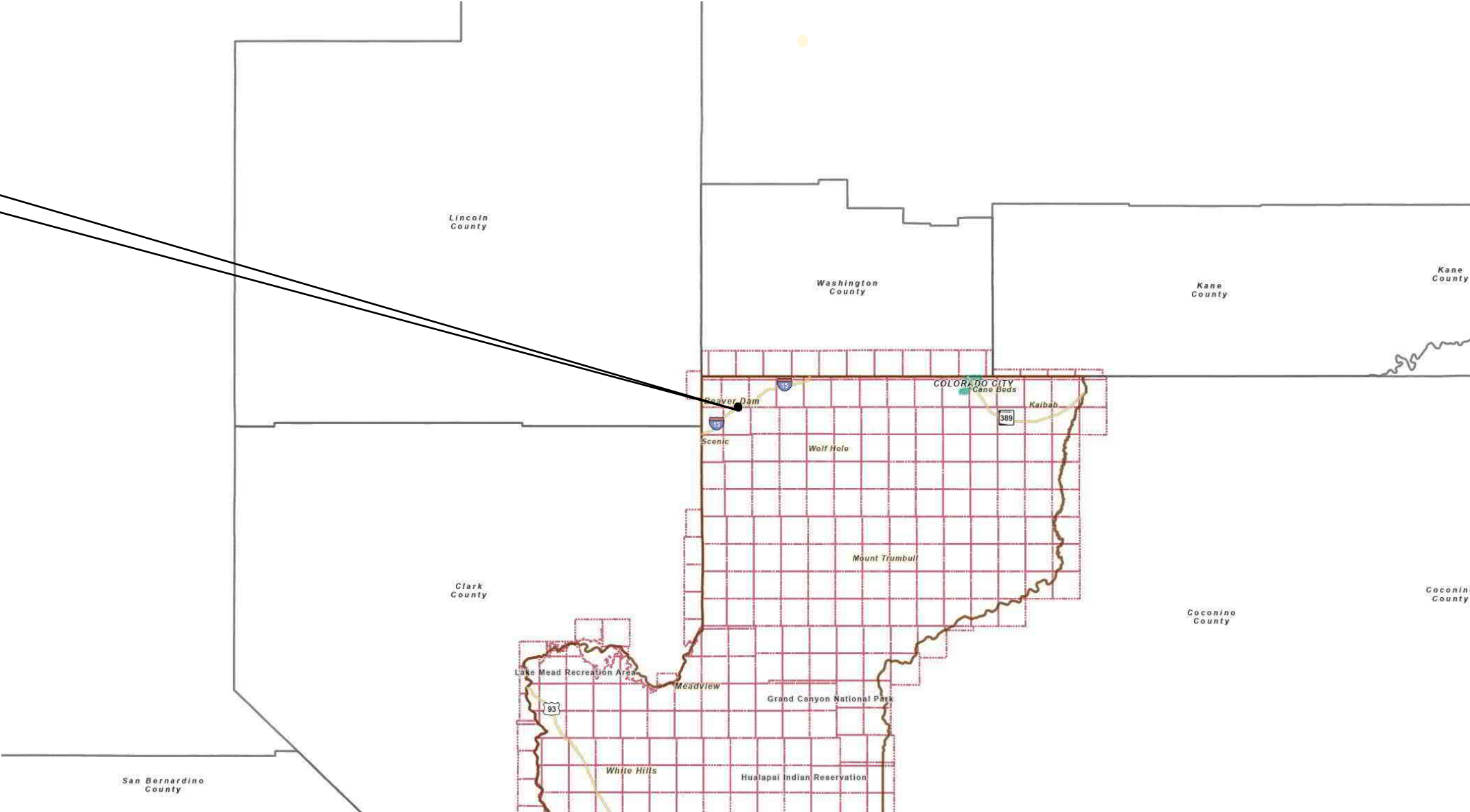
PLAN AMENDMENT & REZONE 402-32-234, 402-64-many

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN of Assessor's Parcel No. 402-64-105 and a portion of 402-64-104 and 402-32-234 from a General Commercial land use designation to a Medium Density Residential land use designation, and a REZONE of Assessor's Parcel No. 402-32-234 from an A-R (Agricultural Residential) zone to a C2-H (Highway Commercial) zone, and 402-64-109, -107, -105, and a portion of -104 from a R-E/10A (Residential-Recreation Ten Acre Minimum) zone to a R-E (Residential-Recreation) zone, to allow for a residential subdivision and commercial lot, in the Beaver Dam vicinity.

Section 3 & 34
T 41 N, R 15 W

Subject
Property

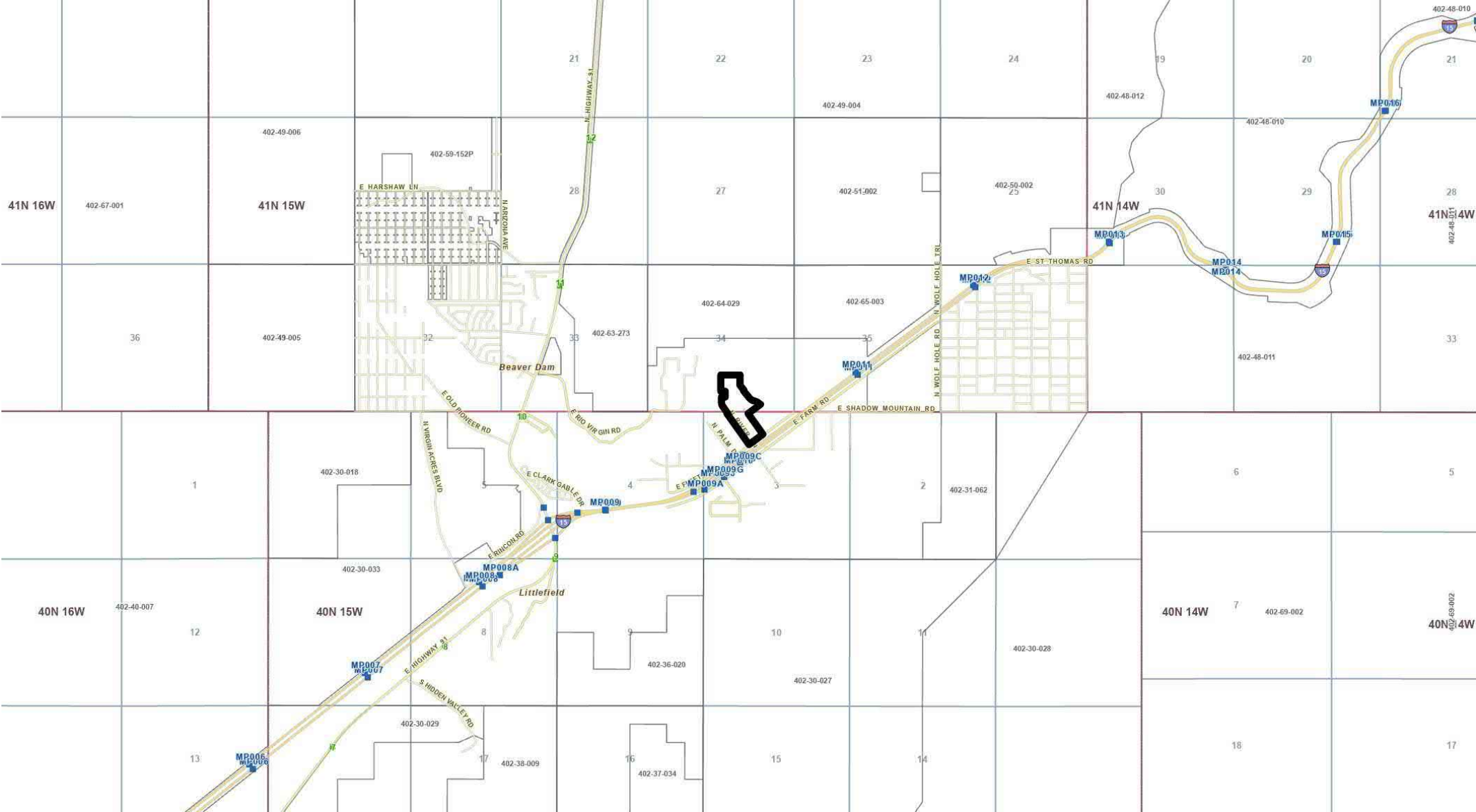


PLAN AMENDMENT & REZONE 402-32-234, 402-64-many

VICINITY MAP

Section 3 & 34
T 41 N, R 15 W

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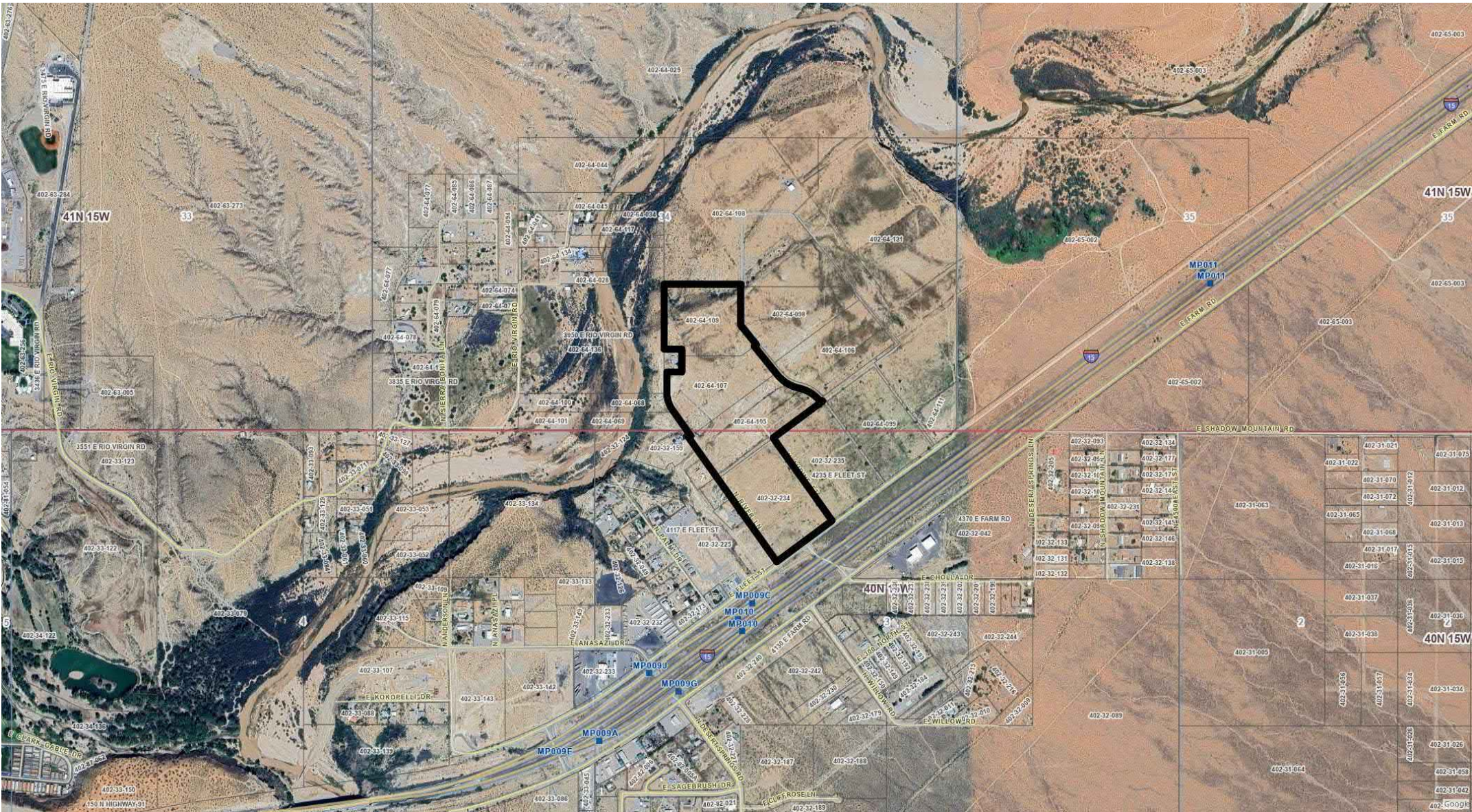


PLAN AMENDMENT & REZONE 402-32-234, 402-64-many

SITE MAP

Section 3 & 34
T 41 N, R 15 W

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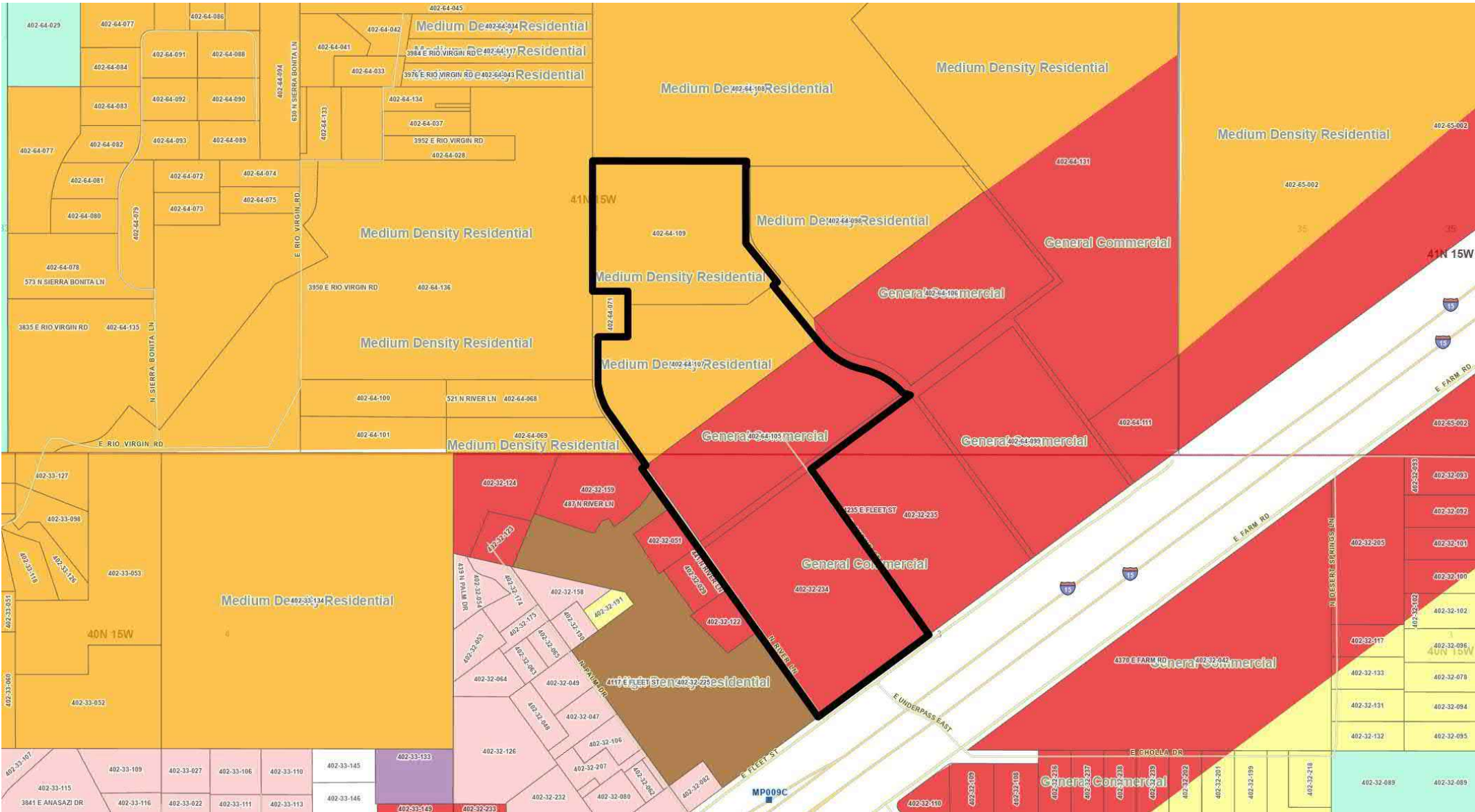
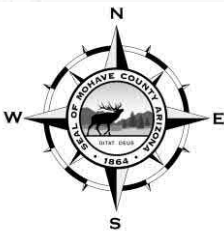
PLAN AMENDMENT & REZONE 402-32-234, 402-64-many

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN of Assessor's Parcel No. 402-64-105 and a portion of 402-64-104 and 402-32-234 from a General Commercial land use designation to a Medium Density Residential land use designation, and a **REZONE** of Assessor's Parcel No. 402-32-234 from an A-R (Agricultural Residential) zone to a C2-H (Highway Commercial) zone, and 402-64-109, -107, -105, and a portion of -104 from a R-E/10A (Residential-Recreation Ten Acre Minimum) zone to a R-E (Residential-Recreation) zone, to allow for a residential subdivision and commercial lot, in the Beaver Dam vicinity.

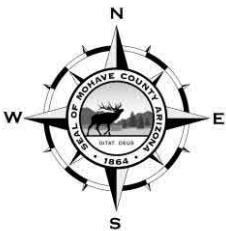
Section 3 & 34
T 41 N, R 15 W

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



ZONING MAP

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



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN of Assessor's Parcel No. 402-64-105 and a portion of 402-64-104 and 402-32-234 from a General Commercial land use designation to a Medium Density Residential land use designation, and a **REZONE** of Assessor's Parcel No. 402-32-234 from an A-R (Agricultural Residential) zone to a C2-H (Highway Commercial) zone, and 402-64-109, -107, -105, and a portion of -104 from a R-E/10A (Residential-Recreation Ten Acre Minimum) zone to a R-E (Residential-Recreation) zone, to allow for a residential subdivision and commercial lot, in the Beaver Dam vicinity.

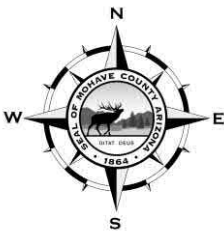
PLAN AMENDMENT & REZONE 402-32-234, 402-64-many

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN of Assessor's Parcel No. 402-64-105 and a portion of 402-64-104 and 402-32-234 from a General Commercial land use designation to a Medium Density Residential land use designation, and a **REZONE** of Assessor's Parcel No. 402-32-234 from an A-R (Agricultural Residential) zone to a C2-H (Highway Commercial) zone, and 402-64-109, -107, -105, and a portion of -104 from a R-E/10A (Residential-Recreation Ten Acre Minimum) zone to a R-E (Residential-Recreation) zone, to allow for a residential subdivision and commercial lot, in the Beaver Dam vicinity.

Section 3 & 34
T 41 N, R 15 W

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



Section 3 & 34
T 41 N, R 15 W







ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, on the regular meeting days of the Commission, 700 W. Main Street, Phoenix, Arizona, on the 14th day of May 2024, at 10:00 A.M.

Subject:
A proposed change to the ZONING MAP, to change the zoning from R-1 to R-2, for the property located at 10000 N. 10th Avenue, Phoenix, Arizona, 85021, as shown on the attached map.

Map:
A map showing the proposed change to the ZONING MAP, to change the zoning from R-1 to R-2, for the property located at 10000 N. 10th Avenue, Phoenix, Arizona, 85021, as shown on the attached map.

Comments:
Comments may be submitted to the Planning and Zoning Commission on or before the date of the hearing. Comments should be submitted to the Planning and Zoning Commission, 700 W. Main Street, Phoenix, Arizona, 85001.

Public Hearing:
A public hearing will be held on the 14th day of May 2024, at 10:00 A.M., at the Planning and Zoning Commission, 700 W. Main Street, Phoenix, Arizona, 85001.

04. **Evaluation of a request for a RESCISSION OF BOS RESOLUTION NO. 1990-82 to revert the property back to a C-2 (General Commercial) and C-RE (Commercial Recreation) zone for Assessor's Parcel Nos. 224-31-001, 002 and 075 for not meeting the conditions of approval, in the Mohave Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rescind B.O.S. Resolution 1990-82, which rezoned to a C-2H (Highway Commercial) zone and cause the property to revert to its former zoning classification, as requested by Mohave County.

The site is described as Bermuda Village Lots 1, 2 and Tract B in Section 15, Township 17 North, Range 22 West.

These sites are approximately six (6) acres in total and are located south of Levee Way and west of Barrackman Road. The site is accessed from State Highway 95, south on Barrackman Road, approximately one mile to the site.

The sites are vacant. The terrain appears to be relatively flat. The surrounding land uses consist of vacant land, tribal land, commercial and single-family homes. The Mohave County General Plan designates the site as General Commercial.

B.O.S. Resolution No. 1990-82 was approved for a rezone to C-2H (Highway Commercial) zone. Vesting of the zoning was conditioned upon the site being improved to meet the use for which it was approved. Minimal site improvement was done on parcel 224-31-001 which has now been demolished.

The site is within the Mohave Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Barrackman Road and Levee Way are paved and on the County's Road maintenance system. Plantation Road is unpaved and not on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-5375J indicates the site 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 to have legal access via paved and unpaved roads.
- d. There are no significant environmental features affecting the site.
- e. The conditions of approval listed in B.O.S. Resolution No. 1990-82 have not been satisfied.
- f. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff recommends that B.O.S. Resolution No. 1990-82 be RESCINDED, and the zoning designation be reverted to the previous C-2 (General Commercial) and C-RE (Commercial Recreation) zones.

3. B08



MICROFILMED
INDEXED

#90- 23754 BK 1701 PG 98
OFFICIAL RECORDS OF MOHAVE COUNTY, AZ.
JOAN McCALL, MOHAVE COUNTY RECORDER
04/13/90 10:30 A.M. PAGE 1 OF 3
BOARD OF SUPERVISORS
RECORDING FEE 0.00 NC

RESOLUTION NO. 90-82

A RESOLUTION REZONING AND COMBINING LOTS 1 AND 2 AND TRACT B, BERMUDA VILLAGE, FROM: C-2 (GENERAL COMMERCIAL) AND C-RE (COMMERCIAL RECREATION) ZONE, PROPOSED TO BE: C-2H (HIGHWAY COMMERCIAL) ZONE, LOCATED IN THE SOUTH MOHAVE VALLEY AREA, MOHAVE COUNTY, ARIZONA

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on April 2, 1990, a public hearing was conducted to determine whether approval should be granted to Howard M. Finn, Mohave Valley, Arizona for a rezoning to C-2H (Highway Commercial) zone, located in the South Mohave Valley area near the corner of Levee Way and Plantation Drive, and

WHEREAS, this proposed rezone is located in an area known as ACCRETION LAND, and is adjacent to an area that through legal action has been determined to be Fort Mojave Indian Tribe land and effects this property, and

WHEREAS, in testimony at the Planning and Zoning Commission hearing the owner's representative, Mr. Jack Rose, indicated that the three (3) parcels would be combined into one (1) if Plantation Drive could be abandoned as it intersects the property, and

Resolution No. 90-82

Page 2

WHEREAS, the Planning and Zoning Commission did generate a recommendation of approval of the zone change request at their March 14, 1990 public hearing with the following conditions noted:

- A. The applicant comply with all applicable provisions of Sections 25, 26, 27, & 31 of the Mohave County Zoning Regulations.
- B. That a building permit(s) be obtained for site development.
- C. That ADEQ or Mohave County Health Department approve the sewerage system for this development.
- D. Submittal and recordation of a Parcel Plat prepared in accordance with Article 3.16 of the Mohave County Subdivision Regulation.
- E. Establishment of a minimum lot area for this C-2H (Highway Commercial) zone, based on the size of the parcel created through the dissolution of the property lines, abandonment of Plantation Drive as it intersects the property and the granting of a sixty (60') foot road connecting Levee Drive and Barrackman Road at the southern most sixty (60') feet of Lot 1, Bermuda Village.
- F. That the Board of Supervisors accept the dedication of a sixty (60') foot right-of-way as indicated above through the approval of the resolution authorizing this zone change, and that the dedication statement and dedication(s) be shown on the plat.
- G. That if food services are constructed that the Mohave County Health Department grant approval of the facility under their guidelines.
- H. That underground utilities be utilized in accordance with Arizona Corporation regulations.
- I. That all parking surface provided be comprised of asphaltic cement, Standard Specification #171 or better, and that such paving be completed within ninety (90) days of the Certificate(s) of Occupancy granted the building(s).

Resolution No. 90-82

Page 3

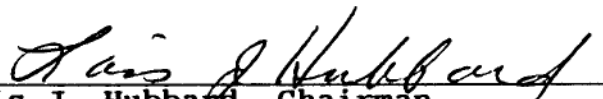
- J. That the owner dedicate additional road right-of-way along the eastern side of Lots 1 and 2 up to thirty-four (34') feet to match what the Fort Mojave Indian Tribe grants immediately south of this property to allow the widening of Barrackman Road, at the time the tribe grants the additional width. Any structures located within the proposed new road right-of-way would be removed at the owners expense.
- K. Such zone change shall not be effective for at least thirty (30) days after final approval of the change in zoning classification by the Board, being May 2, 1990, as per A.R.S. 11-829E.

WHEREAS, the notice of hearing was published in the Mohave Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona on March 18, 1990, and posted March 16, 1990 as required by Arizona Revised Statutes and the Mohave County Zoning Regulations, and

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors, at their regular meeting on Monday, April 2, 1990 approved this change in zoning as recommended by the Mohave County Planning and Zoning Commission and outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST:


Lois J. Hubbard, Chairman


Pat Chastain, Clerk

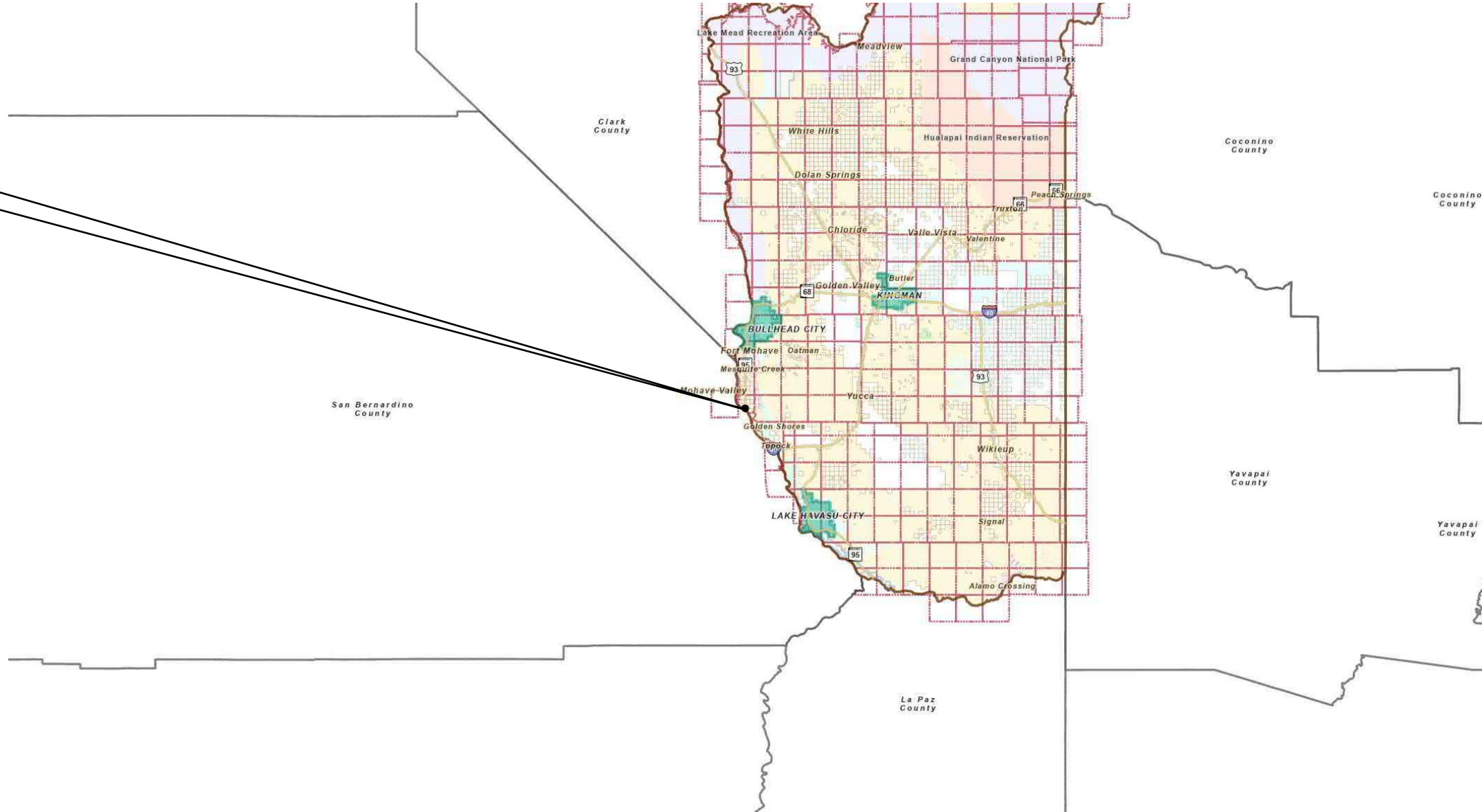
RESCIND B.O.S. RESOLUTION 90-082

GENERAL MAP

Section 25
T 17 N, R 22 W

Subject
Property

RECISSION OF BOS RESOLUTION NO. 90-082, and cause the property to revert back to a C-2 (General Commercial) and C-RE (Commercial Recreation) zone, having not met the conditions of approval, in the Mohave Valley vicinity.



Section 25
T 17 N, R 22 W

The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The words "SEAL OF MOHAVE COUNTY ARIZONA" are inscribed around the perimeter of the seal, and the year "1864" is at the bottom. The seal is set against a background of a compass rose with the cardinal directions N, S, E, and W labeled.



RESCIND B.O.S. RESOLUTION 90-082

SITE MAP

Section 25
T 17N, R 22W

RECISSION OF BOS RESOLUTION NO. 90-082, and cause the property to revert back to a C-2 (General Commercial) and C-RE (Commercial Recreation) zone, having not met the conditions of approval, in the Mohave Valley vicinity.

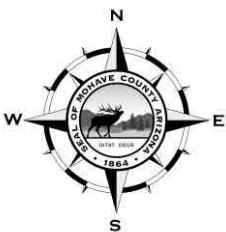
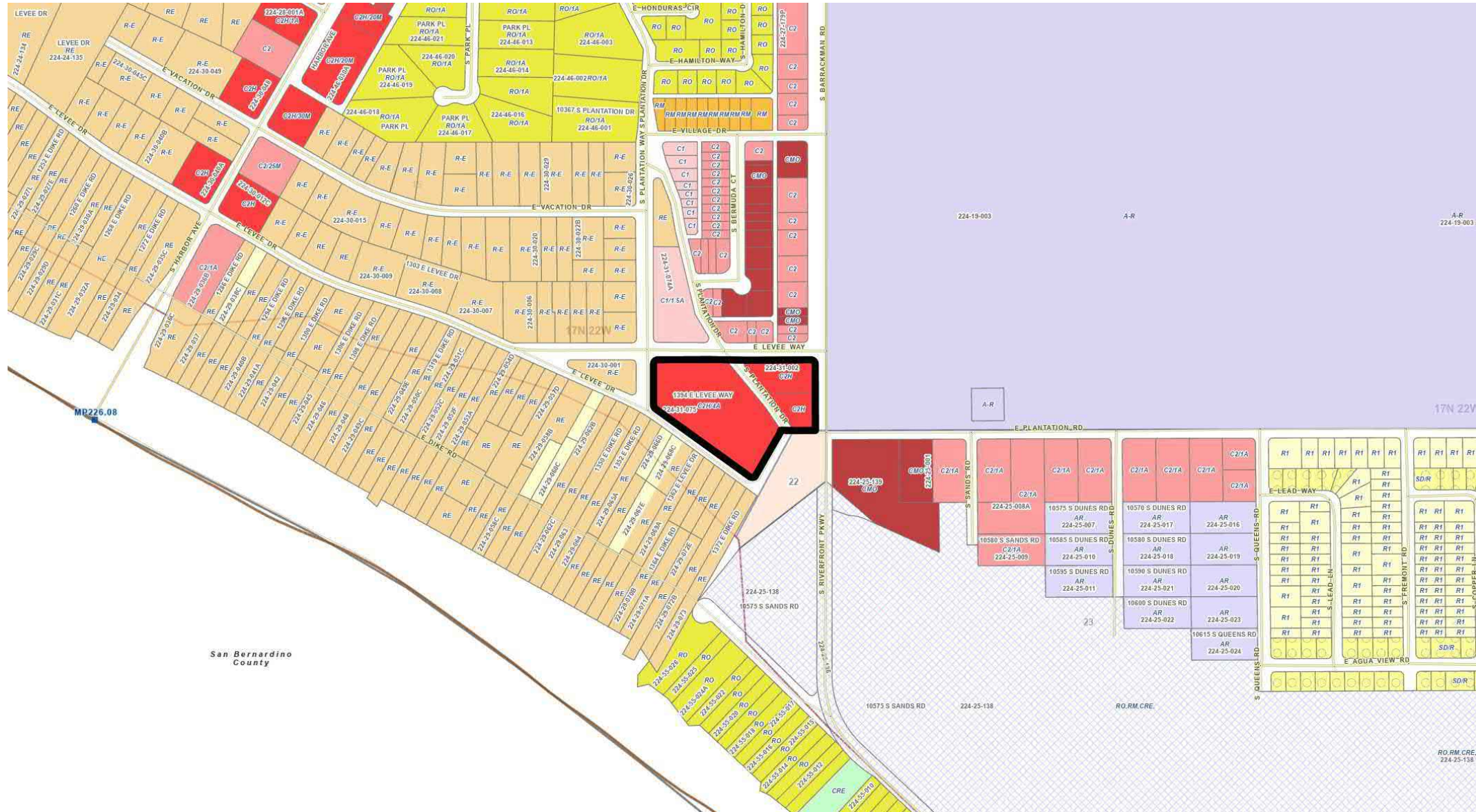


RESCIND B.O.S. RESOLUTION 90-082

ZONING MAP

Section 25
T 17 N, R 22 W

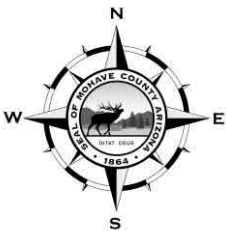
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RESCIND B.O.S. RESOLUTION 90-082 RIGHT OF WAY MAP

Section 25
T 17 N, R 22 W

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

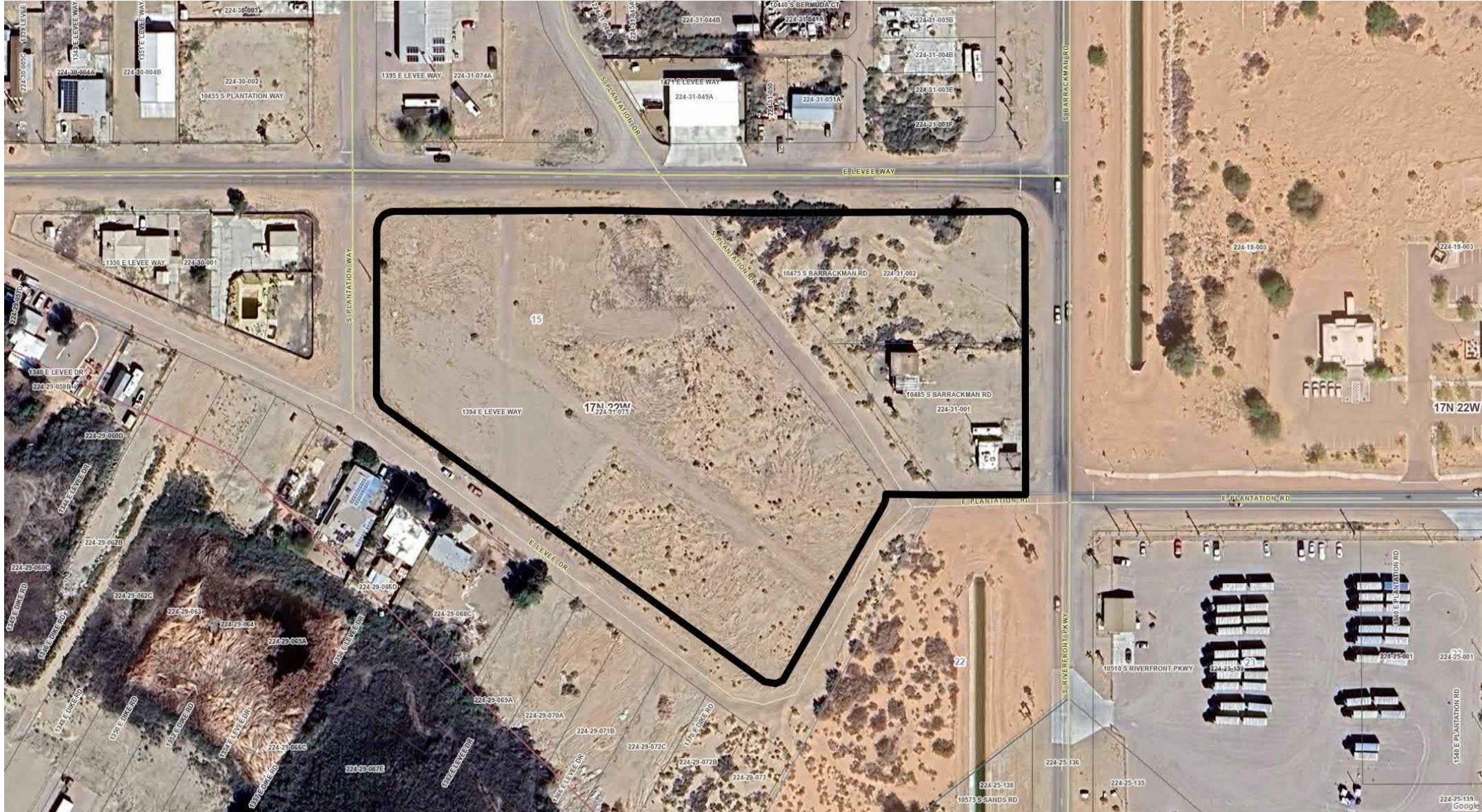


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RESCIND B.O.S. RESOLUTION 90-082 REQUEST

Section 25
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RECISSION OF BOS RESOLUTION NO. 90-082, and cause the property to revert back to a C-2 (General Commercial) and C-RE (Commercial Recreation) zone, having not met the conditions of approval, in the Mohave Valley vicinity.





**ZONING
NOTICE**

161428 is hereby given a hearing
by the City of Las Vegas, Nevada
Commissioner of Planning and Development
for the proposed rezoning of the property
for use as a single-family detached residence
from the existing zoning of R-1 to R-1.5
on May 21st, at 10:00 A.M.



ZONING NOTICE

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. Bank Street, Phoenix, Arizona, on the 3rd day of May 2025, at 10:00 A.M.

RECEIVED 05/01/2025 10:00 AM

700 W. Bank Street, Phoenix, Arizona 85003

For more information, please contact the Planning and Zoning Commission at (602) 257-1234 or visit the website at www.maricopa.gov/planning-zoning.

05. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 224-31-001 and -075 from a C-2 (General Commercial) zone and a C-RE (Commercial Recreation) zone to an SD/C (Special Development/Commercial) zone with C-MO (Commercial Manufacturing/Open Lot Storage) zone uses with an RV park allowance for an RV storage facility in the Mohave Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by United Engineering Group on behalf of Robert and Candice Schoenick of Glendora, California.

Assessor's Parcel No. 224-31-001 is described as Bermuda Village Lot 1, and 224-31-075 is described as Bermuda Village Tract B, both located in Section 15, Township 17 North, Range 22 West.

The site is approximately 5.35 acres and is located south of Levee Way and west of Barrackman Road. The site is accessed from State Highway 95, then continuing south on Barrackman Road, approximately 0.97 miles to the site.

The site is vacant, with relatively flat terrain and no distinctive drainages. The surrounding land uses consists of primarily vacant residential land with scattered single-family homes.

The applicant requests this rezone from a C-2 (General Commercial) zone and a C-RE (Commercial Recreation) zone to an SD/C (Special Development/Commercial) zone with C-MO (Commercial Manufacturing/Open Lot Storage) zone uses with an RV park allowance for an RV storage facility. The Mohave County General Plan designates this site as General Commercial.

The site is within the Mohave Valley Fire District. Electric, sewer, and water services appear to be available. Colorado Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5375J indicates the parcel described to be in Zone X (shaded), not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel Nos. 224-31-001 and -075 shall be Rezoned to an SD/C (Special Development/Commercial) zone, with C-MO (Commercial Manufacturing/Open Lot Storage) zone uses with an RV park allowance for an RV storage facility.
2. An RV Park plan, prepared in accordance with Section 37.G (RV Parks), must be completed prior to the approval of permits and before establishing the use.
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 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. 11-814K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 224-31-001 & -075 Current Zoning: C-2 & C-RE Parcel Size 5.35 Acres

Legal Description:

Lot 1 & Tract B, Bermuda Village, recorded in fee no. 108274, records of Mohave County, Arizona
being a portion of the SE 1/4 of Sec 15, T17N, R22W of the Gila and Salt River Base & Meridian

Water Provider: FMTU Electric provider: Aha Macav Sewer provider: FMTU

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Robert S. & Candice S. Schoenick

Owner Street Address: 1055 E. Laurel Avenue City: Glendora State: CA Zip: 91741

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Beau Cooper (United Engineering Group)

Agent Street Address: 10601 Church Street, Ste 124 City: Rancho Cucamonga State: CA Zip: 91730

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/E~~ C(SD)

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:

Development of an RV Storage facility

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.

Robert S. Schoenick

Robert S. Schoenick

3/7/2025

Candice S. Schoenick

Candice S. Schoenick

3/7/2025

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 & C-RE
to S-D/C for the purpose of Development of an RV Storage facility.

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

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

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

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

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

Beau Cooper / Entitlement Manager

United Engineering Group

[Redacted contact information]

Assessor Parcel Number and Legal Description of proposed subject property: 224-31-001 & -075

Lot 1 & Tract B, Bermuda Village, recorded in fee no. 108274, records of Mohave County, Arizona
being a portion of the SE 1/4 of Sec 15, T17N, R22W of the Gila and Salt River Base & Meridian

SEC. 15

TN. 17 N.

RG. 22 W.

BERMUDA VILLAGE

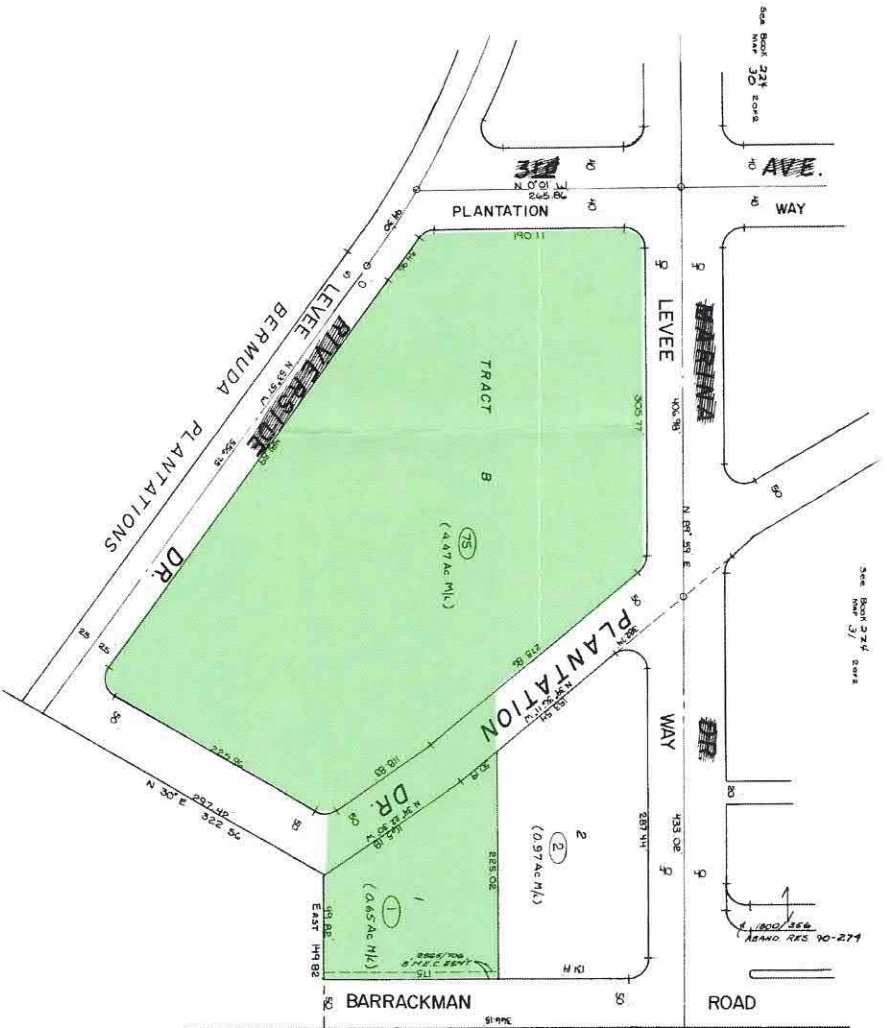
REC. NOV. 29, 1961

BOOK 224

MAP 31

1 OF 2

CODE 1611



17N 22W 15 SE SE
May 2, 2003

MOHAVE
COUNTY ASSESSOR'S MAP



PETITION OF EXCEPTION TO SECTION 37.G
MOHAVE COUNTY ZONING ORDINANCE

We have submitted an Application for Rezone to the Development Services Department for approval of a C(SD) zone which will pave the way for an RV Park/Storage development which includes requirements of Section 37.G of the County Zoning Ordinance.

As allowed by the "SD" zoning ordinance we are requesting the following exceptions from Section 37.G:

- *Section 37.G.2.a.2: All RV Park spaces and all accessory uses producing wastewater shall be connected to a County approved wastewater (sewer or septic) system.*
 - The project's primary purpose is for RV storage and not for overnight stays. However, RV owners would be allowed to stay in their unit overnight on occasion. The development proposes to construct one dump station to service all spaces, to discourage long-term camping.

This petition is submitted as a request the Director approve an exception from the above Sections of the Mohave County Zoning Ordinance, as outlined in Section 37.G for the following reasons:

1. The granting of this petition will not be detrimental to the public welfare or injurious to other adjacent properties because sewer service will still be provided to the site but by providing a single dump station, will encourage lower capacities and lower demand on the existing system.
 2. This request will not nullify the intent or purpose of the County General Plan or other regulations because sewer service will still be provided to the site.
- *Section 37.G.2.a.8: Open lot storage is prohibited. The park owner/manager shall be responsible for enforcement of this prohibition.*
 - The project's primary purpose is for RV and other recreational storage. Each space will have an enclosed garage and carport which will be permitted per this section. However, we request that RV's, boats, and automobiles also be allowed to be stored outdoors, underneath the provided carport area.

This petition is submitted as a request the Director approve an exception from the above Sections of the Mohave County Zoning Ordinance, as outlined in Section 37.G for the following reasons:



united
engineering
group

1. The granting of this petition will not be detrimental to the public welfare or injurious to other adjacent properties because the current zoning for the site already allows for indoor storage facilities.
2. This request will not nullify the intent or purpose of the County General Plan or other regulations because storage facilities are already allowed in the current zone. This request would only add outdoor storage on the spaces internal to the facility.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Beau Cooper', with a long horizontal line extending to the right.

Beau Cooper
Entitlement Director

March 24, 2025

Legal Description: TRACT B & LOT 1, OF BERMUDA VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 29, 1961 AT FEE NO. 108274 IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA.

Assessor Parcel Nos: 224-31-001 & 224-31-075

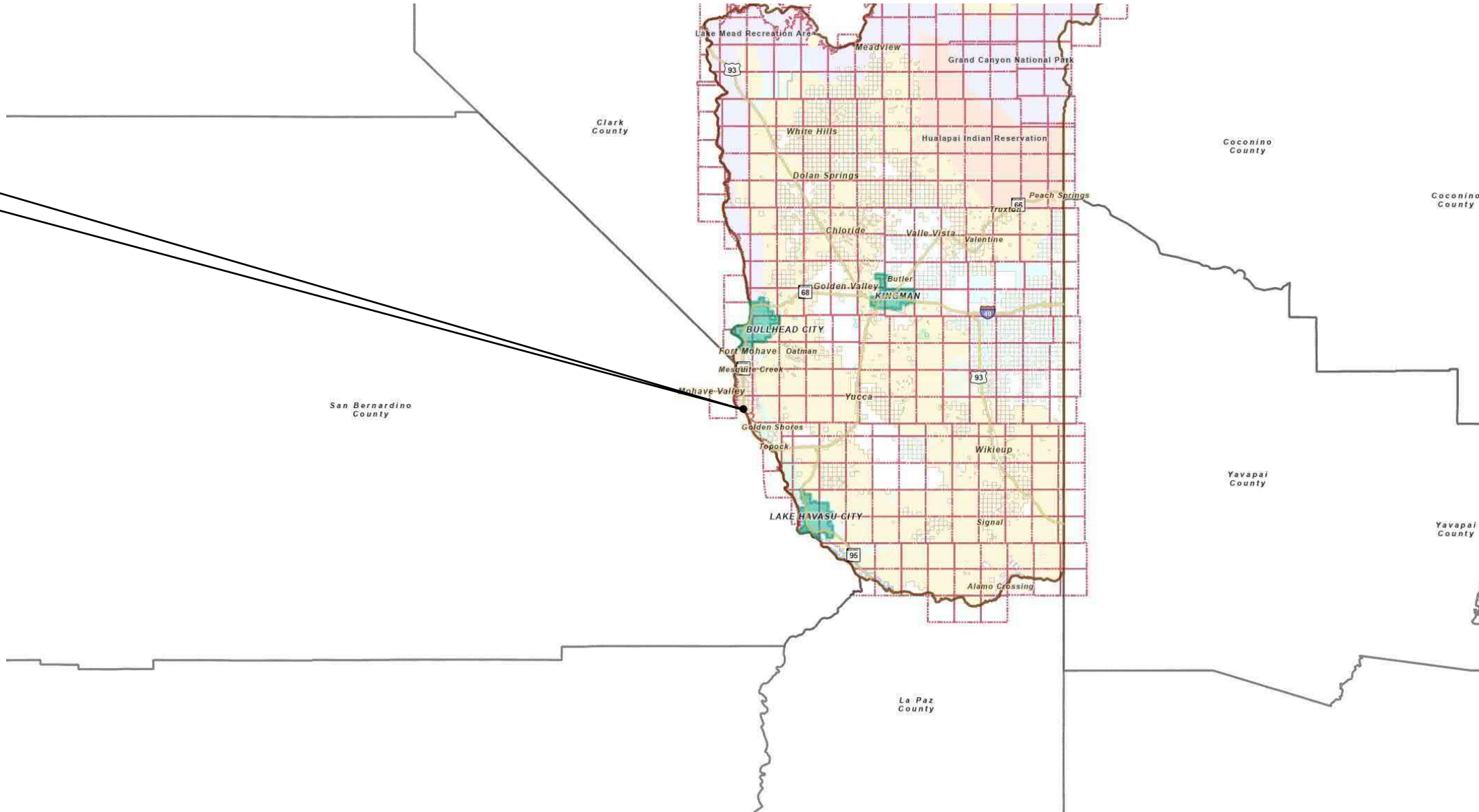
REZONE 224-31-001 & -075

GENERAL MAP

Section 15
T 17 N, R 22 W

Subject
Property

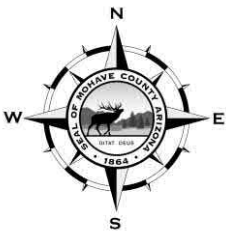
REZONE of Assessor's Parcel Nos. 224-31-001 and -075 from a C-2 (General Commercial) zone and C-RE (Commercial Recreation) zone to a S-D/C (Special Development Commercial) zone, to allow for RV storage facility, in the Mohave Valley vicinity.



VICINITY MAP

Section 15
T 17 N, R 22 W

REZONE of Assessor's Parcel Nos. 224-31-001 and -075 from a C-2 (General Commercial) zone and C-RE (Commercial Recreation) zone to a S-D/C (Special Development Commercial) zone, to allow for RV storage facility, in the Mohave Valley vicinity.



REZONE 224-31-001 & -075

SITE MAP

Section 15
T 17 N, R 22 W

REZONE of Assessor's Parcel Nos. 224-31-001 and -075 from a C-2 (General Commercial) zone and C-RE (Commercial Recreation) zone to a S-D/C (Special Development Commercial) zone, to allow for RV storage facility, in the Mohave Valley vicinity.

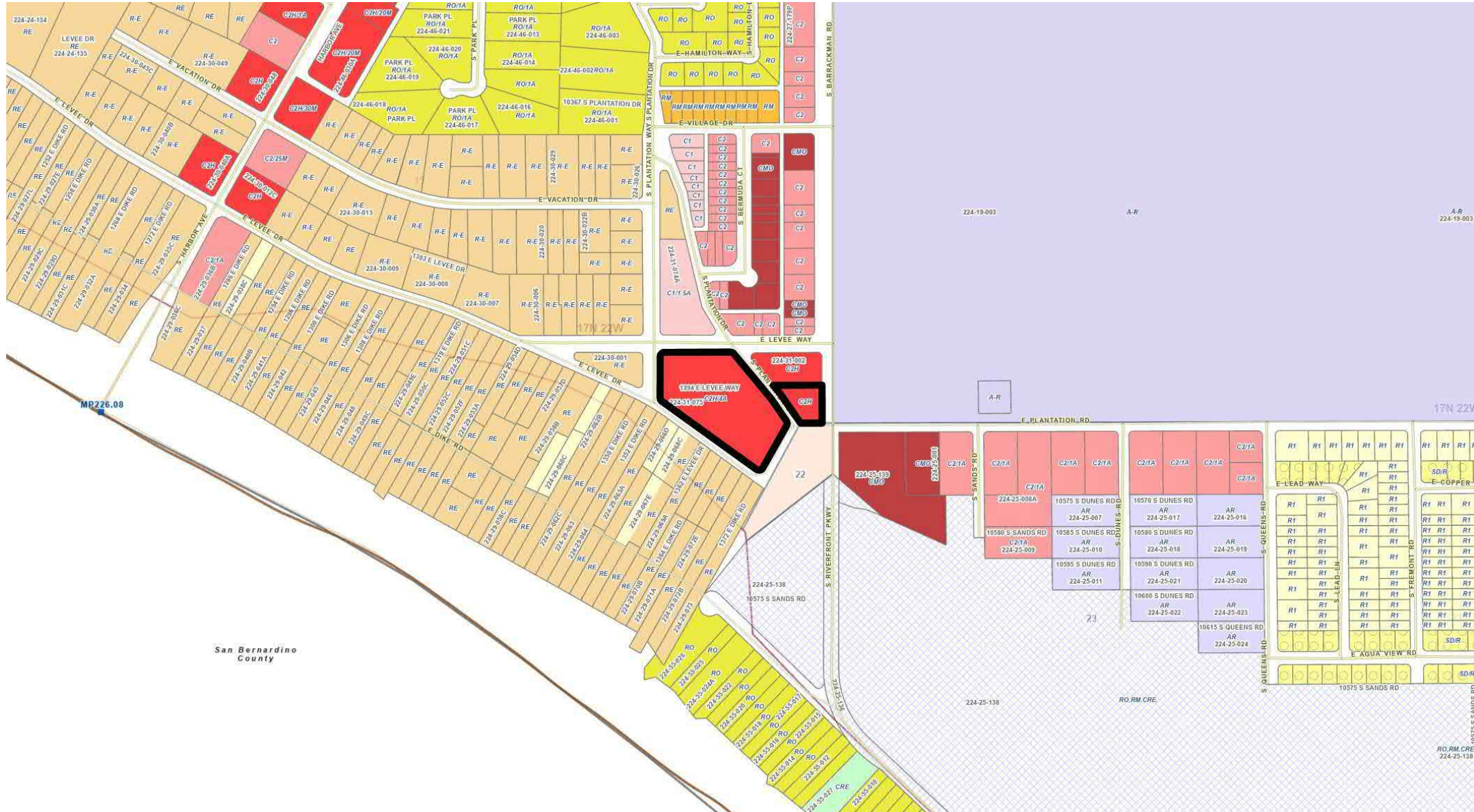


REZONE 224-31-001 & -075

ZONING MAP

Section 15
T 17 N, R 22 W

REZONE of Assessor's Parcel Nos. 224-31-001 and -075 from a C-2 (General Commercial) zone and C-RE (Commercial Recreation) zone to a S-D/C (Special Development Commercial) zone, to allow for RV storage facility, in the Mohave Valley vicinity.



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

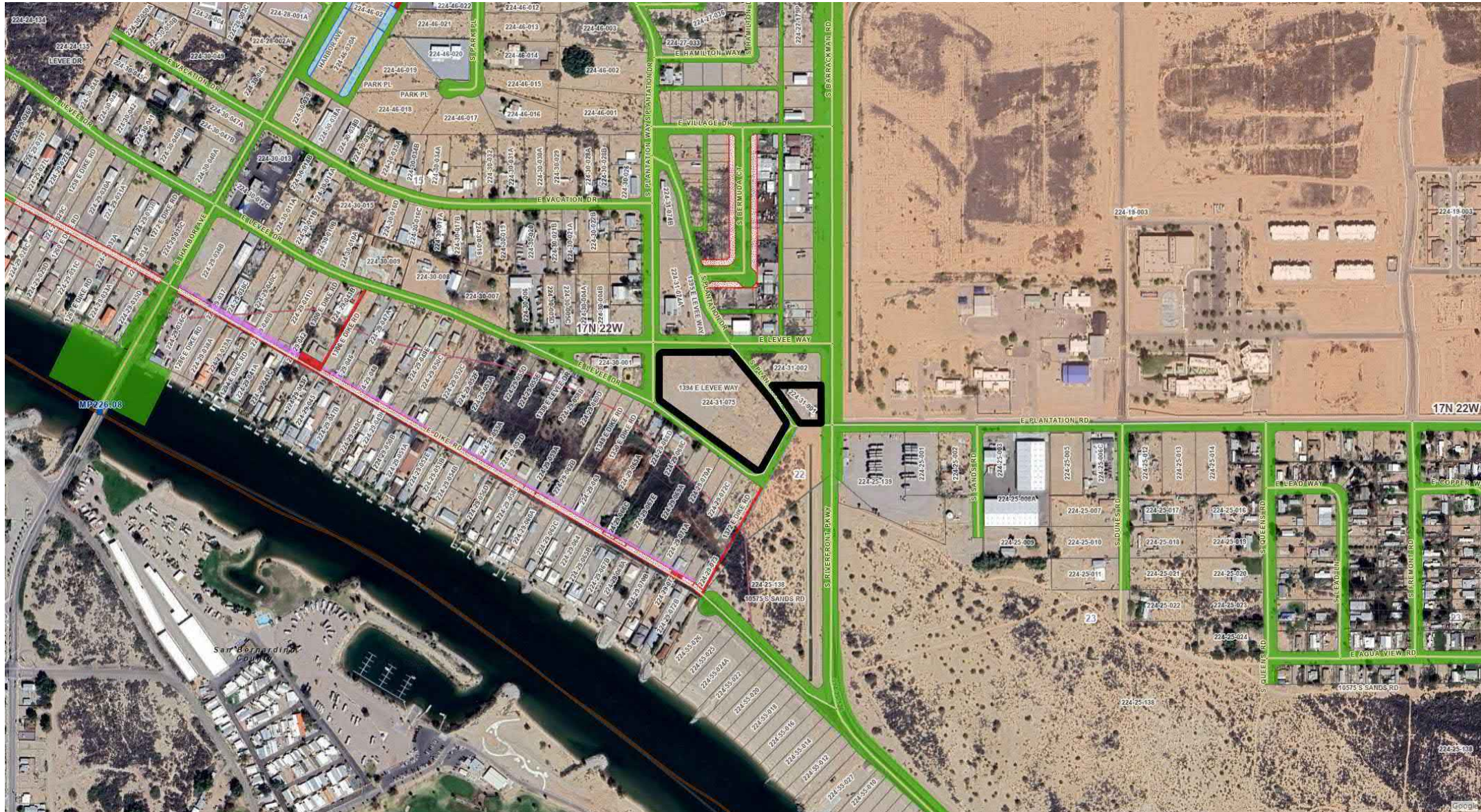
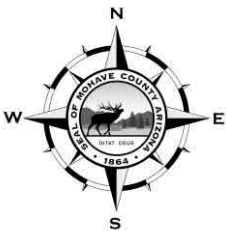


REZONE 224-31-001 & -075

RIGHT OF WAY MAP

Section 15
T 17 N, R 22 W

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



REZONE of Assessor's Parcel Nos. 224-31-001 and -075 from a C-2 (General Commercial) zone and C-RE (Commercial Recreation) zone to a S-D/C (Special Development Commercial) zone, to allow for RV storage facility, in the Mohave Valley vicinity.

REZONE 224-31-001 & -075

REQUEST

Section 15
T 17 N, R 22 W

REZONE of Assessor's Parcel Nos. 224-31-001 and -075 from a C-2 (General Commercial) zone and C-RE (Commercial Recreation) zone to a S-D/C (Special Development Commercial) zone, to allow for RV storage facility, in the Mohave Valley vicinity.







06. **Evaluation of a request for a RECISSION OF B.O.S. RESOLUTION NO. 2004-186, and cause the property to revert back to a C-2 (General Commercial) zone for Assessor's Parcel No. 227-21-034, for not meeting the conditions of approval, in the Fort Mohave vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rescind B.O.S. Resolution No. 2004-186 which rezoned Assessor's Parcel No. 227-21-034 to a C-M (Commercial Manufacturing) zone, as requested by Mohave County.

Assessor's Parcel No. 227-21-034 is described as Tract: 1021 Mohave Mesa Lot 34, located in Section 27, Township 19 North, Range 22 West.

The site is approximately 1.01 acres and is located south of Corona Road and east of Lakewood Road. The site is accessed from State Highway 95, then east on Corona Road, then south on Lakewood Road, approximately .08 miles to the site. The property is currently vacant. The terrain is relatively flat. The surrounding land uses consist of general commercial uses and vacant land.

B.O.S. Resolution No. 2004-186 was approved on June 7, 2004, and was originally approved to rezone 227-21-034 to an C-M (Commercial-Manufacturing) zone, to allow for an office and cabinet shop. As of this date, there has been no project development.

The site is within the Fort Mojave Mesa Fire District. Electric, sewer, and water services appear to be available. Lakewood Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4763J indicates the site described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears to have legal access via paved roads.
- d. There does not appear to be any significant environmental features affecting the site.
- e. The conditions of approval listed in BOS Resolution Nos. 2004-186 have not been satisfied.
- f. Electric, water, and sewer services appear to be available.

STAFF RECOMMENDATION:

Staff recommends that BOS Resolution No. 2004-186 be RESCINDED and the zoning designation for Assessor's Parcel No. 227-21-034 be reverted to the previous C-2 (General Commercial) zone is proper for consideration.

RESOLUTION NO. 2004-186

A RESOLUTION SETTING FORTH A REZONE OF LOT 34, MOHAVE MESA, TRACT 1021, IN SECTION 27, TOWNSHIP 19 NORTH, RANGE 22 WEST, FROM C-2 (GENERAL COMMERCIAL) ZONE TO C-M (COMMERCIAL-MANUFACTURING) ZONE, IN THE SOUTH MOHAVE VALLEY AREA, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on June 7, 2004, a public hearing was conducted to determine whether approval should be granted to Rezone the above-described property as requested by Jeff Burgess of Fort Mohave, Arizona representing Marvin T. Vance of Santa Fe Springs, California, and

WHEREAS, this property is located west of State Highway 95, between El Rodeo Road and Joy Lane. The site is accessed from State Highway 95 via west on Corona Road to Lakewood Road, then south on Lakewood Road approximately 330 feet to the property located on the east side of Lakewood Road. The property is vacant and the terrain is relatively flat, sloping slightly to the west toward the Colorado River. The surrounding land uses consist of other general commercial businesses and vacant lots. There are no significant drainage patterns, and

WHEREAS, the applicant requests this zone change to C-M (Commercial-Manufacturing) zone to allow for an office and cabinet shop. The Mohave County General Plan designates this area as GC (General Commercial), and the South Mohave Valley Area Plan designates this area as C-M (Commercial Manufacturing), and

WHEREAS, a review of FEMA FIRM Panel #040058-2445C indicates the parcel described to be in Zone C, not in the Special Flood Hazard Area, and

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect comply with the Mohave County General Plan and the South Mohave Valley Area Plan.
- c. The site is adequate for the action intended, and the use is consistent with the surrounding land uses and terrain.
- d. The neighboring area contains other land uses similar to the above-proposed action.
- e. The site has legal access.
- f. There are no significant environment features affecting the site.

RESOLUTION NO. 2004-186

Page 2

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on May 12, 2004, the Commission recommended APPROVAL for a Rezone subject to the following:

1. This property will be rezoned C-M (Commercial-Manufacturing) to allow for an office and cabinet shop.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. A site plan prepared in accordance with Section 27.P (Site Plan Requirements) must be completed and approved prior to approval of permits and before establishing the use.
3. The appropriate zoning, building, environmental and floodplain permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least 30 days after final approval of the change in classification by the Board of Supervisors, as per ARS 11-829E.
5. If these conditions are not met within one (1) year of this approval, and if at the expiration of this period the property has not been improved to meet the use for which it was conditionally approved, the Board of Supervisors (after notification by registered mail to the owner and the applicant who requested the rezoning) shall schedule a public hearing to grant an extension, determine compliance with the schedule for development, or cause the property to revert to its former zoning classification. This action is in accordance with Arizona Revised Statutes Annotated, Title 11, Chapter 6, 11-832.

WHEREAS, the notice of hearing was published in The Standard, a newspaper of general circulation in Kingman, Mohave County, Arizona, on May 19, 2004, and was posted on May 21, 2004, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors, at their regular meeting on Monday, June 7, 2004, APPROVED this Rezone as recommended by the Mohave County Planning and Zoning Commission and outlined herein.

ATTEST

Barbara Bracken
Barbara Bracken, Clerk



MOHAVE COUNTY BOARD OF SUPERVISORS

Pete Byers
Pete Byers, Chairman

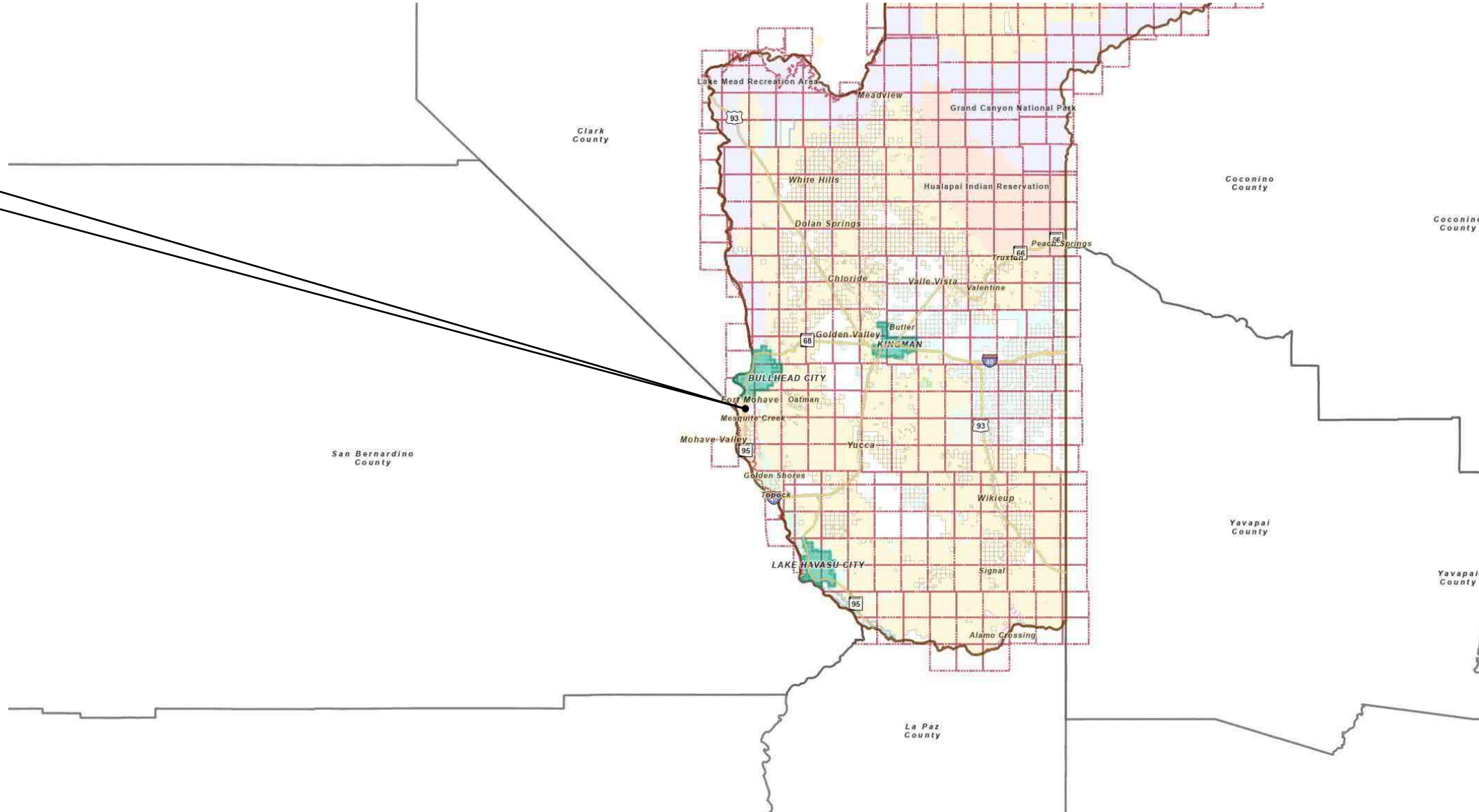
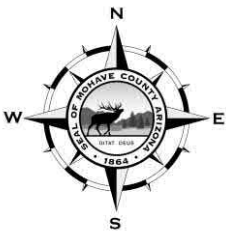
RESCIND B.O.S. RESOLUTION 2004-186

GENERAL MAP

Section 27
T 19 N, R 22 W

Subject
Property

RECISSION OF BOS RESOLUTION NO. 2004-186, and cause the property to revert back to a C-2 (General Commercial) zone for Assessor's Parcel No. 227-21-034, for not meeting the conditions of approval, in the Fort Mohave vicinity.

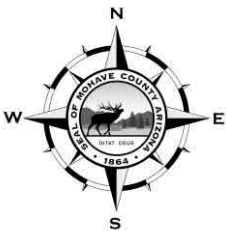


VICINITY MAP

Section 27
T 19 N, R 22 W

SITE MAP

Section 27
T 19 N, R 22 W

[illegible]

ZONING MAP

T 19 N, R 22 W

RECISSION OF BOS RESOLUTION NO. 2004-186, and cause the property to revert back to a C-2 (General Commercial) zone for Assessor's Parcel No. 227-21-034, for not meeting the conditions of approval, in the Fort Mohave vicinity.



RESCIND B.O.S. RESOLUTION 2004-186 REQUEST

Section 27
T 19 N, R 22 W

RECISSION OF BOS RESOLUTION NO. 2004-186, and cause the property to revert back to a C-2 (General Commercial) zone for Assessor's Parcel No. 227-21-034, for not meeting the conditions of approval, in the Fort Mohave vicinity.





CAL ZON
FENCE CO.
700 W. GALE STREET, SUITE 100, MESA, AZ 85204

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona at 7:00 PM on May 20, 2020 at 7:00 PM at the following location:

700 W. GALE STREET, SUITE 100, MESA, AZ 85204

For more information, please contact the Planning and Zoning Commission at (480) 342-2200.



07. **Evaluation of a request for a RECISSION of B.O.S. Resolutions 2024-045 and 2024-230 and cause the property to revert back to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for Assessor's Parcel No. 225-14-019, for not meeting the conditions of approval, in the Mohave Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rescind B.O.S. Resolutions 2024-045 and 2024-230, which rezoned Assessor's Parcel No. 225-14-019 to an A-R (Agricultural Residential) zone, a C-RE (Commercial Recreation) zone, and a C-MO (Commercial Manufacturing/Open Lot Storage) zone, as requested by Lewis McSweeney of Las Vegas, Nevada.

Assessor's Parcel No. 225-14-019 is described as a Mountain View Ranches Tract 4003-A Block 3 Lot 7, located in a portion of Section 5, Township 18 North, Range 21 West.

The site is approximately 6.13 acres and is located north of Boundary Cone Road, and west of Elery Street. The site is accessed from State Highway 95, then east on Boundary Cone Road approximately 3.96 miles to the site. The property currently has a permitted metal accessory structure. The terrain appears to be relatively flat, with two washes running through the site. The surrounding land uses consist of vacant land, manufacturing zoned property, single-family residences, and an RV park.

B.O.S. Resolution No. 2024-045 was approved on February 20, 2024, and was originally approved to rezone 225-14-019 to an A-R (Agricultural Residential) zone, C-RE (Commercial Recreation) zone, and a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a storage facility, campground, and a residence.

B.O.S. Resolution No. 2024-230 was approved on December 02, 2024, which amended Resolution 2024-045 to alter the location of the zoning designations to fit what was being proposed by the applicant. This Recission was requested by the applicant, because they have chosen not to move forward with the proposed project.

The site is within the Fort Mojave Mesa Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Boundary Cone Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5075K indicates the parcels described to be in Zone X, not in the Special Flood Hazard Area, and the southern portion to be in Zone AO, 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 comply with the Mohave County General Plan.
- c. The site appears adequate for the action intended.
- d. The site appears to have legal access via paved roads.

- e. The noted washed and flood zone are environmental features affecting the site.
- f. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

Staff finds that the application for B.O.S. Resolution Nos. 2024-045 and 2024-230 to be RESCINDED and the zoning designation for Assessor's Parcel No. 225-14-019 be reverted to the previous A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone is proper for consideration.

From: [REDACTED]
Sent: Tuesday, February 11, 2025 3:14 PM
To: Matthew Gunderson
Subject: 3445 boundaries cone rd

CAUTION:

Please reverse our zoning back to AR zoning for the entire 5.5 acres. Thank you.
Lewis mcsweeney

[Sent from the all new AOL app for iOS](#)

505
4

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

FEE# 2024009446

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



02/27/2024 09:36 AM Fee: \$0.00

PAGE: 1 of 4

BOS RESOLUTION NO. 2024-045

A RESOLUTION SETTING FORTH A REZONE OF ASSESSOR'S PARCEL NO. 225-14-019 FROM AN A-R/5A (AGRICULTURAL RESIDENTIAL/FIVE ACRE MINIMUM LOT SIZE) ZONE TO AN A-R (AGRICULTURAL RESIDENTIAL), C-RE (COMMERCIAL RECREATION) AND C-MO (COMMERCIAL MANUFACTURING/ OPEN LOT STORAGE) ZONES, FOR A STORAGE FACILITY, CAMPGROUND, AND A RESIDENCE, IN THE MOHAVE VALLEY VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Tuesday, February 20, 2024, a public hearing was conducted to determine whether approval should be granted to Rezone the above-described property, as requested by Lewis McSweeny of Las Vegas, Nevada, and

WHEREAS, Assessor's Parcel No. 225-14-019 is described as Mountain View Ranches Tract 4003-A Block 3 Lot 7 of Section 5, Township 18 North, Range 21 West, and

WHEREAS, the site is approximately 5.45 acres in size and is located north of Boundary Cone Road and west of Ellery Street. The site is accessed from State Highway 95, then east on Boundary Cone Road, approximately 3.94 miles to the site, and

WHEREAS, the site currently contains a metal structure. The terrain appears relatively flat, with two washes running through the site. The surrounding land uses consist of vacant land, manufacturing zoned property, single-family residences, and an RV park, and

WHEREAS, the applicant requests this zone change from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to A-R (Agricultural Residential), C-RE (Commercial Recreation), and C-MO (Commercial Manufacturing/Open Lot Storage) zones for a storage facility, campground, and a residence as shown on Exhibit A. The Mohave County General Plan designates this site as an Urban Development Area, and

WHEREAS, the site is within the Fort Mohave Mesa Fire District. Electric service appears to be available. Water and sewer service does not appear to be available. Boundary Cone Road is paved and is on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-5075K indicates the parcel described to be primarily in Zone X, not in the Special Flood Hazard Area, and the southern portion to be in Zone AO, within the Special Flood Hazard Area, and

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted washes and flood zone appear to be significant environmental features affecting the site.
Electric service appears to be available. Water and sewer service does not appear to be available.

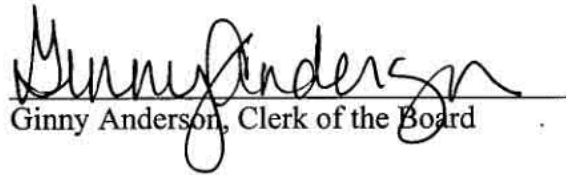
WHEREAS, at the public hearing held before the Mohave County Planning and Zoning Commission on January 17, 2024, the Commission recommended APPROVAL of this Rezone subject to the following:

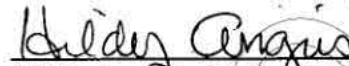
1. Assessor's Parcel No. 225-14-019 will be rezoned to a A-R (Agricultural Residential), C-RE (Commercial Recreation) and C-MO (Commercial Manufacturing /Open Lot Storage) zones as shown on Exhibit A.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved prior to 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.E.4 of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits and licenses will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814K.

WHEREAS, the notice of hearing was published in the Kingman Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, and in the Mohave Daily News, a newspaper of general circulation in the Mohave Valley vicinity on January 31, 2024, and was posted on February 2, 2024, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Tuesday, February 20, 2024, APPROVED this Rezone as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS**ATTEST**


Ginny Anderson, Clerk of the Board


Hildy Angus, Chairman



[illegible]

3
B65

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

FEE# 2024059791

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



12/04/2024 03:39 PM Fee: \$0.00

PAGE: 1 of 3

BOS RESOLUTION NO. 2024-230

A RESOLUTION SETTING FORTH AN AMENDMENT TO BOS RESOLUTION NO. 2024-045 TO AMEND THE LOCATION OF THE ZONING DESIGNATIONS FOR ASSESSOR'S PARCEL NO. 225-14-019 IN THE MOHAVE VALLEY VICINITY VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, December 2, 2024, a public hearing was conducted to determine whether approval should be granted for an Amendment to B.O.S. Resolution No. 2024-045, as requested by Lewis McSweeney, of Las Vegas, Nevada, and

WHEREAS, the Board of Supervisors approved BOS Resolution 2024-045 on February 20, 2024, setting forth a Rezone of Assessor's Parcel No. 225-14-019 to an A-R (Agricultural Residential) zone, C-RE (Commercial Recreation) zone, and a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a storage facility, campground, and a residence, and

WHEREAS, Assessor's Parcel No. 225-14-019 is described as Mountain View Ranches, Tract 4003-A, Block 3, Lot 7, located in Section 5, Township 18 North, Range 21 West, and

WHEREAS, the applicant has applied for a Site Plan for the proposed development, as required by the conditions of approval of BOS Resolution 2024-045. During that review process, it was determined that the previously approved rezone did not fit the needs of the development, and that the area of the different zoning designations would need to be amended to fit what is being proposed by the applicant. The proposed changes are shown on Exhibit A, and

WHEREAS, the site currently contains a metal structure. The terrain appears to be relatively flat, with two rushes running through the site. The surrounding land uses consist of vacant land, manufacturing zoned property, single-family residences, and an RV park, and

WHEREAS, the property currently has a water storage tank located on it that is no longer in use. It appears that all lots within this subdivision still have access to public utility easements. The terrain appears to be relatively flat. The surrounding land uses consist of vacant land and single family residences. The Mohave County General Plan designates this site as Rural Development Area, and

WHEREAS, the site is within the Fort Mohave Mesa Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Boundary Cone Road is paved and is on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-5075K indicates the parcels described to be in Zone X, not in the Special Flood Hazard Area, and the southern portion to be in Zone AO, within the Special Flood Hazard Area, and

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect does comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The site appears to have legal access via paved roads.
- e. The noted washes and flood zone are environmental features affecting the site.
- f. Electric services appear to be available. Water and sewer service does not appear to be available.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on November 13, 2024, the Commission recommended APPROVAL of this Amendment to the B.O.S. Resolution 2024-045, as shown on Exhibit A, and

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, and the Mohave Valley Daily News, a newspaper of general circulation in the Mohave Valley vicinity, Mohave County, Arizona, on November 13, 2024, and was posted on November 15, 2024, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Monday, December 2, 2024, APPROVED this Amendment to B.O.S. Resolution 2024-045 as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

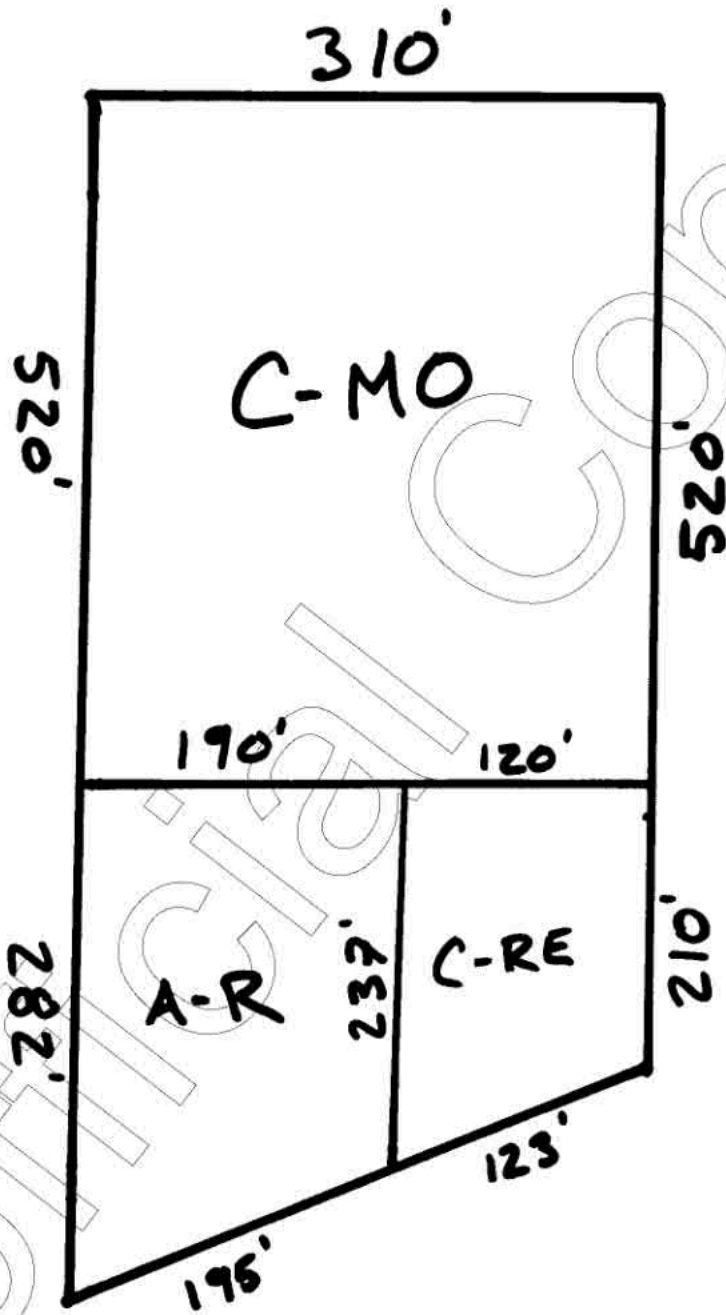
ATTEST


Jean Bishop, Vice-Chairman


Laura Skubal, Clerk of the Board



EXHIBIT A



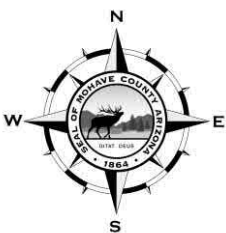
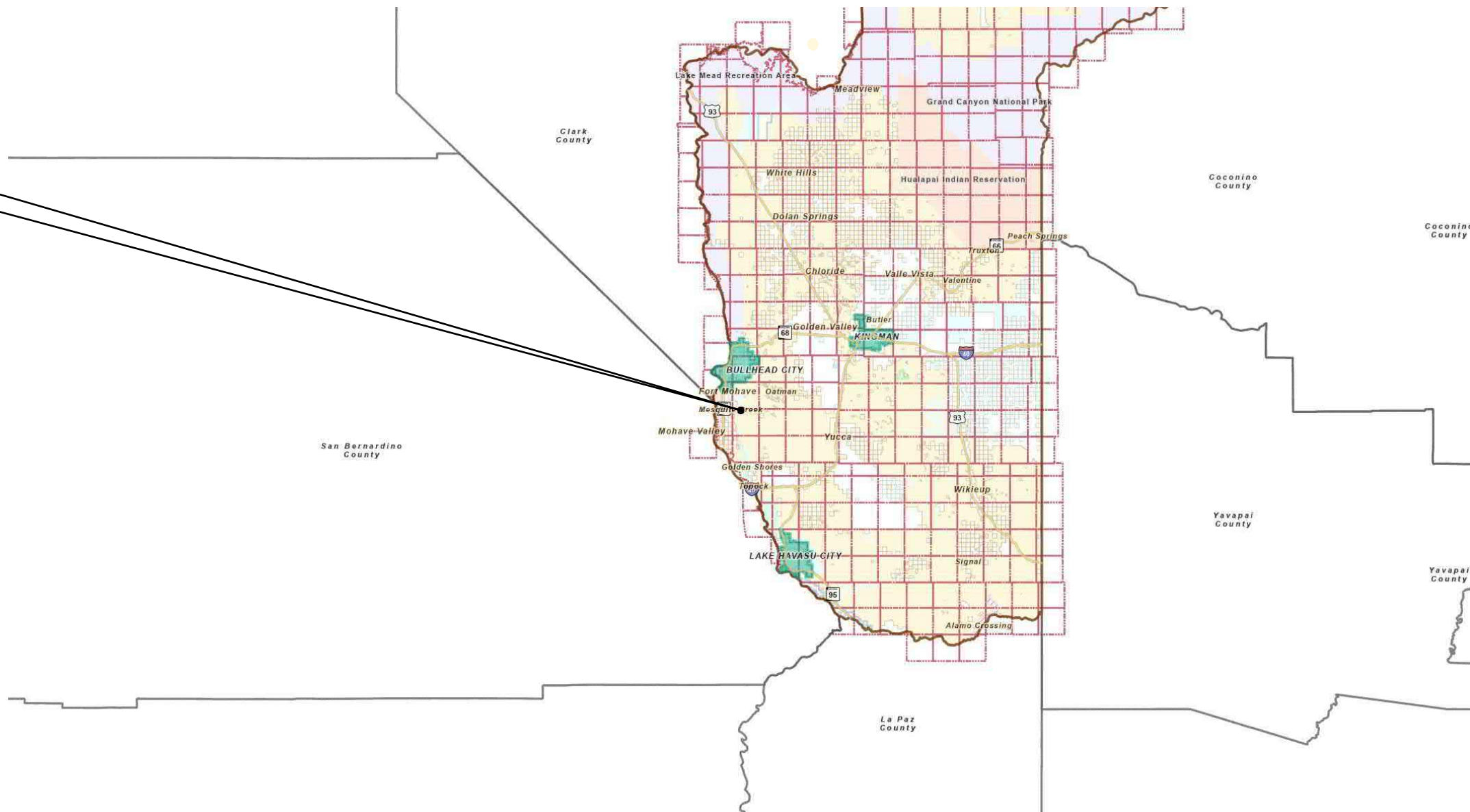
RESCIND B.O.S. RESOLUTIONS 2024-045 & 2024-230

GENERAL MAP

Section 5
T 18 N, R 21 W

Subject
Property

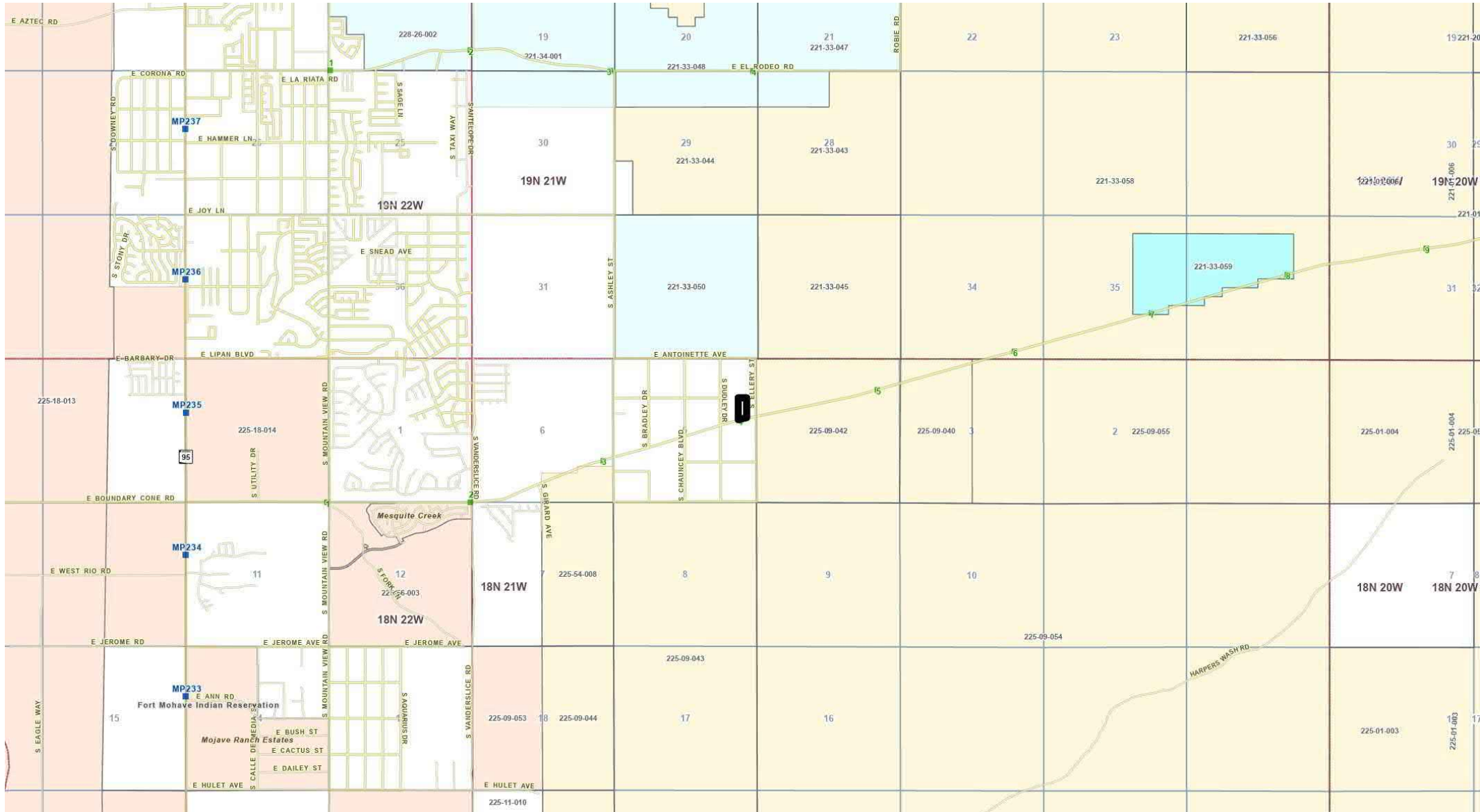
RECISSION OF BOS RESOLUTION NOS. 2024-045 and 2024-230 and cause the property to revert back to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for Assessor's Parcel No. 225-14-019, for not meeting the conditions of approval, in the Mohave Valley vicinity.



VICINITY MAP

Section 5
T 18 N, R 21 W

RECISSION OF BOS RESOLUTION NOS. 2024-045 and 2024-230 and cause the property to revert back to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for Assessor's Parcel No. 225-14-019, for not meeting the conditions of approval, in the Mohave Valley vicinity.



RESCIND B.O.S. RESOLUTIONS 2024-045 & 2024-230

SITE MAP

Section 5
T 18 N, R 21 W

RECISSION OF BOS RESOLUTION NOS. 2024-045 and 2024-230 and cause the property to revert back to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for Assessor's Parcel No. 225-14-019, for not meeting the conditions of approval, in the Mohave Valley vicinity.

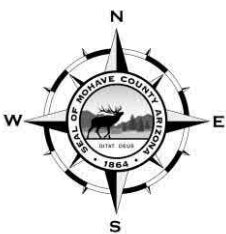


RESCIND B.O.S. RESOLUTIONS 2024-045 & 2024-230

ZONING MAP

Section 5
T 18 N, R 21 W

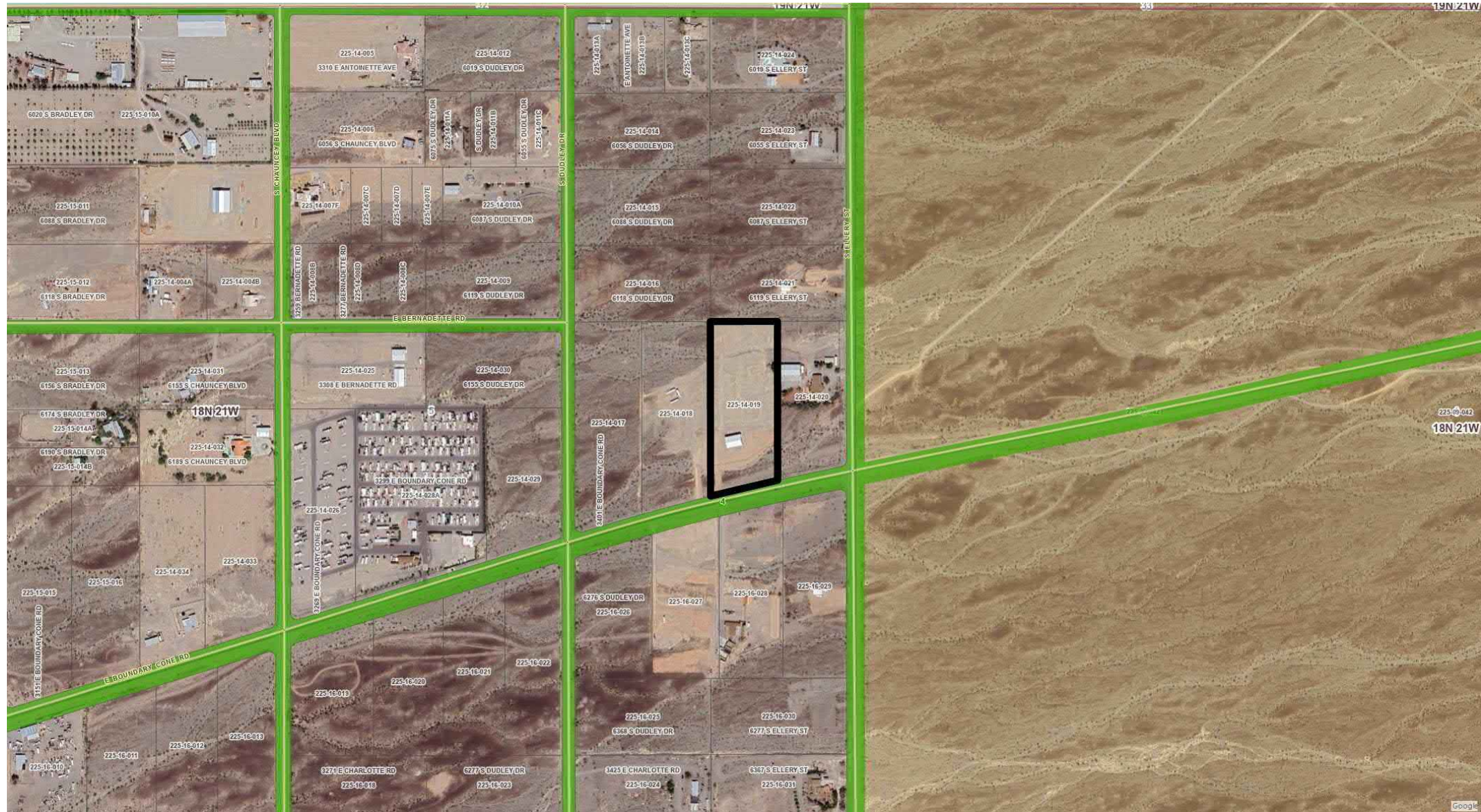
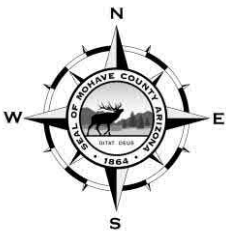
A	R-M
A-D	R-MH
A-R	R-O
C-1	R-O/A
C-2	R-P
C-2H	R-TT
//// CITY	S-D/A
C-M	S-D/C
C-MO	S-D/C-1
C-RE	S-D/C-2
E	S-D/C-M
M	S-D/C-RE
M-2	S-D/M
MIXED	S-D/R
M-X	S-D/R-1
N-P	S-D/R-E
R-1	S-D/R-M
R-2	S-D/R-O
R-E	



RECISSION OF BOS RESOLUTION NOS. 2024-045 and 2024-230 and cause the property to revert back to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for Assessor's Parcel No. 225-14-019, for not meeting the conditions of approval, in the Mohave Valley vicinity.

Section 5
T 18 N, R 21 W

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



RESCIND B.O.S. RESOLUTIONS 2024-045 & 2024-230 REQUEST

Section 5
T 18 N, R 21 W

RECISSION OF BOS RESOLUTION NOS. 2024-045 and 2024-230 and cause the property to revert back to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone for Assessor's Parcel No. 225-14-019, for not meeting the conditions of approval, in the Mohave Valley vicinity.







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 of the Commission, on the 14th day of May 2025, at 10:00 A.M., to consider the proposed rezoning of the property located at 3445 W. Baseline Road, Phoenix, Arizona, from its present zoning of R-1 to R-1.5.

Any person desiring to be heard at the hearing should appear at the hearing on the date and time specified above and file a written statement of objections with the Planning and Zoning Commission at least 10 days prior to the hearing.

Witness my hand and the seal of the Commission this 10th day of May 2025.

Chairman, Planning and Zoning Commission

3445

08. **Evaluation of a request for a PETITION OF EXCPETION to not require sidewalks or streetlights for Desert Lakes Estates, Tract 4152 – a proposed subdivision of Assessor’s Parcel No. 226-24-073 in the Fort Mohave vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to approve this Petition of Exception for Desert Lakes Estates, Tract 4152, as requested by John Gall, of Kingman, Arizona.

Desert Lakes Estates, Tract 4152 is a subdivision located in a portion of Section 36, Township 19 North, Range 22 West.

The Preliminary Plat for Tract 4152 was originally approved in 1994. The Final Plats for the first four (4) phases of the subdivision have previously been approved. Sidewalks and street lights were not improvement requirements for the first four (4) phases that have already been completed.

The Mohave County Land Division Regulations were updated in 2010, which changed the requirements for sidewalks and streetlights, making them now a required improvement for the unfinished phase of this subdivision.

The applicant requests this Petition of Exception to waive the requirement for sidewalks and streetlights, due to this being the final phase of the subdivision, with none of the previous phases having sidewalks or streetlights.

Mohave County Public Works has reviewed this petition of exception request, and has no objection.

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

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. There do not appear to be any significant environmental features affecting the site.

STAFF RECOMMENDATION:

Staff finds that this Petition of Exception is proper for consideration, subject to the following:

1. Sidewalks and streetlights are not required for Desert Lakes Estates, Tract 4152

February 27, 2025

Mr. Matthew Gunderson

Planning Manager Mohave County

3250 E. Kino Avenue, Kingman, AZ 86409

Phone: (928) 757-0903 Fax: (928) 757-3577

Dear Mr. Gunderson,

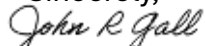
As pursuant to our conversation today, as an agent for the owner of Tract 4152E, Desert Lakes Estates, we are asking for a petition of exception for the inclusion of sidewalks in the project.

The project is infill of a larger subdivision, built over the past several years and adjoins them on three sides. Those existing developments do not include sidewalks and requiring them for T4152E would not be congruous with surrounding development.

The exemption for sidewalks would in no manner negatively affect drainage or roadway way improvements and were approved on the preliminary plat for T4152E.


Thank you in advance for the exception and we are available to address any questions or comments that staff or the commission may have.

Sincerely,


John R Gall

Arizona Land Water Resources LLC

2701 E Andy Devine Suite 300

Kingman, AZ 86401 

Cc: Angelo Rinaldi

Dewey Divide

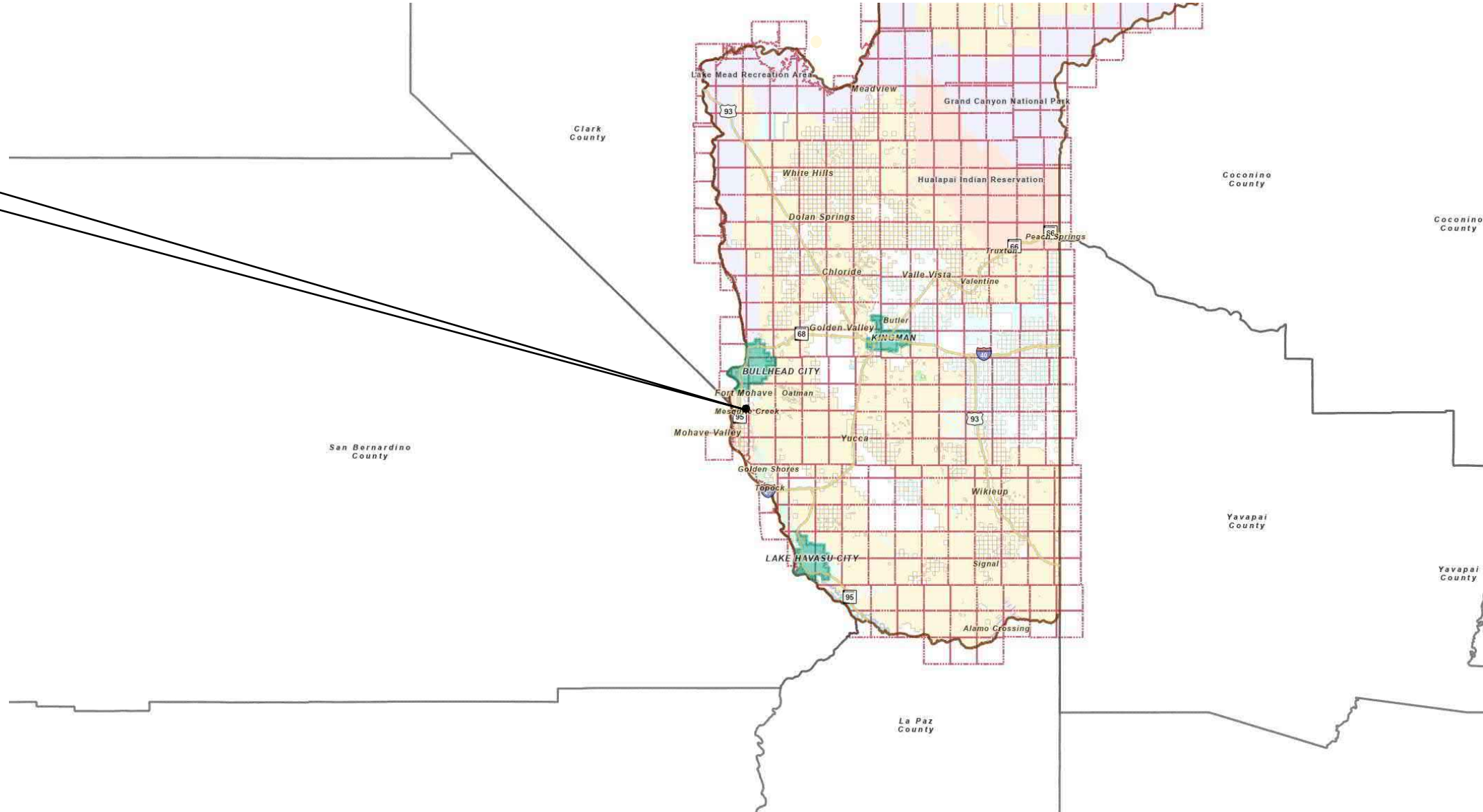
PETITION OF EXCEPTION DESERT LAKES ESTATES TR 4152

GENERAL MAP

Section 36
T 19 N, R 22 W

Subject
Property

PETITION OF EXCPETION to not require sidewalks or streetlights for Desert Lakes Estates, Tract 4152 – a proposed subdivision of Assessor's Parcel No. 226-24-073 in the Fort Mohave vicinity.

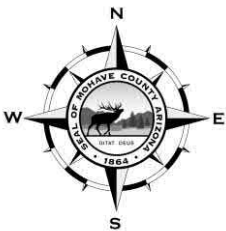
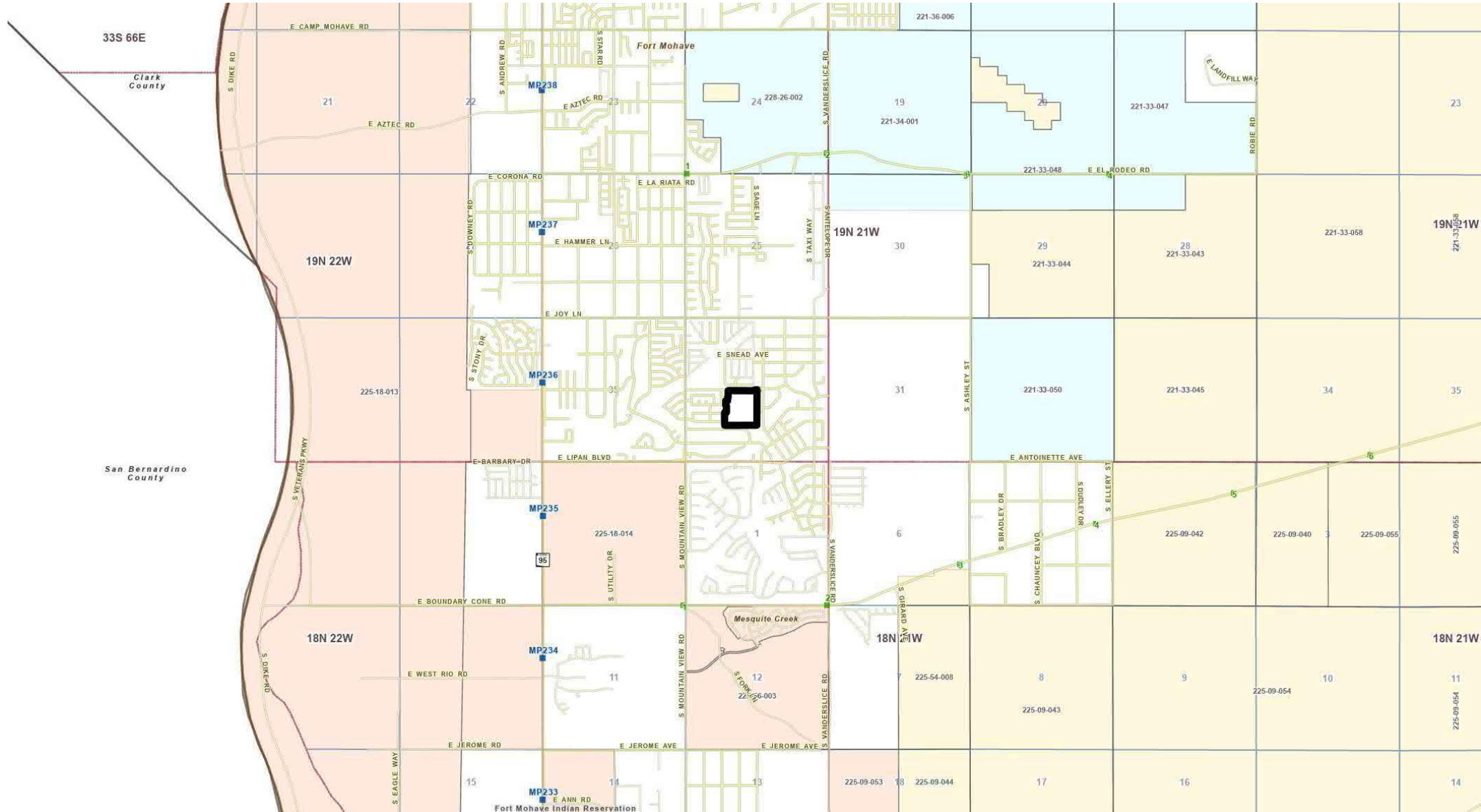


PETITION OF EXCEPTION DESERT LAKES ESTATES TR 4152

VICINITY MAP

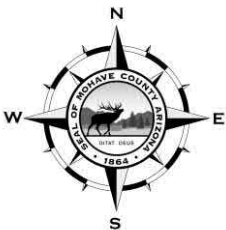
Section 36
T 19 N, R 22 W

PETITION OF EXCPETION to not require sidewalks or streetlights for Desert Lakes Estates, Tract 4152 – a proposed subdivision of Assessor's Parcel No. 226-24-073 in the Fort Mohave vicinity.



SITE MAP

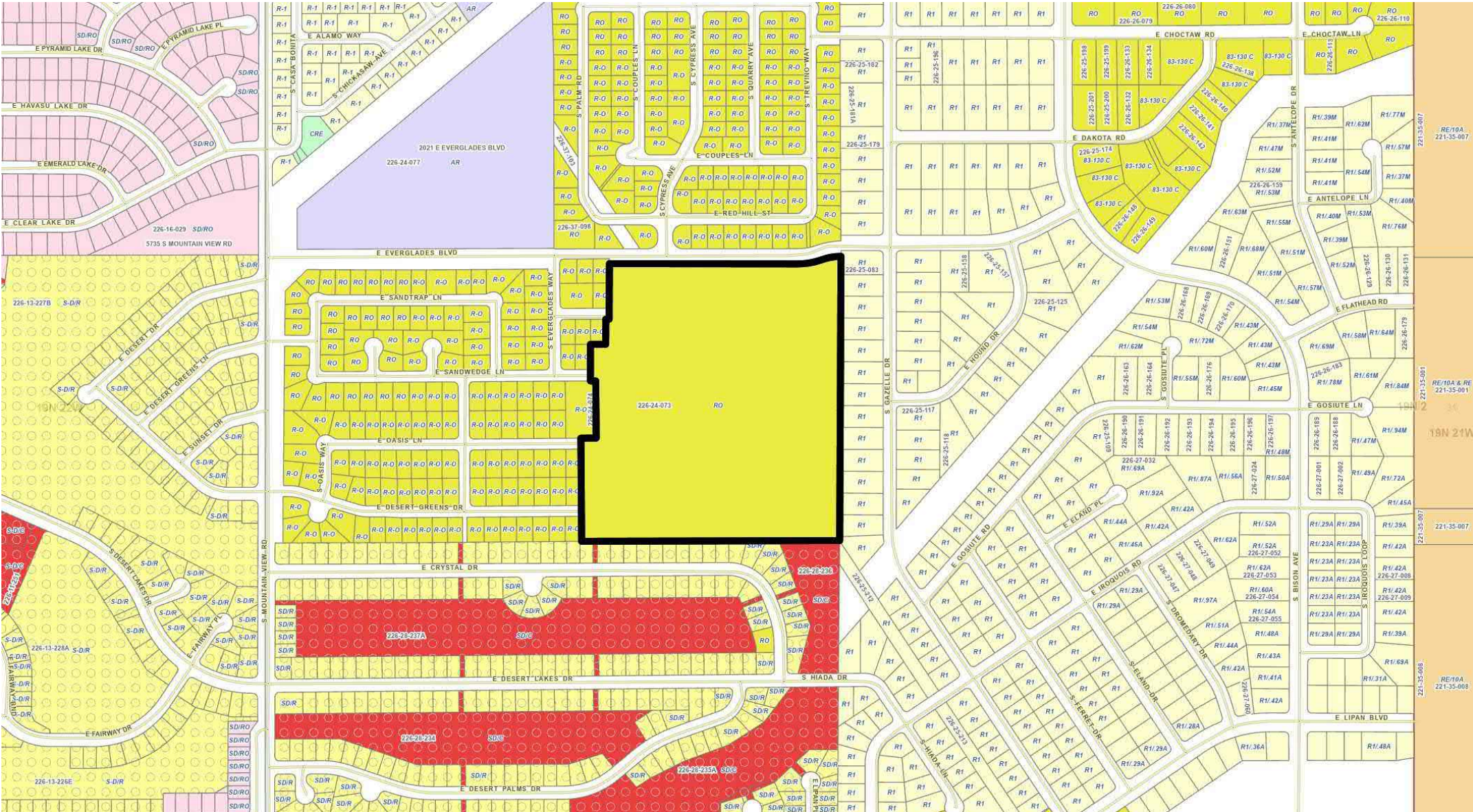
Section 36
T 19 N, R 22 W



ZONING MAP

T 19 N, R 22 W

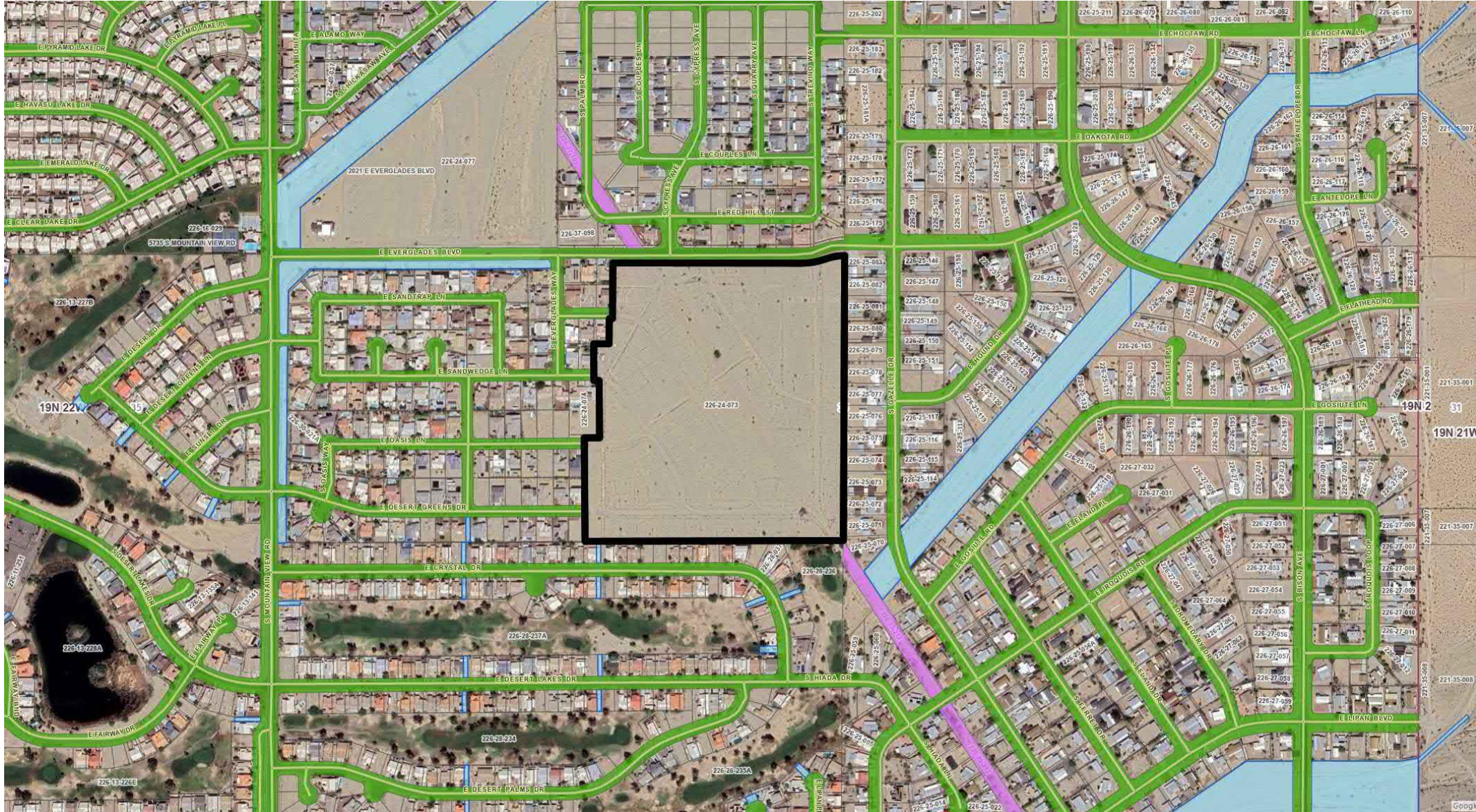
PETITION OF EXCPEITION to not require sidewalks or streetlights for Desert Lakes Estates, Tract 4152 – a proposed subdivision of Assessor’s Parcel No. 226-24-073 in the Fort Mohave vicinity.



RIGHT OF WAY MAP

Section 36
T 19 N, R 22 W

PETITION OF EXCPETION to not require sidewalks or streetlights for Desert Lakes Estates, Tract 4152 – a proposed subdivision of Assessor’s Parcel No. 226-24-073 in the Fort Mohave vicinity.



Section 36
T 19 N, R 22 W





ZONING
NOTICE



09. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential Ten Acre Minimum) zone to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Johnathan Carlton on behalf of Bradley and Claire Matchim of Kamloops, British Columbia, Canada.

Assessor's Parcel No. 306-24-217 is described as Sun West Acres Tract No. 1027 Lot 217, located in Section 31, Township 21 North, Range 18 West.

The site is approximately 20.28 acres and is located east of Ligurta Road and south of Unkar drive. The site is accessed from State Highway 68, then south on Teddy Roosevelt Road, then east on Unkar Drive, then south on Ligurta Road approximately 0.11 miles to the site

The site appears to be vacant. The surrounding land uses consist of vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R-3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Rural Development Area.

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

A review of FEMA FIRM Panel #04015C-4536J indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area. The southwest portion of the parcel described to be in Zone X (Shaded) and Zone AE, in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other densities similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. There does appear to be an environmental feature 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. Assessor's Parcel No. 306-24-217 shall be rezoned to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted, and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-24-217 Current Zoning: AR/10A Parcel Size 20.246 Acres

Legal Description:

LOT 217, SUN-WEST ACRES SECTION 31, TOWNSHIP 21 NORTH, RANGE 18 WEST,

GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA

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

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): MATCHIM, BRADLEY & CLAIRE

Owner Street Address: 854 PALMER PL City: KAMLOOPS State: BC Zip: V2B 0H1 CANADA

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: JOHNATHAN CARLTON

Agent Street Address: PO BOX 110 City: KINGAMAN State: AZ Zip: 86402

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/3A

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:

NEW DIVISION

Authorization

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

Bradley Matchim Feb 27/2025

Claire Matchim Feb 27/2025

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

Rezone Notice of Hearing

Dear Property Owner:

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

AR/10A to AR/3A for the purpose of

NEW DIVISION

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

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

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

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

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

Sincerely,


Applicant / agent

Contact information:

JOHNATHAN CARLTON

CARLTON SURVEYING LLC

[REDACTED]

[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property:

APN 306-24-217, LOT 217, SUN-WEST ACRES, SEC 31, T21N, R18W, G&SRM, MOHAVE COUNTY

REZONE APPLICATION MAP

LOT 217, SUN-WEST ACRES
SECTION 31, TOWNSHIP 21 NORTH, RANGE 18 WEST,
GILA AND SALT RIVER MERIDIAN,
MOHAVE COUNTY, ARIZONA

NE1/4 LOT 218

FEE# 8778 APN 306-24-218B

SE1/4 LOT 218

FEE# 8778 APN 306-24-218C

LOT 219

FEE# 8778 APN 306-24-219

ROAD

N0°14'22"E 1904.29 ft

660.16 ft

690.16 ft

PARCEL 217A
4.049AC GROSS
3.873 AC NET

N0°13'14"E 690.16 ft

660.16 ft

PARCEL 217B
4.049AC GROSS
3.873 AC NET

N0°12'06"E 690.17 ft

660.17 ft

PARCEL 217C
4.049AC GROSS
3.873 AC NET

N0°10'58"E 690.17 ft

660.17 ft

PARCEL 217D
4.049AC GROSS
3.873 AC NET

N0°09'50"E 690.18 ft

660.18 ft

PARCEL 217E
4.049AC

690.18 ft

LOT 212
FEE# 8778
APN 306-24-212

WEST 855 ft LOT 211
PP - BK40, PG60
APN 306-24-211A

PARCEL 211-A
PP - BK40, PG60
APN 306-24-211F

PARCEL 211-B
PP - BK40, PG60
APN 306-24-211G

N89°50'49"W 2565.26 ft
66.93 ft
183.15 ft

1277.23 ft

853.79 ft

255.45 ft

255.45 ft

255.45 ft

255.45 ft
167.99 ft
87.45 ft

188.51 ft
255.44 ft

255.67 ft

255.67 ft

255.67 ft

255.67 ft

255.67 ft

1278.36 ft

60.00 ft ROADWAY
FEE# 8778

30.00 ft PRIVATE ROADWAY &
PUBLIC UTILITY EASEMENT
GRANTED HEREON

PARCEL 216
FEE# 8778
APN 306-24-216

N89°50'45"W 2565.10 ft

LOT 213
FEE# 8778
APN 306-24-213

689.85 ft



SCALE 1" = 200'

0

200 ft

I, JOHNATHAN A. CARLTON DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS CERTIFICATE REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. ANY LEGAL ACTION BASED UPON DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON DEFECT IN THE SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



SHEET 1 OF 1



PREPARED BY:
CARLTON SURVEYING LLC
511 E ANDY DEVINE AVE
KINGMAN, AZ 86401
(928)727-5575

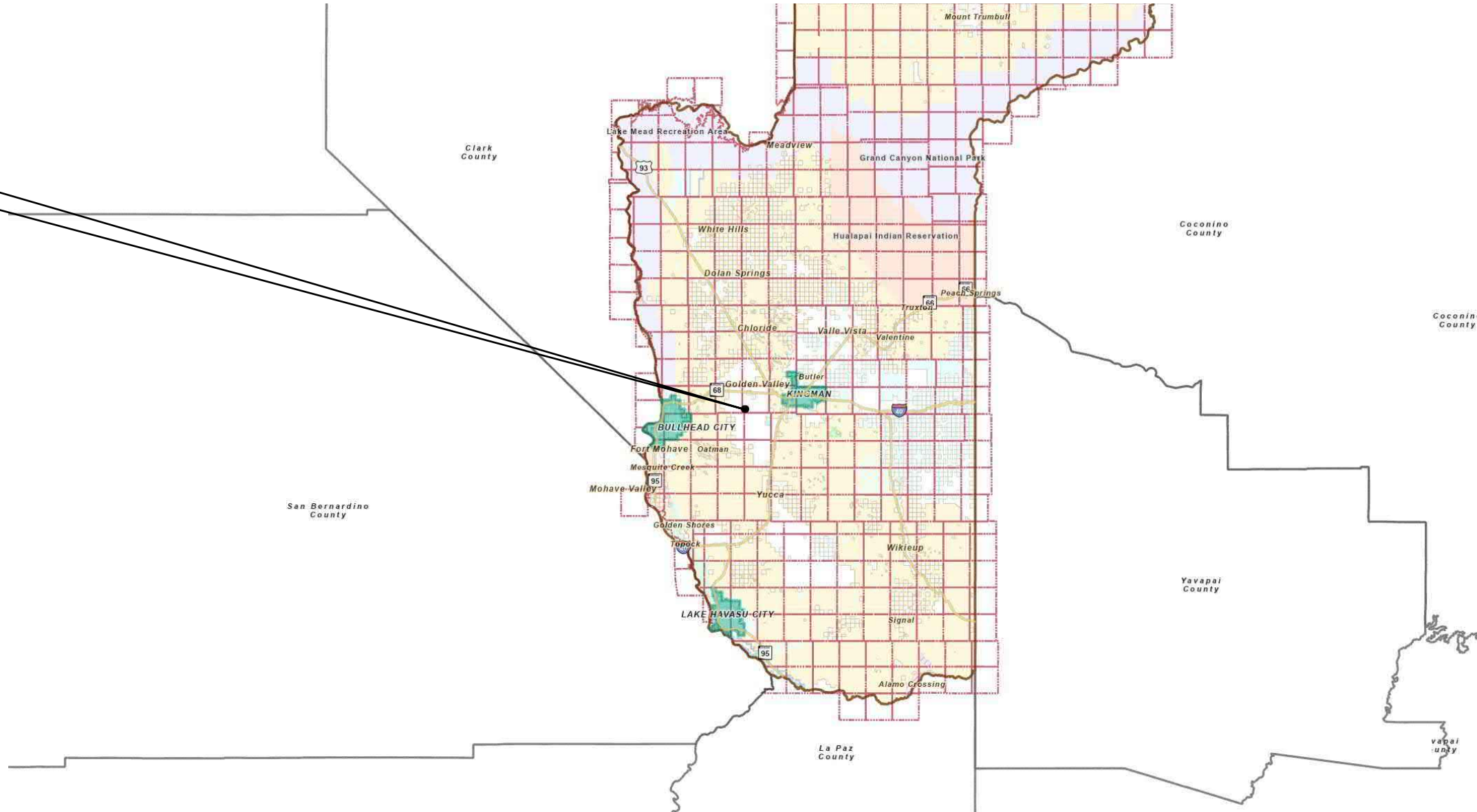
REZONE 306-24-217

GENERAL MAP

REZONE of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W

Subject
Property

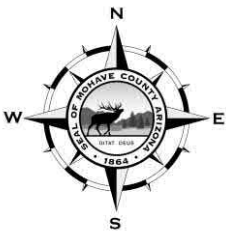


REZONE 306-24-217

VICINITY MAP

Section 31
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.

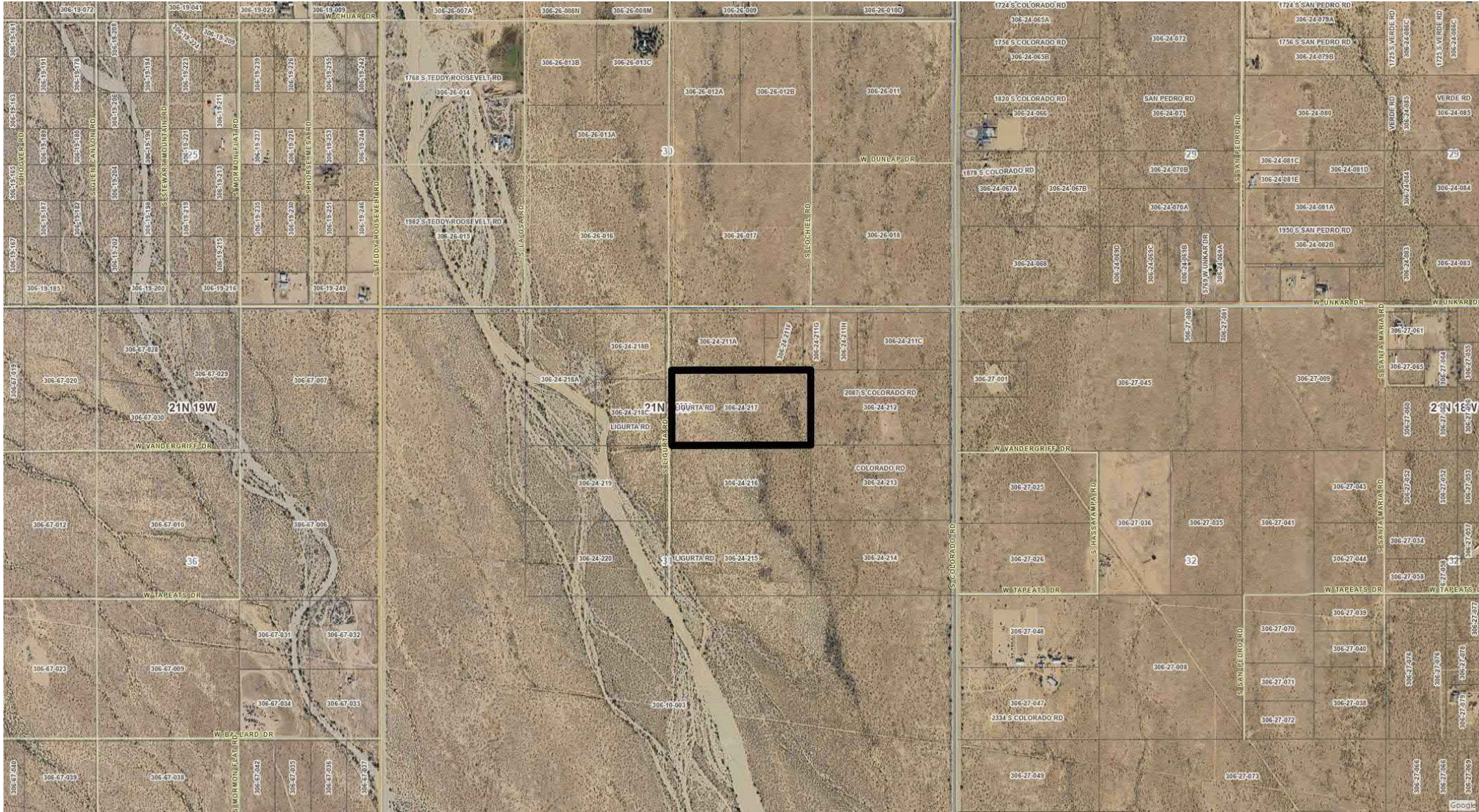


REZONE 306-24-217

SITE MAP

Section 31
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.



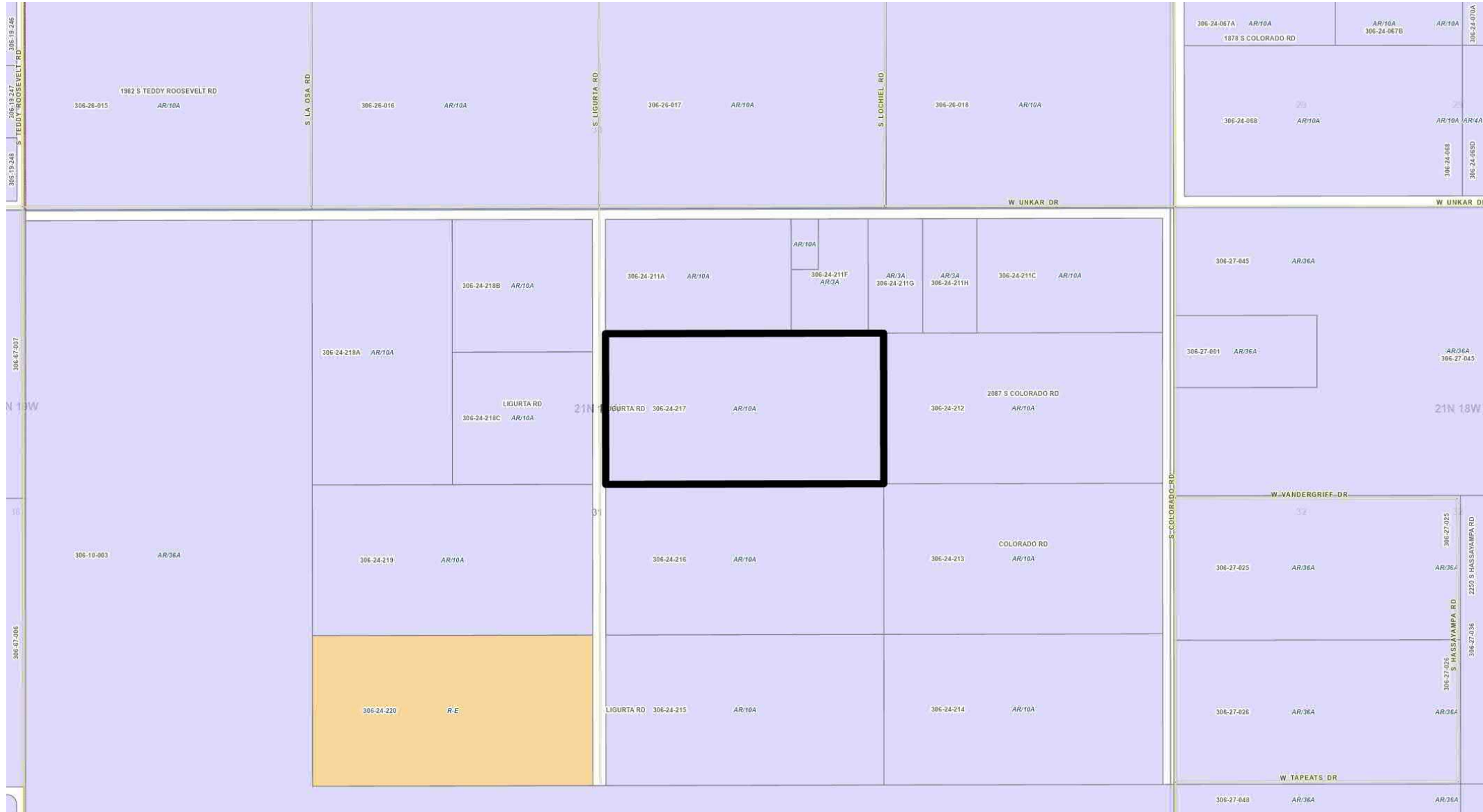
REZONE 306-24-217

ZONING MAP

Section 31
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.

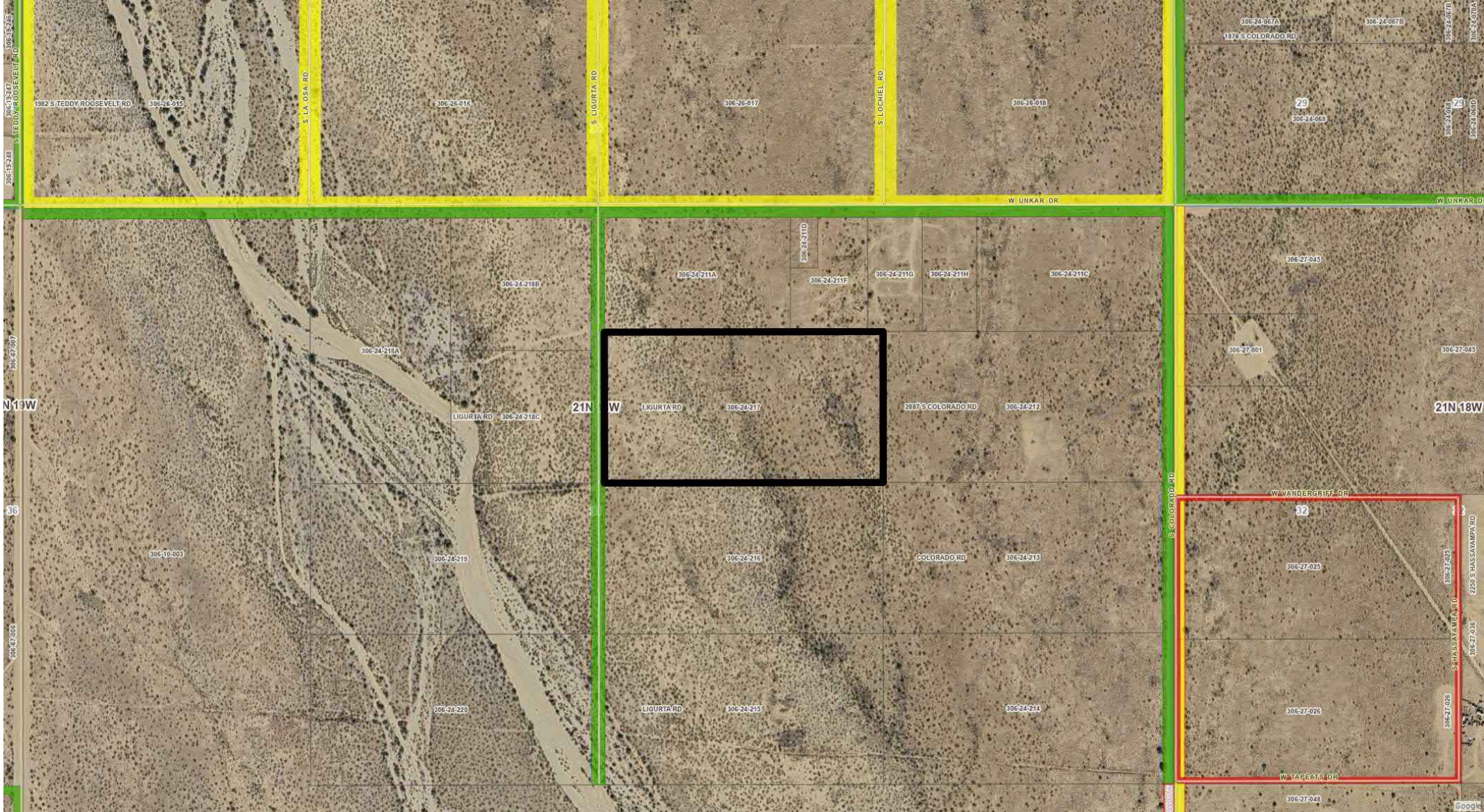
A	R-M
A-D	R-MH
A-R	R-O
C-1	R-O/A
C-2	R-P
C-2H	R-TT
CITY	S-D/A
C-M	S-D/C
C-MO	S-D/C-1
C-RE	S-D/C-2
E	S-D/C-M
M	S-D/C-RE
M-2	S-D/M
MIXED	S-D/R
M-X	S-D/R-1
N-P	S-D/R-E
R-1	S-D/R-M
R-2	S-D/R-O
R-E	



RIGHT OF WAY MAP

Section 31
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.



REZONE 306-24-217 REQUEST

Section 31
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-217 from an A-R/10A (Agricultural Residential Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Golden Valley vicinity.



**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 held on the Commission, 700 W. Beale Street, Kingman, Arizona, on the 14th day of May 2018, at 10:00 A.M.

Subject:

Application for a ZONING Change of a certain parcel of land, located in the unincorporated area of Mohave County, Arizona, to be changed from the existing ZONING of R-1 to a new ZONING of R-2. The parcel is located on the East side of the 100th Street, between the 100th Street and the 110th Street, in the unincorporated area of Mohave County, Arizona.

For more information, contact the Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona, 93201-1000.



11. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a REZONE of Assessor's Parcel No. 319-13-269 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a swap meet in the Dolan Springs vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Joel Guzman Ramos of Las Vegas, Nevada.

Assessor's Parcel No. 319-13-269 is described as Lake Mohave Ranchos Unit 6 first amended lot 296 Section 25, Township 26 North, Range 19 West.

The site is approximately one (1) acre and is located north of 13th Street and west of Pierce Ferry Road. The site is accessed from U.S. Highway 93, north on Pierce Ferry Road, approximately five (5) miles to the site.

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

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Suburban Residential Land Use designation to a General Commercial Land Use designation, and
2. Rezone from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a swap meet.

The site is in the Lake Mohave Ranchos Fire District. Electric and water services appear to be available. Sewer service does 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 a special flood zone.

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 not 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 not contain other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There does not appear to be any environmental features affecting the site.
- g. Electric and water service appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff recommends DENIAL of the proposed Amendment to the Mohave County General Plan and Rezone based on the following:

1. This Rezone would be considered spot zoning and does not align with the Mohave County General Plan for the area.

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: 319-13-269 Current Zoning: AR-1 Parcel Size 1.25 Acres

Legal Description:

LAKE MOHAVE PLANCHES UNIT 6 FIRST AMENDED
LOT 296 (SECTION 25 TOWNSHIP: 26N RANGE 19W)

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

Present use of property: VACANT LOT

Owner Information

Owner Name(must match current deed): JOEL JARRET GUZMAN RAMOS

Mailing Address: 264 SIR PHILIP ST City: LAS VEGAS State: NV Zip: 89120

Phone number: [REDACTED] Email: N/A

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: COMMERCIAL USE - SMALL SWAP MEET C2

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 USE - SMALL SWAP MEET

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-1

to CZ for the purpose of SMALL SWAMP MEET.

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

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

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

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

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

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

Sincerely,


Applicant / agent

Contact information:

AUGUSTAVE VALADEZ-HERRERA
16692 N. KITMIT DR.
DOLAN SPRINGS, AZ 86441

Assessor Parcel Number and Legal Description of proposed subject property: 319-13-269

LAKE MOHAVE RANCHES UNIT 6 FIRST AMENDED
Lot 296 (SECTION 25 TOWNSHIP 126 N RANGE 19W)

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: Suburban Residential

Proposed to be: General Commercial
SWAP Meet

Describe how the change will benefit the county.

I WISH to start/convert property to A
SMALL SWAP Meet. It will help the community
and county

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

PUBLIC RESTROOMS AND PARKING

Describe any change in the character of the surrounding neighborhood.

will benefit community

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.

SMALL SWAP Meet PROPOSED

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

PROPERTY is OPEN AND Zoned AR-1 I WOULD like
to convert to C-1 COMMERCIAL.

Minor Plan Amendment Addendum

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

AR-1 Suburban Residential to General Commercial

to accompany the requested rezone.

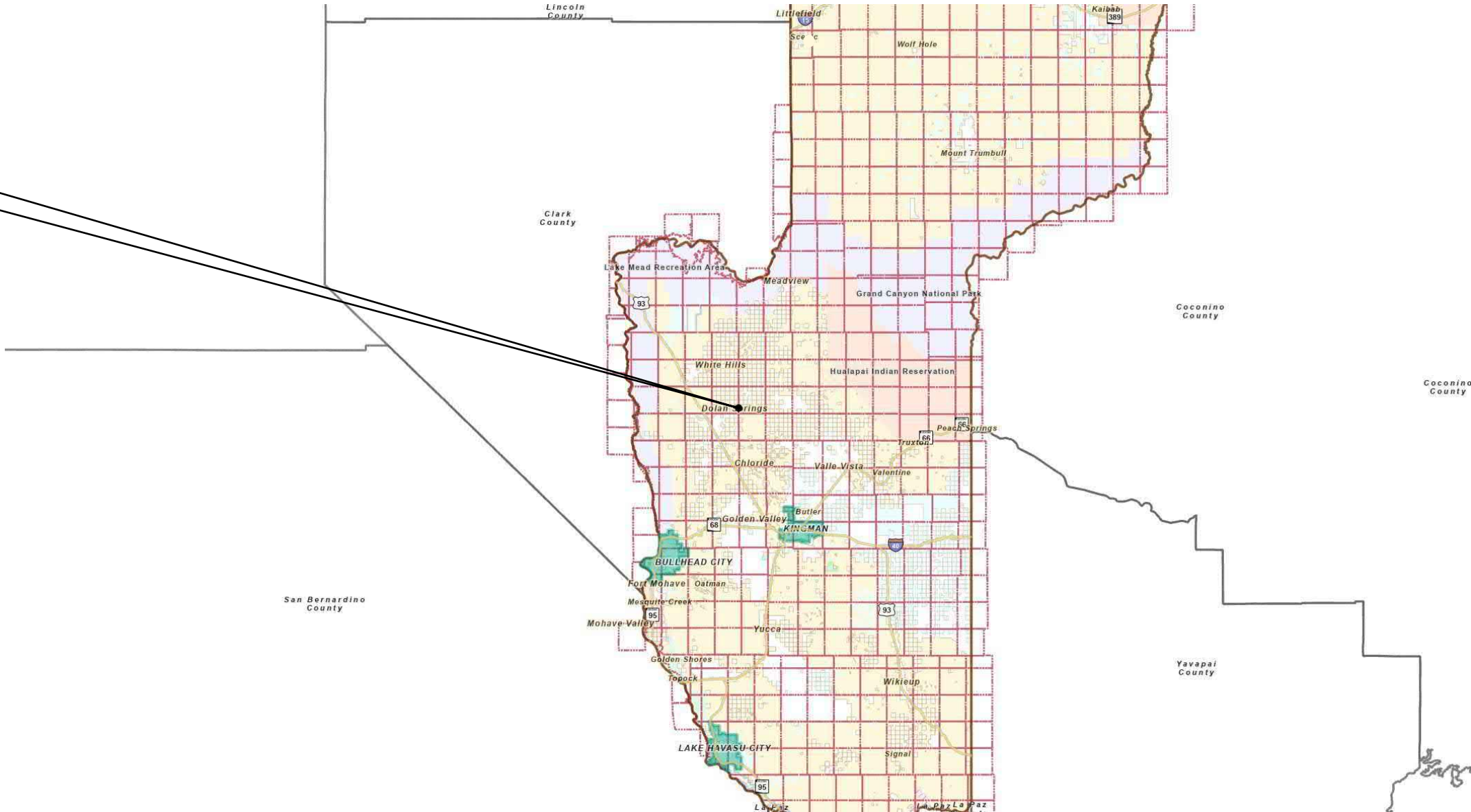
PLAN AMENDMENT & REZONE 319-13-269

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone for Assessor's Parcel No. 319-13-269, to allow for a future small swap meet, in the Dolan Springs vicinity.

Section 25
T 26 N, R 19 W

Subject
Property

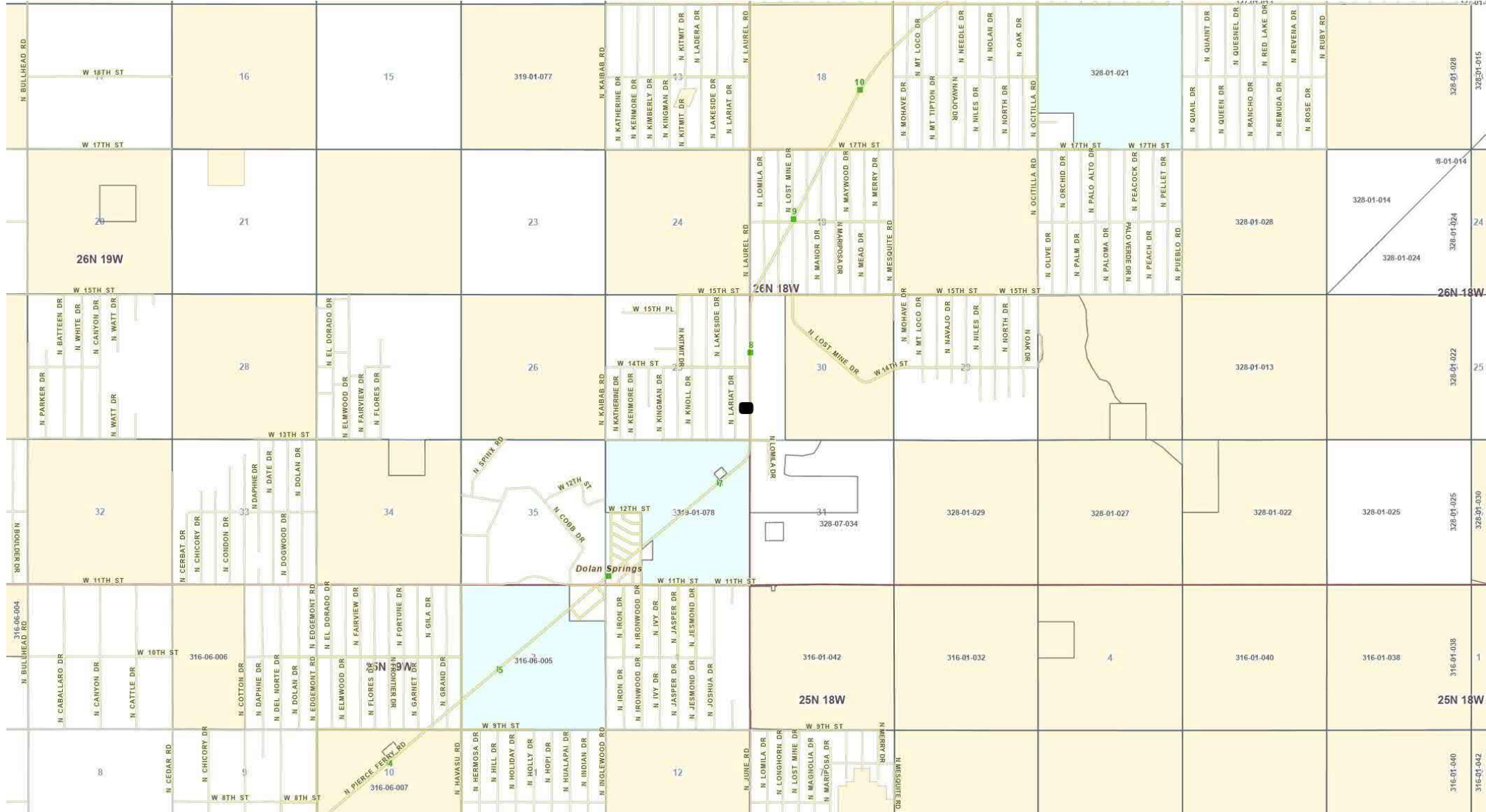


PLAN AMENDMENT & REZONE 319-13-269

VICINITY MAP

Section 25
T 26 N, R 19 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential land use designation to a General Commercial land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone for Assessor's Parcel No. 319-13-269, to allow for a future small swap meet, in the Dolan Springs vicinity.

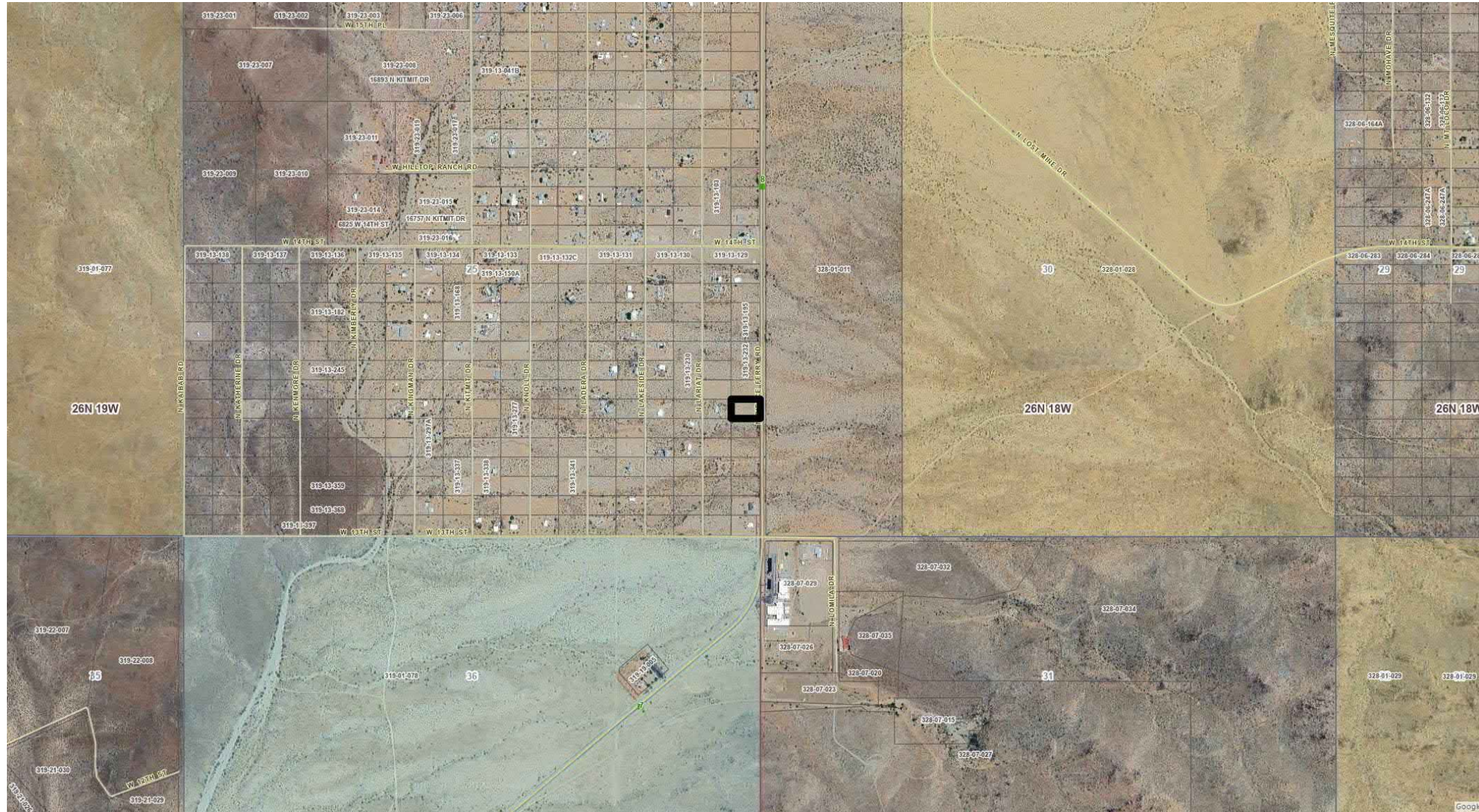


PLAN AMENDMENT & REZONE 319-13-269

SITE MAP

Section 25
T 26 N, R 19 W

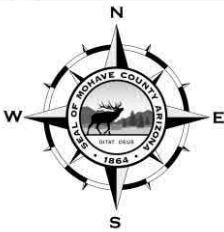
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential land use designation to a General Commercial land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone for Assessor's Parcel No. 319-13-269, to allow for a future small swap meet, in the Dolan Springs vicinity.



GENERAL PLAN MAP

Section 25
T 26 N, R 19 W

- | | |
|--|----------------------------|
|  | Alternative Energy |
|  | Commercial Recreation |
|  | General Commercial |
|  | Heavy Industrial |
|  | High Density Residential |
|  | Light Industrial |
|  | Low Density Residential |
|  | Medium Density Residential |
|  | Neighborhood Commercial |
|  | Public Facilities |
|  | Public Lands |
|  | Public Park |
|  | Rural Development Area |
|  | Rural Industrial |
|  | Rural Residential |
|  | Suburban Development Area |
|  | Suburban Estates |
|  | Suburban Estate |
|  | Suburban Residential |
|  | Urban Development Area |



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential land use designation to a General Commercial land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone for Assessor's Parcel No. 319-13-269, to allow for a future small swap meet, in the Dolan Springs vicinity.

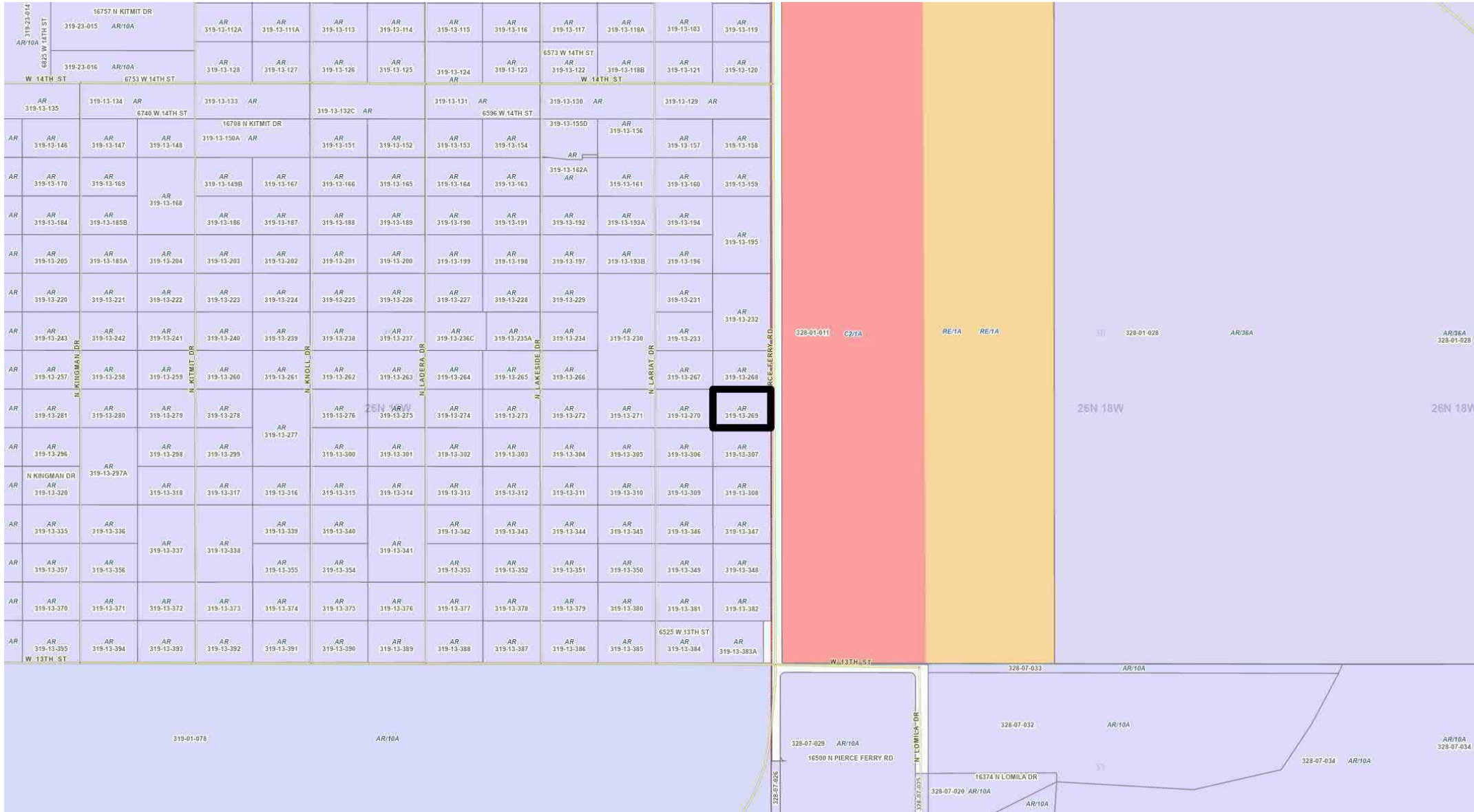


PLAN AMENDMENT & REZONE 319-13-269

ZONING MAP

Section 25
T 26 N, R 19 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential land use designation to a General Commercial land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone for Assessor's Parcel No. 319-13-269, to allow for a future small swap meet, in the Dolan Springs vicinity.



PLAN AMENDMENT & REZONE 319-13-269

RIGHT OF WAY MAP

Section 25
T 26 N, R 19 W

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



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential land use designation to a General Commercial land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone for Assessor's Parcel No. 319-13-269, to allow for a future small swap meet, in the Dolan Springs vicinity.

Section 25
T 26 N, R 19 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that the following property is located in the City of Las Vegas, Nevada, and is subject to the City's Zoning Ordinance. The property is located at [Address] and is currently zoned [Zoning Code]. The property owner is [Owner Name]. The City is currently reviewing the property for [Purpose]. The City's Zoning Ordinance is available at [Website]. The City's Zoning Ordinance is available at [Website].

AVILA
LAS

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 the **14th day of May 2025, at 10:00 A.M.**

(As Follows)

Evidence of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN Zone 1A Subcategory: Residential First-Use** Amendment to General Commercial and/or Subcategory: **mini-BEZONS** from an A-8 (Unimproved) vacant lot located at **6722 N. Commercial Community Blvd. for Anderson's Trucking, Inc. 1934-1200, as shown by following small map:**

See the Public Hearing Notice showing Entry Rd. south of 13th Street, N. Beale Street, Arizona. **Jodi Carpenter Korman, V/P**

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT (928) 735-9861 OR WWW.MOHAVEGOV.

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 the **14th day of May 2025, at 10:00 A.M.**

(As Follows)

Evidence of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN Zone 1A Subdivision Residential First-Use** Amendment to General Commercial and/or Suburban, and a **BEZONING** from an A-R (Residential) zoning district to C-2 (General Commercial) zone for Anderson's Truck Stop, 1938 S-260R, as shown by following small map:

See: The Public Property Values Group of Kingman Entry Rd. south of I-17 South, All-Bay Area, Arizona. See: Guyton Harmon, V/P

FURTHER INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT (928) 735-9861 OR WWW.MOHAVEGOV.

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 the **14th day of May 2025, at 10:00 A.M.**

(As Follows)

Evidence of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** Item # 25, Subcategory: Residential, Title: "Development in a General Commercial District as Designated, such as BEZANNE Drive at A-8, (A residential development) located at C-22 General Commercial zone for Anderson's Thrift, No. 193-1-2009, as follows: (a) following small map insert on the Public Hearing Notice issued by Planning Entry Rd. South of 13th Street, Mid-Mohave Estates - Arizona. Joel Carpenter Korman. V/I)

FURTHER INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT (928) 735-6981 OR WWW.MOHAVEGOV.

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 the **14th day of May 2025, at 10:00 A.M.**

(As Follows)

Evidence of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** Zone 1A, Subcategory: Residential First-Use Amendment to General Commercial and/or Agricultural, and a **REZONE** from an A-R (Agricultural) District to a C-2-C (General Commercial) zone for Anderson's Ranch, No. 198-1-200R, as follows (all maps used for Anderson's Ranch):

1. The Public Property located between Entry Rd. north of 13th Street, All-American Estates - Arizone; Joel Carpenter Homes, V/I;

FURTHER INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT (928) 735-6981 OR WWW.MOHAVEGOV.

12. **Evaluation of a request for a REZONE of Assessor's Parcel No. 229-22-001S from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Fort Mohave vicinity, Mohave County, Arizona. Canyon Funding LLC.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Canyon Funding, LLC of Bullhead City, Arizona.

Assessor's Parcel No. 229-22-001S is described as Le Clair Subdivision Parcel 4 on parcel plat 32/045 located in Section 15, Township 19 North, Range 22 West.

The site is approximately one (1) acre and is located north of Gardner Road and west of Cavalry Road. The site is accessed from State Highway 95, then west on Gardner Road, then north on Cavalry Road approximately 0.03 miles to the site.

The site appears to be vacant. The surrounding land uses consist of single-family homes and commercial open lot storage.

The applicant requests this rezone from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a an open storage facility. The Mohave County General Plan designates this site as Light Industrial.

The site is within the Fort Mojave Mesa Fire District. Electric, water, and sewer services appear to be available. Cavalry Road is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4761H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 229-22-001S shall be rezoned to a C-MO (Commercial Manufacturing-Open Lot Storage) zone.
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.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: 229-22-001s Current Zoning: AR Parcel Size 1.003 Acres

Legal Description:

T19N R22W sec 15 le clair subdivision portion of ot A desc as parcel 2 per pp 3/34 divided as parcel 4 on pp 32/045 11/25/2008 208-76674 cont 43699 sq ft or 1.003 ac 229-2-001k(229-22-001p thru 001t&r

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

Present use of property: storage

Owner Information

Owner Name(must match current deed): Canyon Funding LLC

Owner Street Address: 541 locust ct City: Bullhead State: AZ Zip: 86429

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: CMO

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

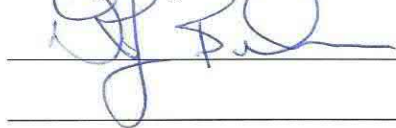
Does the new zone comply with the Mohave County General Plan? ☒ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

Storage of Business equipment

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
to CMO for the purpose of Storage of Business equipment.

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

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

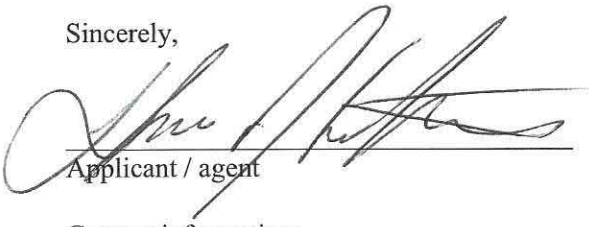
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

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

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

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

Sincerely,



Applicant / agent

Contact information:

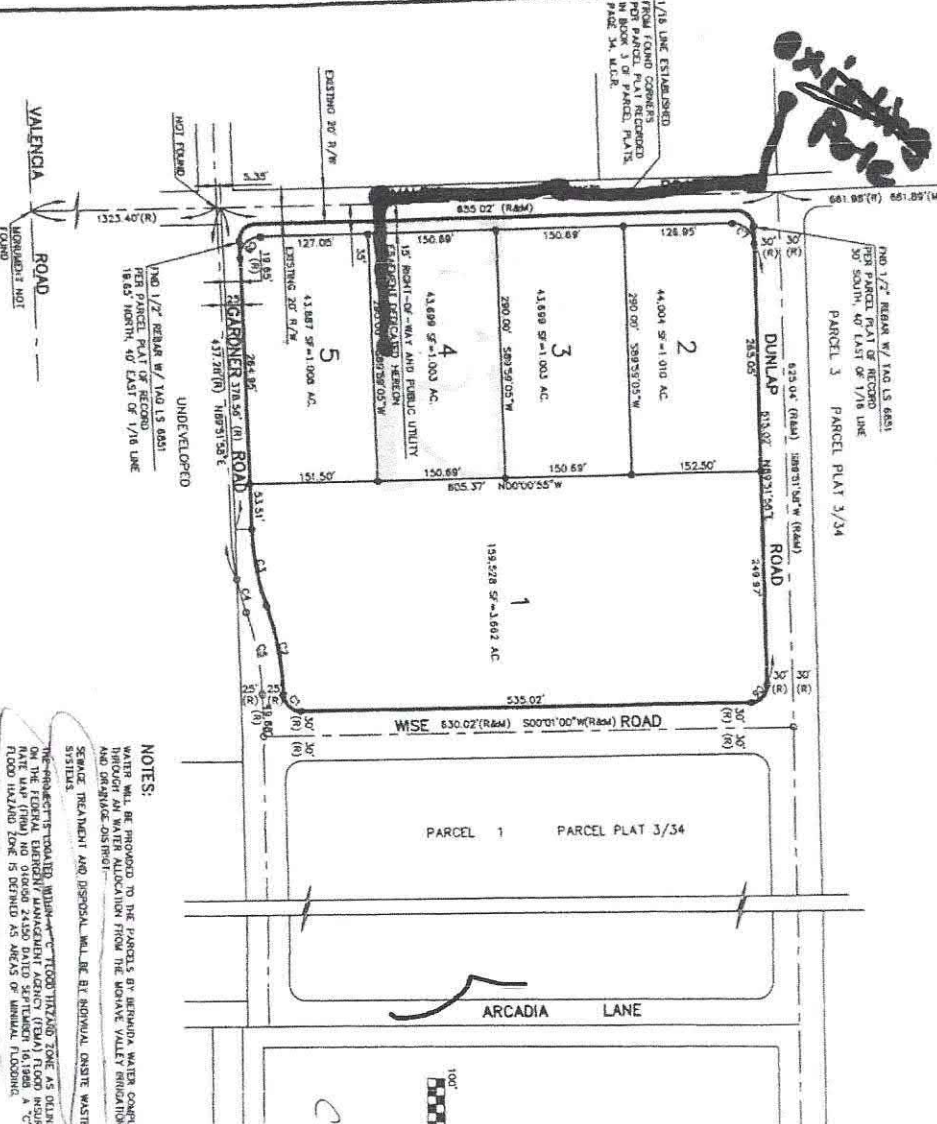
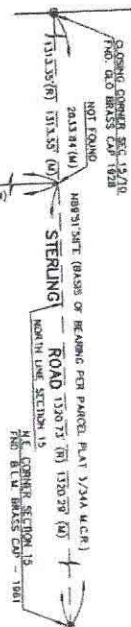
541 Locust CT
Bullhead City AZ
86429

Assessor Parcel Number and Legal Description of proposed subject property: 229-22-001s

T19N R22w sec 15 le clair subdivision portion of ot A desc as parcel 2 per pp 3/34 divided as parcel 4 on pp 32/045 11/25/2008 208-76674 cont 43699 sq ft or 1.003 ac 229-2-001k(229-22-001p thru 001t&r

PARCEL PLAT

BEING A DIVISION OF PARCEL 2 OF THE PARCEL PLAT
RECORDED IN BOOK 3 OF PARCEL PLATS, PAGE 34 RECORDS OF
MOHAVE COUNTY, ARIZONA BEING A PORTION OF SECTION 15,
T.19N., R. 22W., OF THE GILA AND SALT RIVER MERIDIAN
MOHAVE COUNTY, ARIZONA



CHAIN	LENGTH	BEARS	DETA	TOTAL
C1 (A)	31.36	20.00	08/28/84	18.52
C2 (A)	107.38	25.00	17/21/84	46.18
C3 (A)	92.04	35.00	07/08/84	20.35
C4 (A)	40.21	35.00	12/24/84	50.25
C5 (A)	31.41	20.00	07/08/84	20.05
C6 (A)	39.27	25.00	08/28/84	24.65
C7 (A)	39.27	25.00	08/28/84	24.65

LEGEND:

- SET D/W BEARS W/PC HAS 17507
- FND 1/2" BEARS W/ 1/4" L.S. 6851
- FOUND MOVEMENT AS NOTED
- RECORD
- MEASURED

NOTES:

WATER WILL BE PROVIDED TO THE PARCELS BY REMUDA WATER COMPANY THROUGH AN WATER ALLOCATION FROM THE MOHAVE VALLEY IRRIGATION AND DRAINAGE DISTRICT.

SEWER TREATMENT AND DISPOSAL WILL BE BY REMUDA ON-SITE WASTEWATER SYSTEMS.

THE PARCELS TOTAL 1,595,280 SQ. FT. (36.62 AC) AND ARE LOCATED IN THE FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 05080-2-000-0000. THE PARCELS ARE IN A "C" FLOOD HAZARD ZONE IS DEFINED AS AREAS OF MINOR FLOODING.

RECORDER'S CERTIFICATE

THIS MAP WAS RECORDED AT THE OFFICE OF THE CLERK OF SUPERVISORS, MOHAVE COUNTY, ARIZONA, ON 08/28/84, BY *John McCall*, RECORDER.

RECEPTION NO. *0008-076074*

DATE *08/28/84*



OWN. H.W.S. L.C.D. S.O.



RAYMOND W. STADLER, P.E.
2504 AVENUE COAST
YUMA, ARIZONA 86401
(928) 753-8937 (928) 753-4050 (FAX)

DATE 11/6/08 BY RWS-0839

SHT 1 OF 1



*Can build up
To 60' 0"
Prop 1*

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 21ST DAY OF November, 2008, FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 7 OF THE ARIZONA CONSTITUTION AND THE REQUIREMENTS OF THE ARIZONA SURVEYING ACT. THE LAND SURVEYOR'S SIGNATURE DOES NOT CONSTITUTE A SUBDIVISION.

Charles H. Halden PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE ARIZONA SURVEYING ACT AND THE REQUIREMENTS OF THE ARIZONA CONSTITUTION. THE PARCELS SHOWN HEREIN HAVE LEGAL ACCESS.

RAYMOND W. STADLER, P.E. 17507

OWNER:

GALVIS OREER INVESTMENT PARTNERS, LLC
1425 PALMA WAY
BULLHEAD CITY, ARIZONA 86442
(928) 753-3848 (FAX)



ACCEPTANCE:

CLERK OF SUPERVISORS, MOHAVE COUNTY (S.A.)

James R. Zaborner

NOTARY ACKNOWLEDGEMENT:

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF ARIZONA, ON 08/28/84, BY JAMES R. ZABORNER, GENERAL PARTNER OF GALVIS OREER INVESTMENT PARTNERS, LLC, THE 2ND DAY OF November, 1984.

James R. Zaborner (S.A.)



IN WITNESS WHEREOF, THIS DECLARATION IS EXECUTED THIS 28TH DAY OF November, 1984.

James R. Zaborner

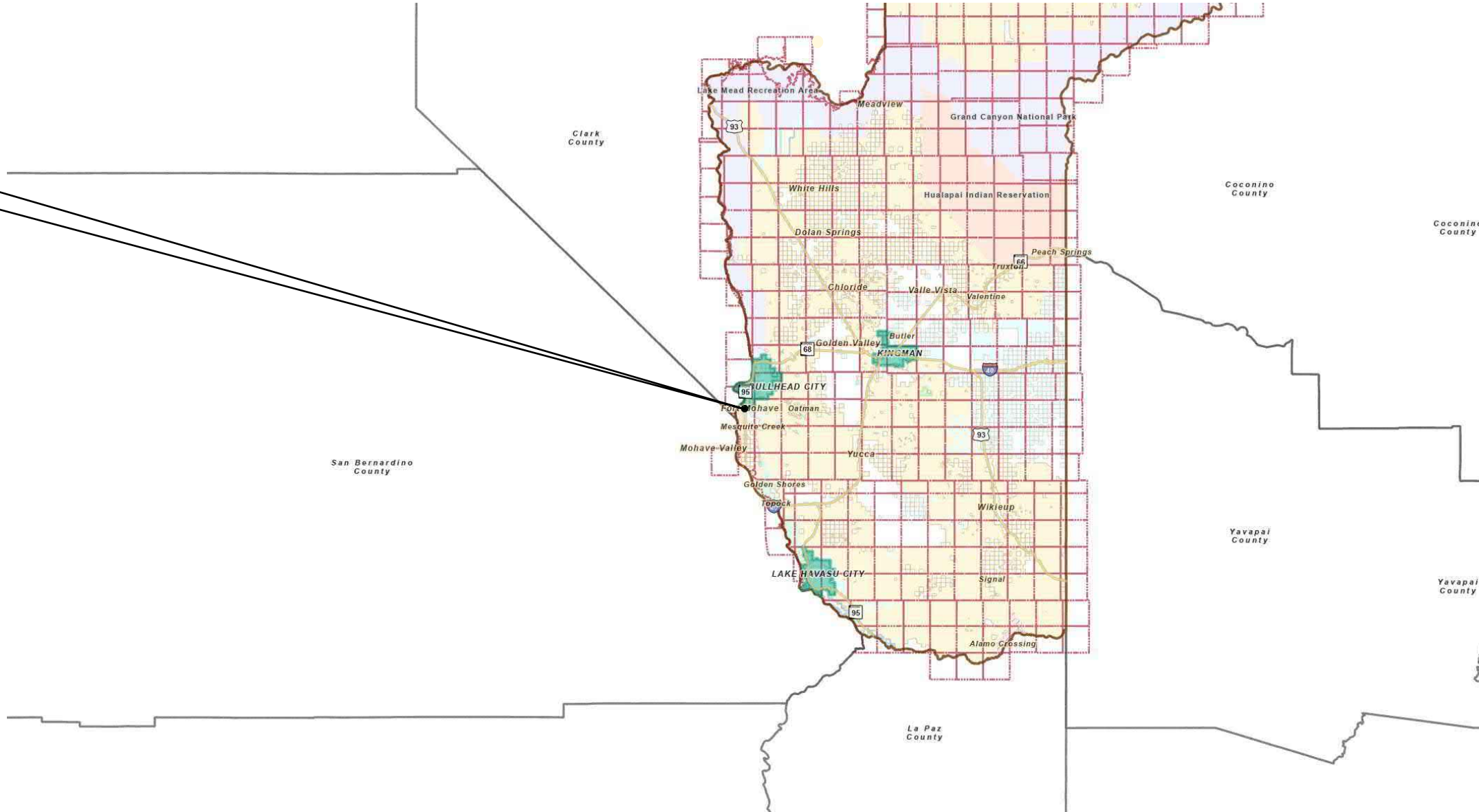
REZONE 229-22-001S

GENERAL MAP

Section 15
T 19 N, R 22 W

Subject
Property

REZONE of Assessor's Parcel No. 229-22-001S from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Fort Mohave vicinity.

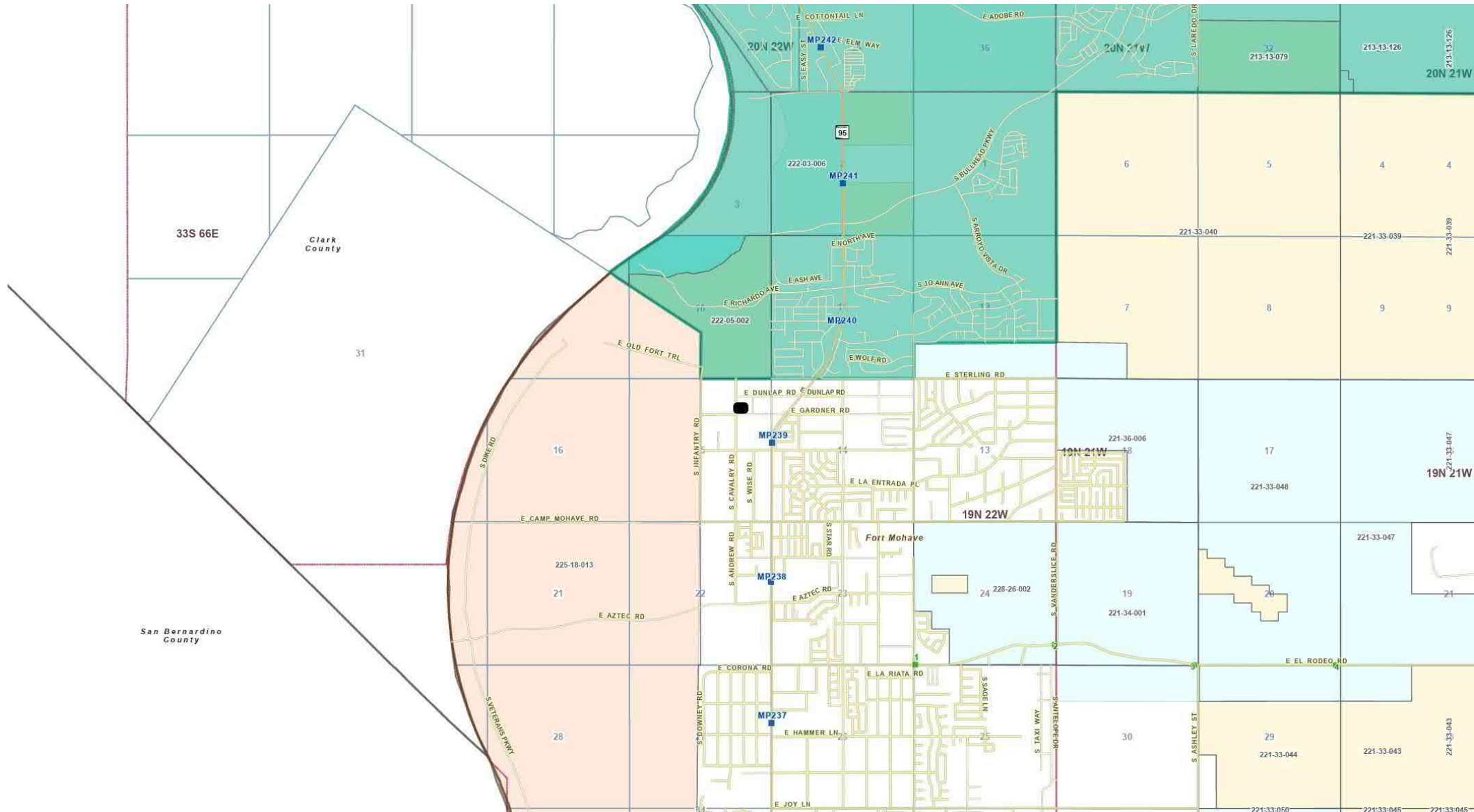


REZONE 229-22-001S

VICINITY MAP

Section 15
T 19 N, R 22 W

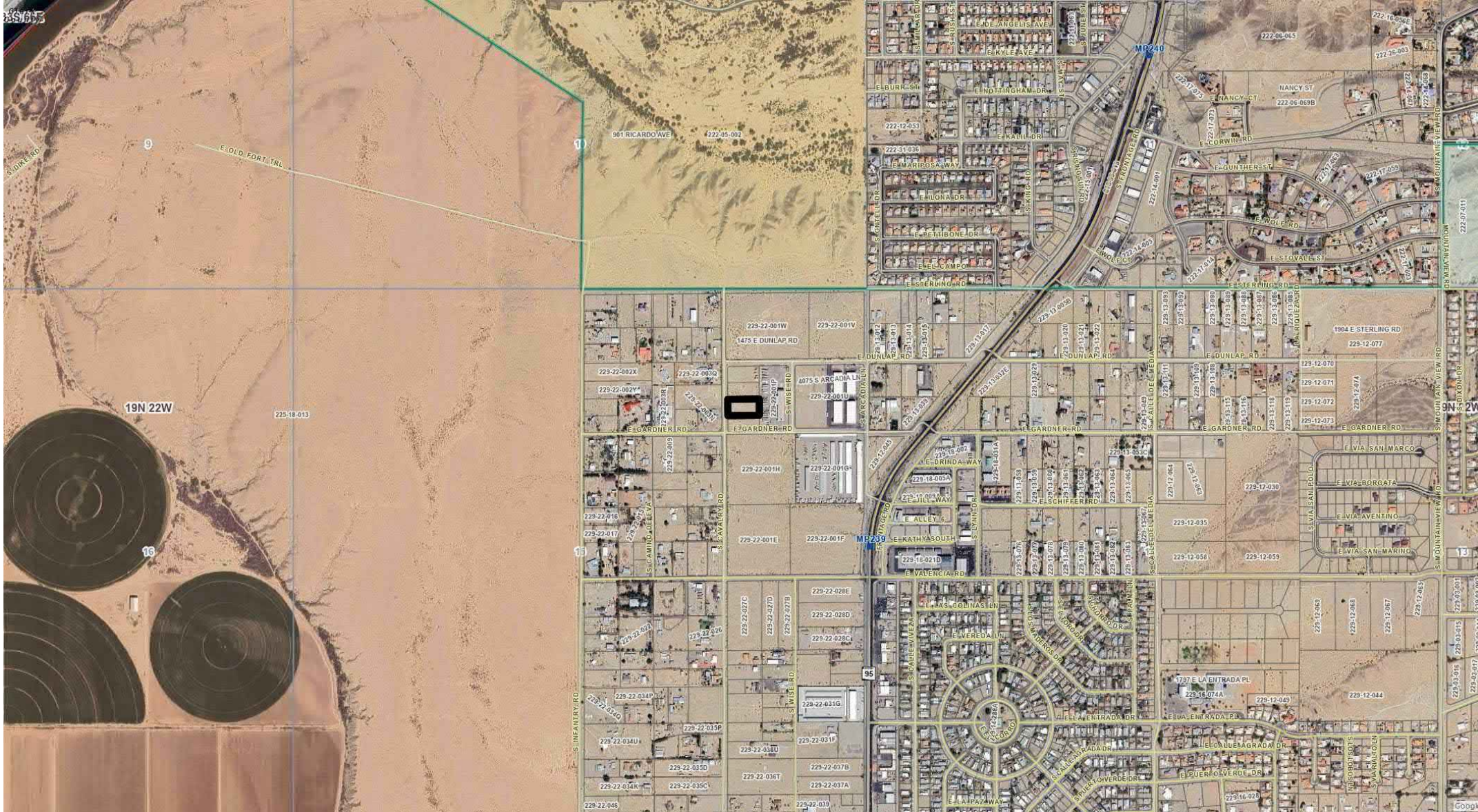
REZONE of Assessor's Parcel No. 229-22-001S from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Fort Mohave vicinity.



SITE MAP

T 19 N, R 22 W

REZONE of Assessor's Parcel No. 229-22-001S from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Fort Mohave vicinity.



REZONE 229-22-001S

ZONING MAP

Section 15
T 19 N, R 22 W

REZONE of Assessor's Parcel No. 229-22-001S from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Fort Mohave vicinity.

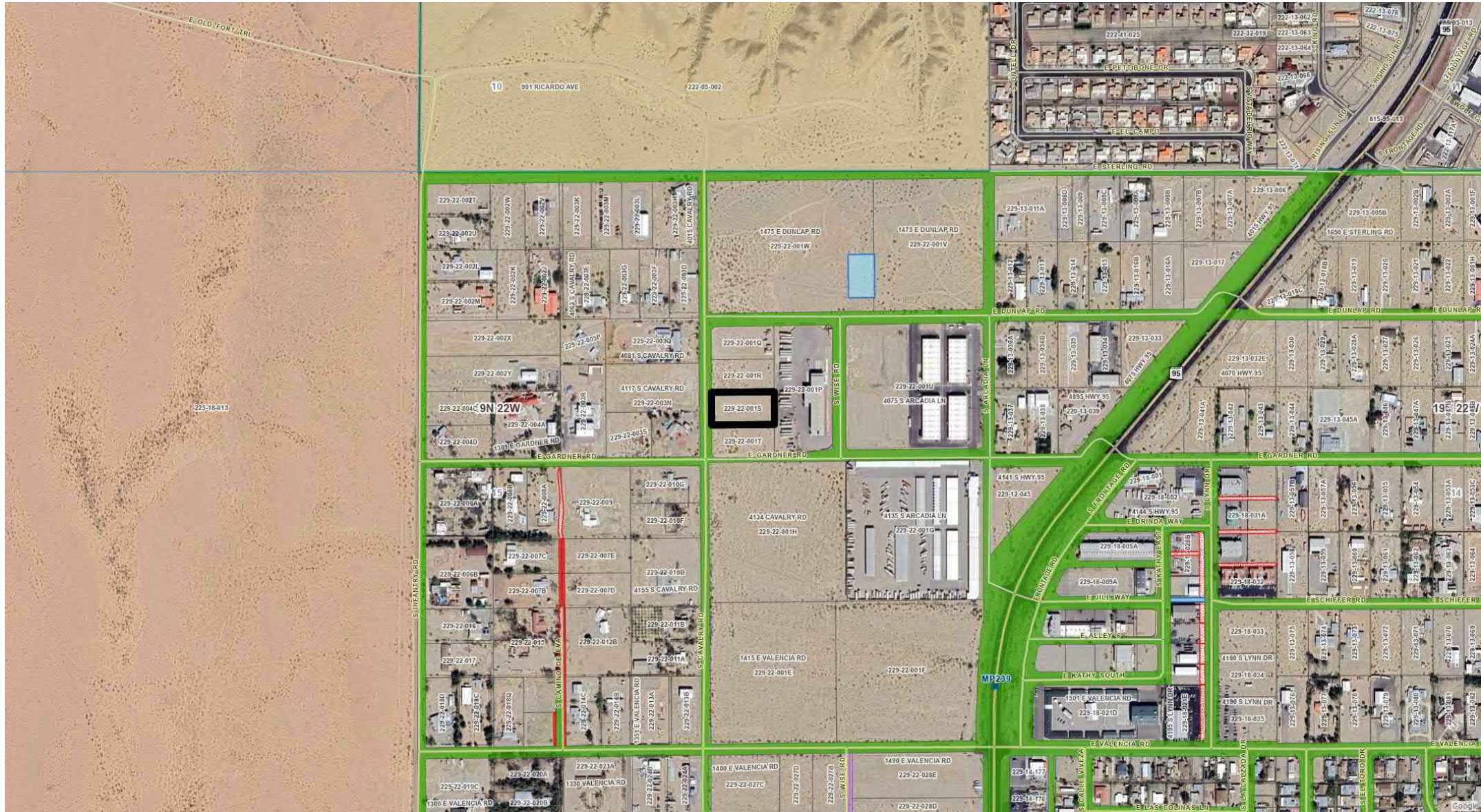


REZONE 229-22-001S

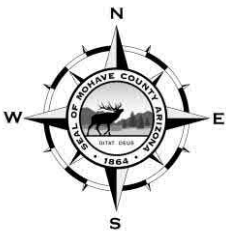
RIGHT OF WAY MAP

Section 15
T 19 N, R 22 W

REZONE of Assessor's Parcel No. 229-22-001S from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Fort Mohave vicinity.



Section 15
T 19 N, R 22 W





**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN THAT A ZONING
VIOLATION HAS BEEN IDENTIFIED AT THE
LOCATION OF THE ABOVE DESCRIBED PROPERTY.
THE VIOLATION IS THE EXISTENCE OF A
BUILDING OR STRUCTURE THAT IS NOT
PERMITTED BY THE ZONING ORDINANCE.
THE VIOLATION IS THE EXISTENCE OF A
BUILDING OR STRUCTURE THAT IS NOT
PERMITTED BY THE ZONING ORDINANCE.
THE VIOLATION IS THE EXISTENCE OF A
BUILDING OR STRUCTURE THAT IS NOT
PERMITTED BY THE ZONING ORDINANCE.

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at 700 W. Beale Street, Kingman, Arizona, on the 10th day of May 2025, at 10:00 A.M.

Re: Petition
for a Conditional Use Permit for a 100,000 sq. ft. building to be used as a storage facility for agricultural equipment and supplies, located on the 10th day of May 2025, at 10:00 A.M.

For more information, contact the Mohave County Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona 86401.

13. **Evaluation of a request for a RESCISSION OF B.O.S. RESOLUTION 2009-194 to revert the property back to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone for Assessor's Parcel Nos. 310-02-040, 046, 047, 048, 049 and 050 for not meeting the conditions of approval, in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rescind B.O.S. Resolution 2009-194, which rezoned Assessor's Parcel Nos. 310-02-040, 046, 047, 048, 049 and 050 to a R-O/A/1A (Single-Family Residential/manufactured homes prohibited/Limited Animal Privileges/One Acre Minimum Lot Size) to allow for a subdivision, and cause the property to revert to its former zoning classification, as requested by Mohave County.

The site is described as Lots 40, 46, 47, 48, 49 and 50 of Sunward Ho! Ranches Zafiro Acres, in Section 5, Township 22 North, Range 16 West.

These sites are approximately 99.51 acres in total and are located south of Calle Alamo and west of Avenida Obregon. The site is accessed from State Route 66, west on Airway Avenue, north on Bank Street, east on Calle Alamo, approximately one-half mile to the site.

The site is vacant. The terrain appears to be relatively flat. The surrounding land uses consist of vacant land and single-family homes. The Mohave County General Plan designates the site as Suburban Residential.

B.O.S. Resolution No. 2009-194 was approved for a Rezone to R-O/A/1A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges/One Acre Minimum lot size) zone to allow for an 87 lot subdivision. Vesting of the zoning was conditioned upon the site being improved to meet the use for which it was approved. As of this date, no on-site development has occurred.

The site is within the Northern Arizona Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Calle Alamo is unpaved and on the County's Road maintenance system.

A review of FEMA FIRM Panels #04015C-4300H indicates the site described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears to have legal access via unpaved roads.
- d. There are no significant environmental features affecting the site.
- e. The conditions of approval listed in B.O.S. Resolution No. 2009-194 have not been satisfied.
- f. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff recommends that B.O.S. Resolution No. 2009-194 be RESCINDED and the zoning designation for the site be reverted to the previous A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone.



PAGE: 1 of 4 FEE # 2009052060

B: 7569 P: 339

OFFICIAL RECORDS
OF MOHAVE COUNTY
CAROL MEIER
COUNTY RECORDER



08/24/2009 12:00 PM Fee: \$0.00

DOC TYPE: GRES

PAID BY: MOHAVE CTY BD OF SUPERVISORS

RESOLUTION NO. 2009-194

A RESOLUTION SETTING FORTH A REZONE OF LOTS 40, 46, 47, 48, 49, AND 50, SUNWARD HO! RANCHES, ZAFIRO ACRES, TO BE SUBDIVIDED AND KNOWN AS JOHNSON ESTATES, TRACT 3078, IN SECTION 5, TOWNSHIP 22 NORTH, RANGE 16 WEST, FROM A-R/10A (AGRICULTURAL-RESIDENTIAL/TEN ACRE MINIMUM LOT SIZE) ZONE TO R-O/A/1A (SINGLE-FAMILY RESIDENTIAL/MANUFACTURED HOMES PROHIBITED/LIMITED ANIMAL PRIVILEGES/ONE ACRE MINIMUM LOT SIZE) ZONE, IN THE LONG MOUNTAIN PORTION OF THE MOHAVE COUNTY GENERAL AREA, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on August 17, 2009, a public hearing was conducted to determine whether approval for a Rezone should be granted on the above-described property as requested by Sid Cranston of Done Right Engineering Group, LLC, of Kingman, Arizona representing Dean C. and Lynne M. Johnson of Fallbrook, California, and

WHEREAS, this property is located east of Stockton Hill Road between Calle Alamo and Calle Dimas. The site is accessed from Stockton Hill Road, via east on Cactus Wren Road to Cherum Road, then north on Cherum Road to Calle Alamo, and then east on Calle Alamo to the property located on the south side. The property is vacant. The terrain is relatively flat, generally sloping southeast. The surrounding land uses consist of vacant lots and scattered single-family residences. There are minor washes on the property that traverse from northwest to southeast, and

WHEREAS, the applicant requests this zone change to R-O/A/1A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges/One Acre Minimum Lot Size) zone to be subdivided and known as Johnson Estates, Tract 3078. The applicant proposes to divide the approximate 99.51-acre subject property into 87 lots with a minimum lot size of one (1) acre. The Mohave County General Plan designates this area as a Suburban Development Area. The Long Mountain Area Plan designates this area as Suburban Residential, and

WHEREAS, the site is within the Northern Arizona Consolidated Fire District No. 1. The site is proposed to be served by the Cerbat Water Company, and individual septic systems. The site is served by electric power and telephone service. Calle Alamo and Calle Dimas are not paved, and are not on the County's road maintenance system, and

WHEREAS, the Mohave County Environmental Health Division advises that wastewater disposal must meet all current, applicable State laws, local polices and ordinances including any

applicable subdivision approvals and requirements or restrictions. 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 to meet current nitrogen-loading rules. If an on-site wastewater system is applied for, it will be the responsibility of the applicant to prove to the Environmental Health Division that the discharge of wastewater from the proposed residence or facility will not violate any water quality standard. Studies may need to be completed including, but not limited to, site investigation (soils evaluation/characterization and/or percolation testing) and a nitrogen-loading study. The Division has no objection to the continuing process of this Rezone. An Appendix B, County Approval of Subdivision to be Served by Individual On-Site Wastewater Treatment Facilities, was signed in May of 2009, for 87 lots, and

WHEREAS, the Mohave County General Plan states that the location of development has a significant impact on the demands for public facilities and services, the costs of infrastructure construction and the cost-effectiveness of public service provision. A sprawling, low density development pattern is more costly to serve than is a compact pattern. Development within areas that are already adequately served reduces the need for expensive extensions of facilities to new areas. For these reasons, the land use plan for a community has important implications for the quality and cost of public services available to its residents. Suburban Development Areas are those where development of a suburban character exists or is developing. New development in these areas may be approved by Mohave County if it is consistent with the land uses shown on the Land Use Diagram, if services are available at the appropriate suburban levels and if other policies of the Area Plan and General Plan have been met, as further defined in the Development Regulations, and

WHEREAS, Policy 11.7 of the General Plan states that Mohave County shall only approve requests for rezoning, special permits, the division of land, other new development proposals or public projects that are consistent with the Land Use Diagrams, the policies contained in the Land Use Element and the other Elements of this General Plan, as further set forth in the County's Development Regulations, and

WHEREAS, Policy 11.8 of the General Plan states that a residential proposal's density shall be considered consistent with the applicable Land Use Diagram if the average gross density of the entire project is within the range of the land use category for the property. Mohave County may approve projects at any density within this range, if consistent with zoning regulations; the category does not ensure approval at the maximum density. The actual density approved will take into consideration the policies found in the other elements of the General Plan. Land within a floodway should be excluded from density calculations. Floodway fringe lands may be included in the calculation if development can be appropriately engineered, and

WHEREAS, Policy 11.9 of the General Plan provides that within a residential land use category's density range, several factors should be considered in reviewing and approving individual development proposals, including the effect on the County's ability to achieve other General Plan goals and policies, including the creation of a safe and efficient roadway network and provision for sufficient areas to place a home site, well head and septic system outside of the FEMA 100-year flood hazard area, and

WHEREAS, Policy 13.4 of the General Plan provides that when determining the maximum density of rural development, the County shall consider the availability of services, access to the properties, natural resources and environmental constraints on the property, and the cumulative impacts of development within the Rural Development Area, and

WHEREAS, Policy 29.7 of the General Plan provides that parcels created, via the Rezone process, that are between one and ten acres in size, shall have sufficient areas to place a home site, well head and septic system in a flood-free zone, and

WHEREAS, Policy 51.4 of the General Plan provides that streets and native material roadways shall be designed to provide safe access for vehicles normally accessing developed parcels and for emergency and service vehicles, and

WHEREAS, Policy 54.7 of the General Plan provides that the County should not promote exurban residential development through its rezoning process when site adjacent roadways are not maintained, and

WHEREAS, Policy 57.4 of the General Plan provides that the County shall limit the increase in housing density, via the Rezone process, outside of fire districts and in areas where roadways are substandard, and

WHEREAS, a review of FEMA FIRM Panel #040058-2155B indicates the parcel described to be in Zone C, not in the Special Flood Hazard Area, and

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect comply with the Mohave County General Plan and the Long Mountain Area Plan.
- c. The site is adequate for the action intended and the use is compatible with the surrounding land uses and terrain.
- d. The neighboring area contains other land uses similar to the above-proposed action.
- e. The site has legal access.
- f. There are no known significant environmental features affecting the site, except the noted washes.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on July 8, 2009, the Commission recommended **APPROVAL** for a Rezone subject to the following:

1. The property will be rezoned R-O/A/1A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges/One Acre Minimum Lot Size).
2. The Rezone will be effective upon the recordation of a Final Plat for a subdivision, or for each phase of the subdivision if the subdivision is phased, and the Rezone shall not become effective until at least 30 days after final approval of the change in classification by the Board of Supervisors, as per ARS 11-829F.

3. The lot size will be based on the size of the lots recorded on the Final Plat with no further lot splits.
4. The appropriate zoning, building, environmental, and floodplain permits will be obtained prior to construction.
5. The applicant may comply with all the applicable provisions of the Mohave County Zoning Ordinance.


WHEREAS, that the Board of Supervisors, at their regular meeting on Monday, August 3, 2009, continued this request for a Rezone to their next regular scheduled meeting on August 17, 2009, and

WHEREAS, the notice of hearing was published in The Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, on July 19, 2009, and was posted on July 17, 2009, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors, at their regular meeting on Monday, August 17, 2009, APPROVED this Rezone as recommended by the Mohave County Planning and Zoning Commission and outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST



Tom Sockwell, Chairman



Barbara Bracken, Clerk



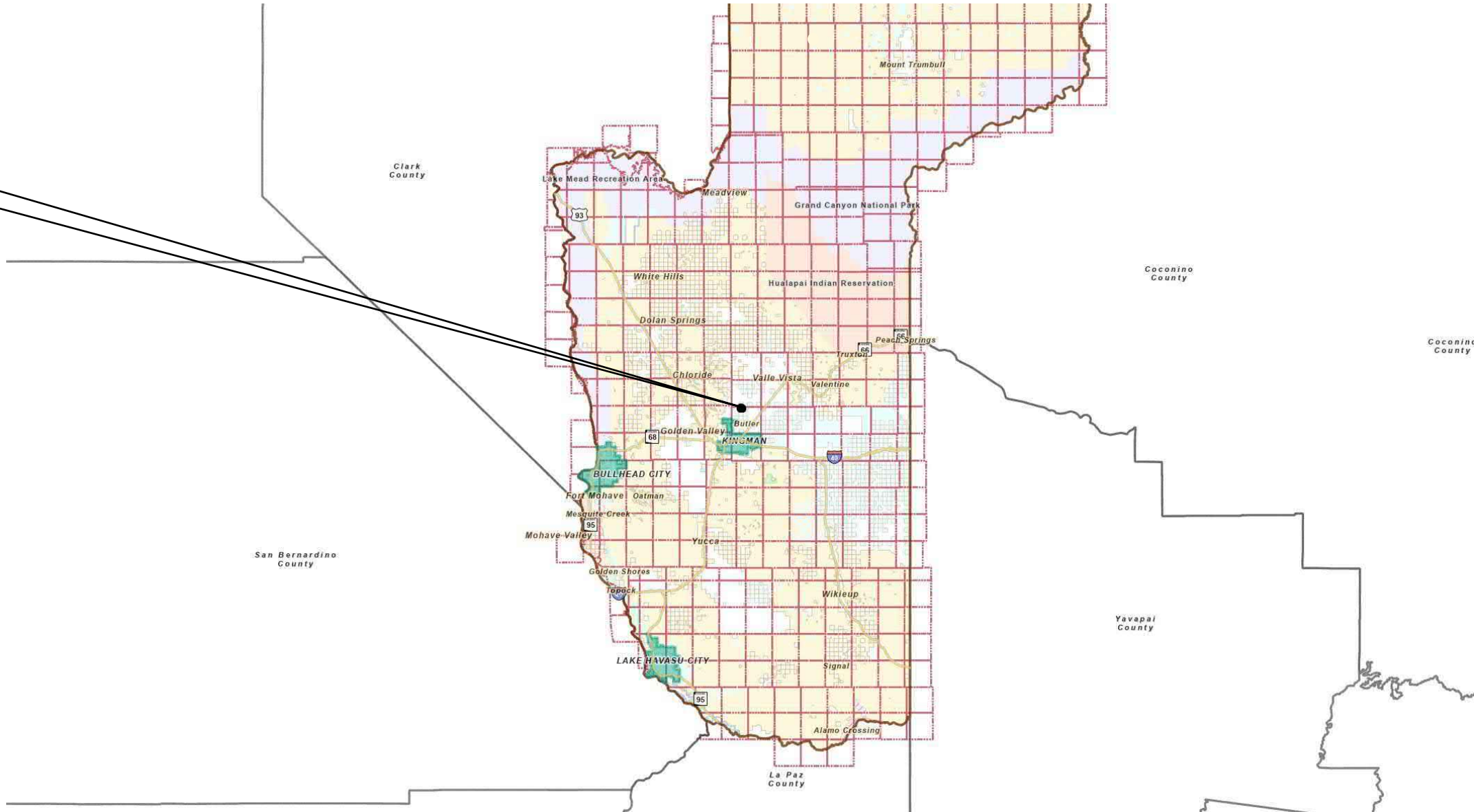
RESCIND B.O.S. RESOLUTION 2009-194

GENERAL MAP

Section 5
T 22 N, R 16 W

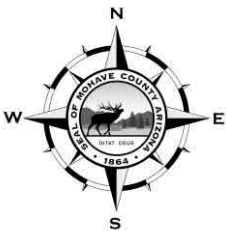
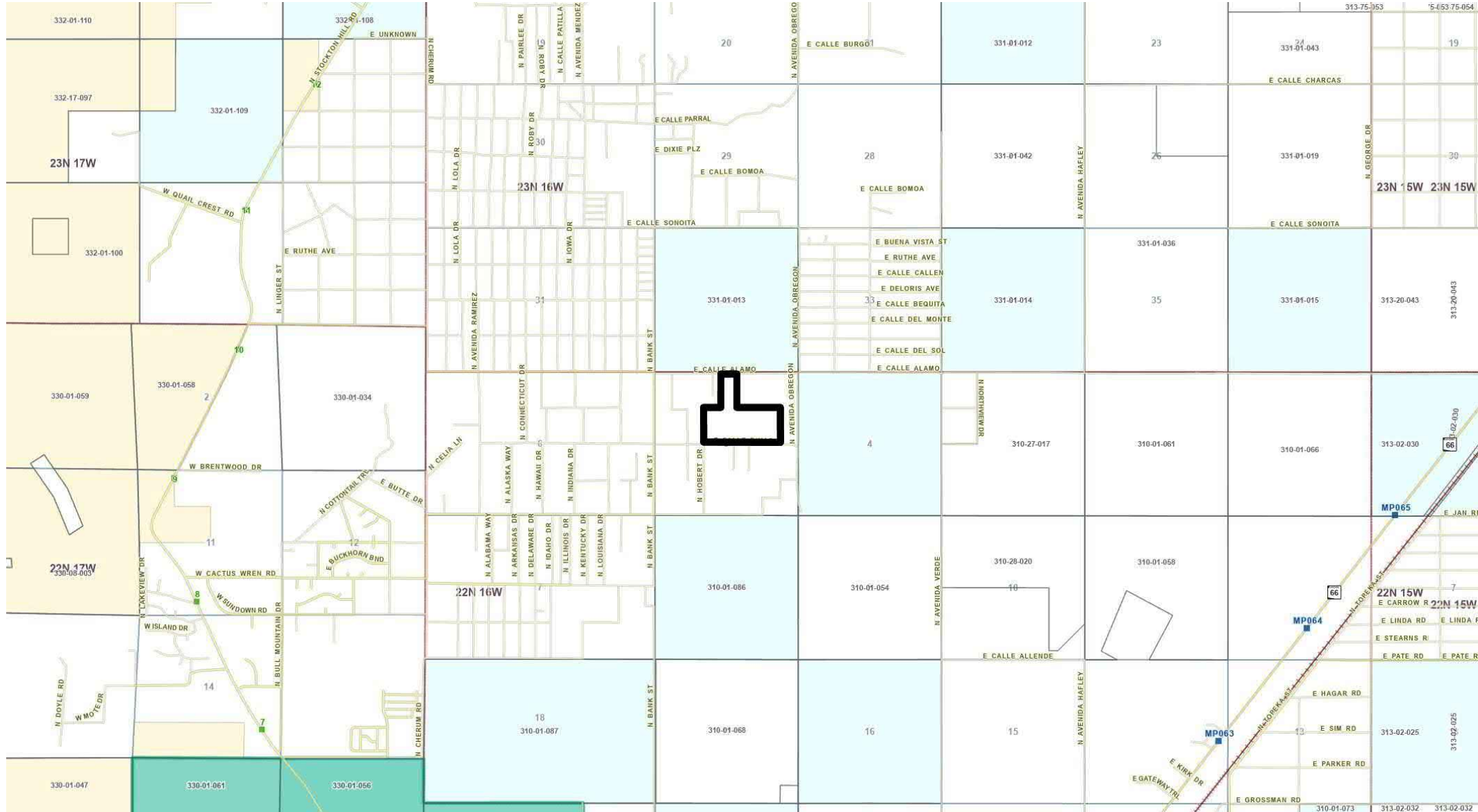
Subject
Property

RECISSION OF B.O.S. RESOLUTION NO. 2009-194 and cause the property to revert back to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone for Assessor's Parcel Nos. 310-02-040, -046, 047, 048, 049, and -050, for not meeting the conditions of approval in the Kingman vicinity.



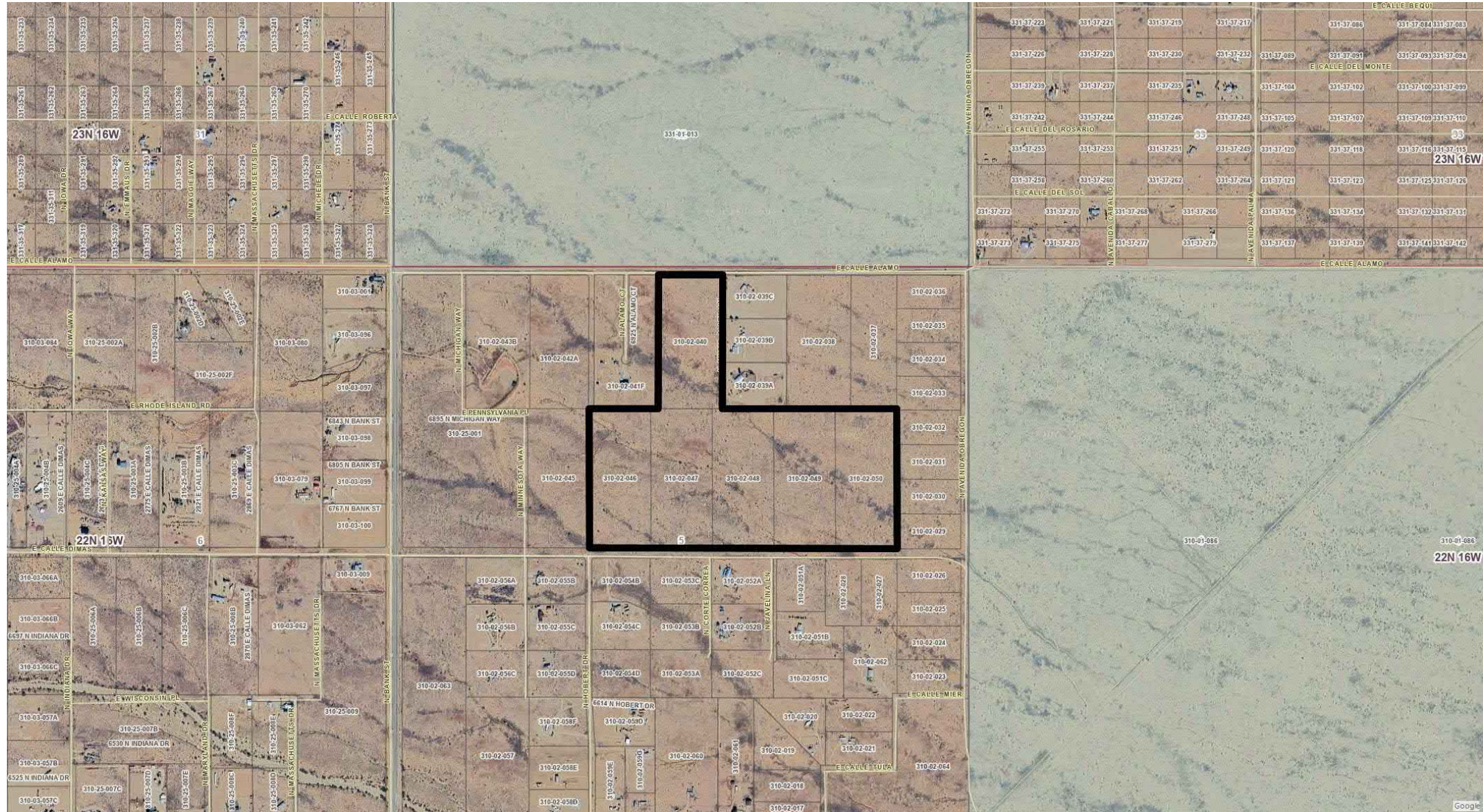
VICINITY MAP

Section 5
T 22 N, R 16 W



RECISSION OF B.O.S. RESOLUTION NO. 2009-194 and cause the property to revert back to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone for Assessor's Parcel Nos. 310-02-040, -046, 047, 048, 049, and -050, for not meeting the conditions of approval in the Kingman vicinity.

Section 5
T 22 N, R 16 W



RESCIND B.O.S. RESOLUTION 2009-194
ZONING MAP

RECISSION OF B.O.S. RESOLUTION NO. 2009-194 and cause the property to revert back to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone for Assessor's Parcel Nos. 310-02-040, -046, 047, 048, 049, and -050, for not meeting the conditions of approval in the Kingman vicinity.

Section 5
T 22 N, R 16 W

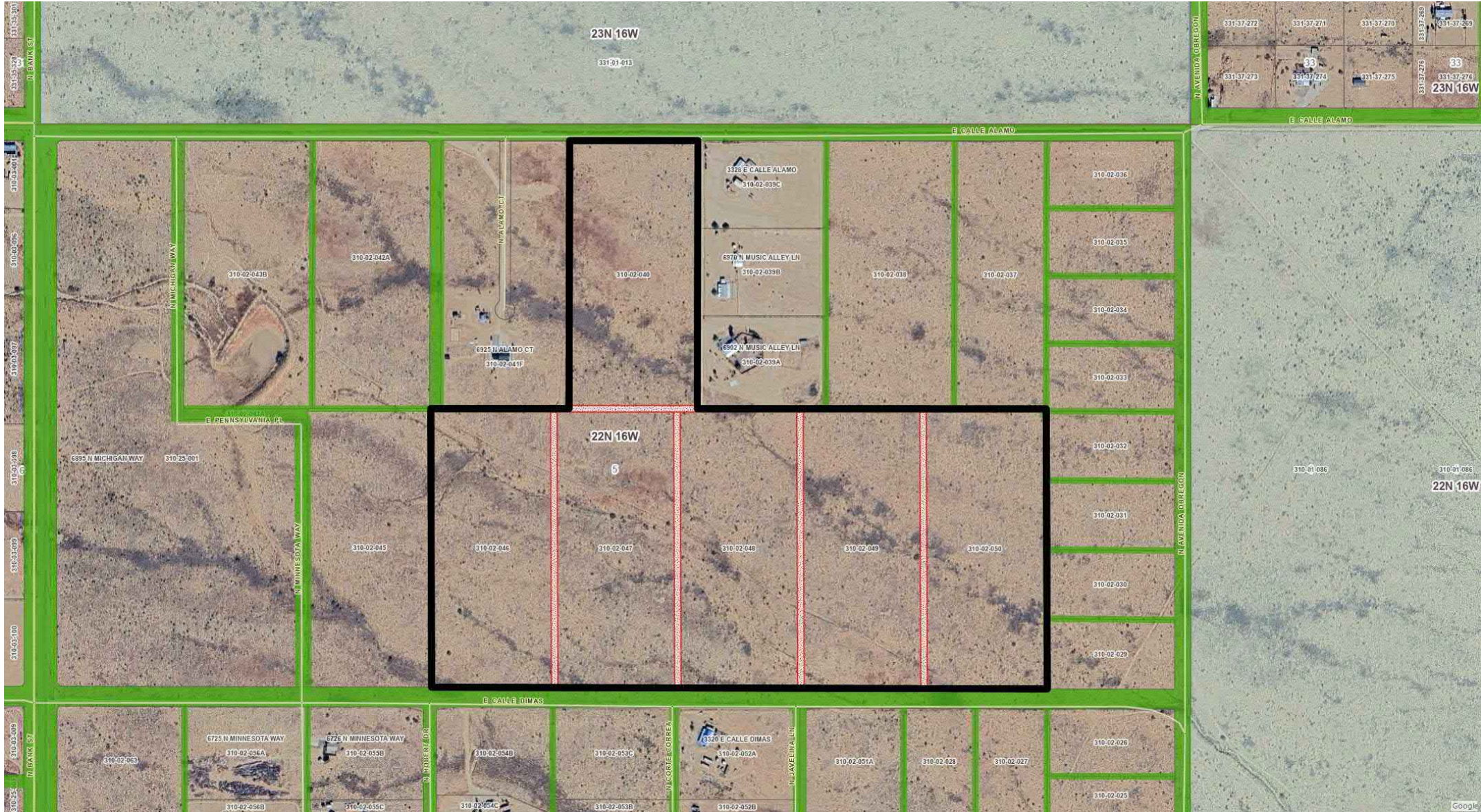
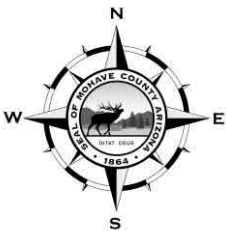


RESCIND B.O.S. RESOLUTION 2009-194

RIGHT OF WAY MAP

Section 5
T 22 N, R 16 W

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



RECISSION OF B.O.S. RESOLUTION NO. 2009-194 and cause the property to revert back to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone for Assessor's Parcel Nos. 310-02-040, -046, 047, 048, 049, and -050, for not meeting the conditions of approval in the Kingman vicinity.

RESCIND B.O.S. RESOLUTION 2009-194 REQUEST

Section 5
T 22 N, R 16 W

RECISSION OF B.O.S. RESOLUTION NO. 2009-194 and cause the property to revert back to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone for Assessor's Parcel Nos. 310-02-040, -046, 047, 048, 049, and -050, for not meeting the conditions of approval in the Kingman vicinity.





**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, in the regular meeting room of the Commission, 700 W. Main Street, Kingman, Arizona, on the 14th day of May 2025, at 10:00 A.M.

By Order:
[Signature]

2025 Notice posted pursuant to the provisions of the Arizona State Constitution and the Arizona State Statutes.



ZONING NOTICE

NOTICE TO PROPERTY OWNERS: The City of...
has adopted Ordinance No. 12345, which...
amends the Zoning Ordinance to...
effective January 1, 2024. This notice...
is posted on your property to inform you...

14. **Evaluation of a request for a REZONE of Assessor's Parcel No. 310-02-040 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential/Three Acre Minimum Lot Size) zone, to allow for a minor land division in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Dean Johnson of Fallbrook, California.

Assessor's Parcel No. 310-02-040 is described as Sunward Ho! Ranches Zafiro Acres Lot 40, in Section 5, Township 22 North, Range 16 West.

The site is approximately 16 acres and is located south of Calle Alamo, west of Music Alley Lane. The site is accessed from State Route 66, west on Airway Avenue, north on Bank Street, east on Calle Alamo approximately one-half mile to site.

The site is vacant. The surrounding land uses consist of vacant land and single-family homes.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential/Three Acre Minimum Lot Size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Residential Area.

The site is within Northern Arizona Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Calle Alamo is unpaved and on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-04300H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. This property will be zoned to an A-R/3A (Agricultural Residential/Three Acre Minimum lot size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least 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: 310-02-040 Current Zoning: AR10A Parcel Size 16. Acres

Legal Description:

SUNWARD HO! RANCHES ZARIRO ACRES LOT 40

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

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): DEAN CUSHING JOHNSON

Mailing Address: 3734 LAKE RIDGE RD City: FAIRBROOK State: CA Zip: 92028

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: AR 3A

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

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

For the purpose of:

MINOR LAND DIVISION

Authorization

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

Dean C. Johnson

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR 10A
to ARBA for the purpose of Minor Land Division.

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

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

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

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

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

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

Sincerely,

Dean C. Johnson
Applicant / agent

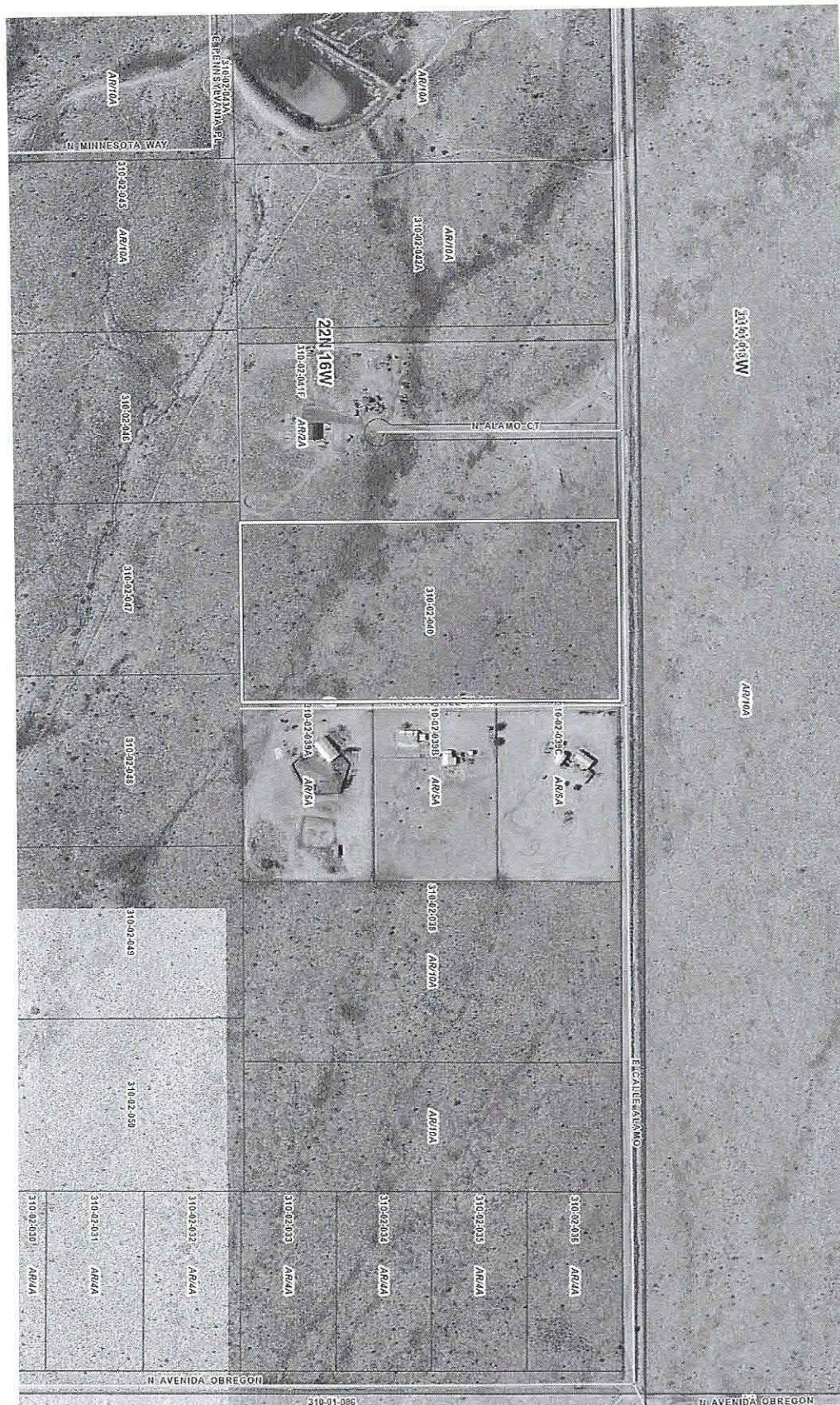
Contact information:

[Redacted]

[Redacted]

Assessor Parcel Number and Legal Description of proposed subject property: 310-02-040

Sunward Ho! Ranches Zafiro Acres Lot 40



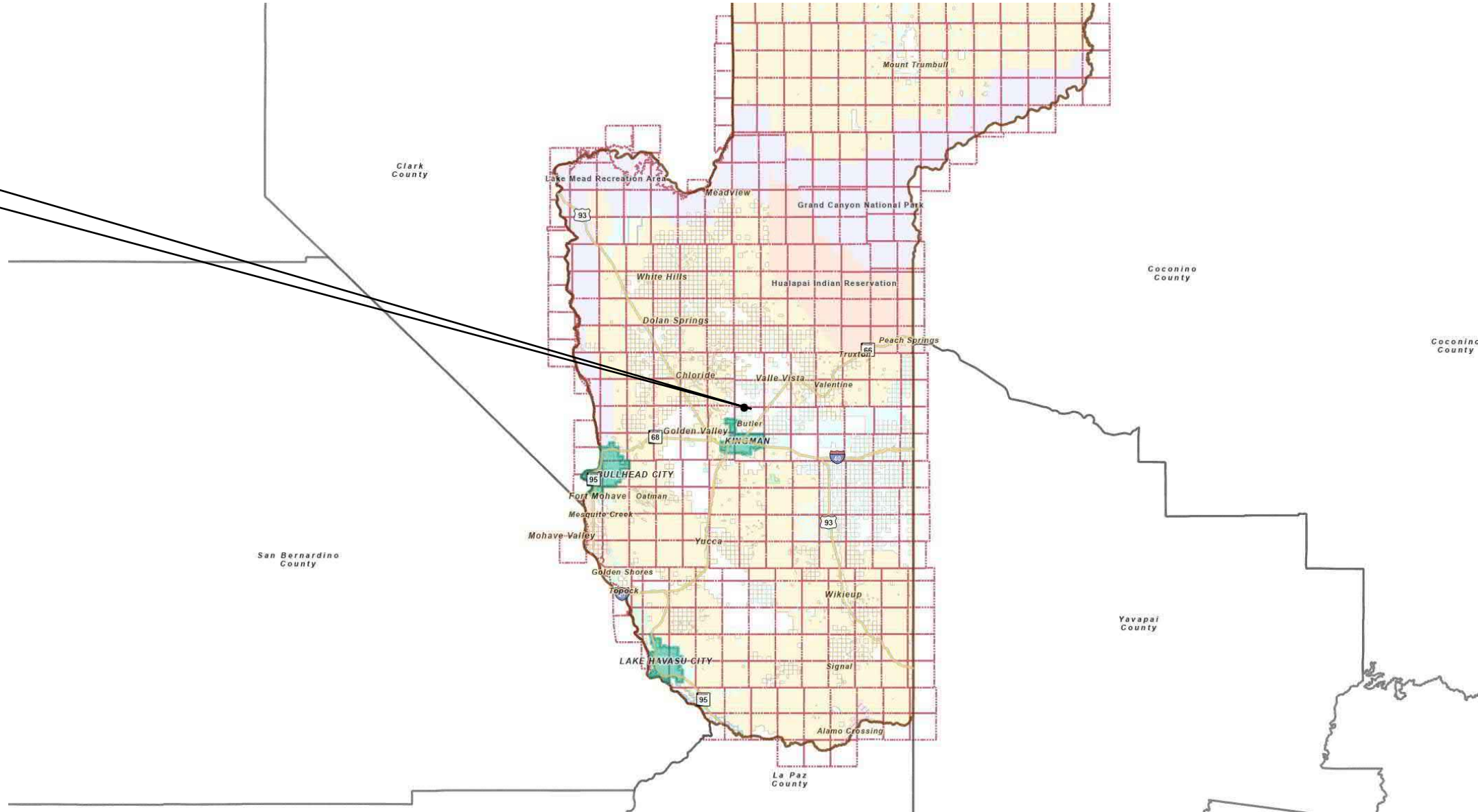
REZONE 310-02-040

GENERAL MAP

Section 5
T 22 N, R 16 W

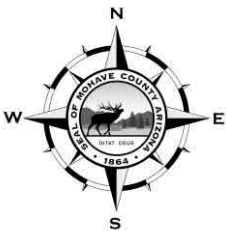
Subject
Property

REZONE of Assessor's Parcel No. 310-02-040 from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential / Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity.



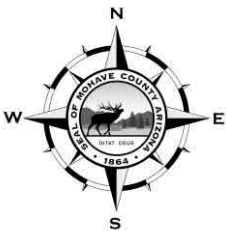
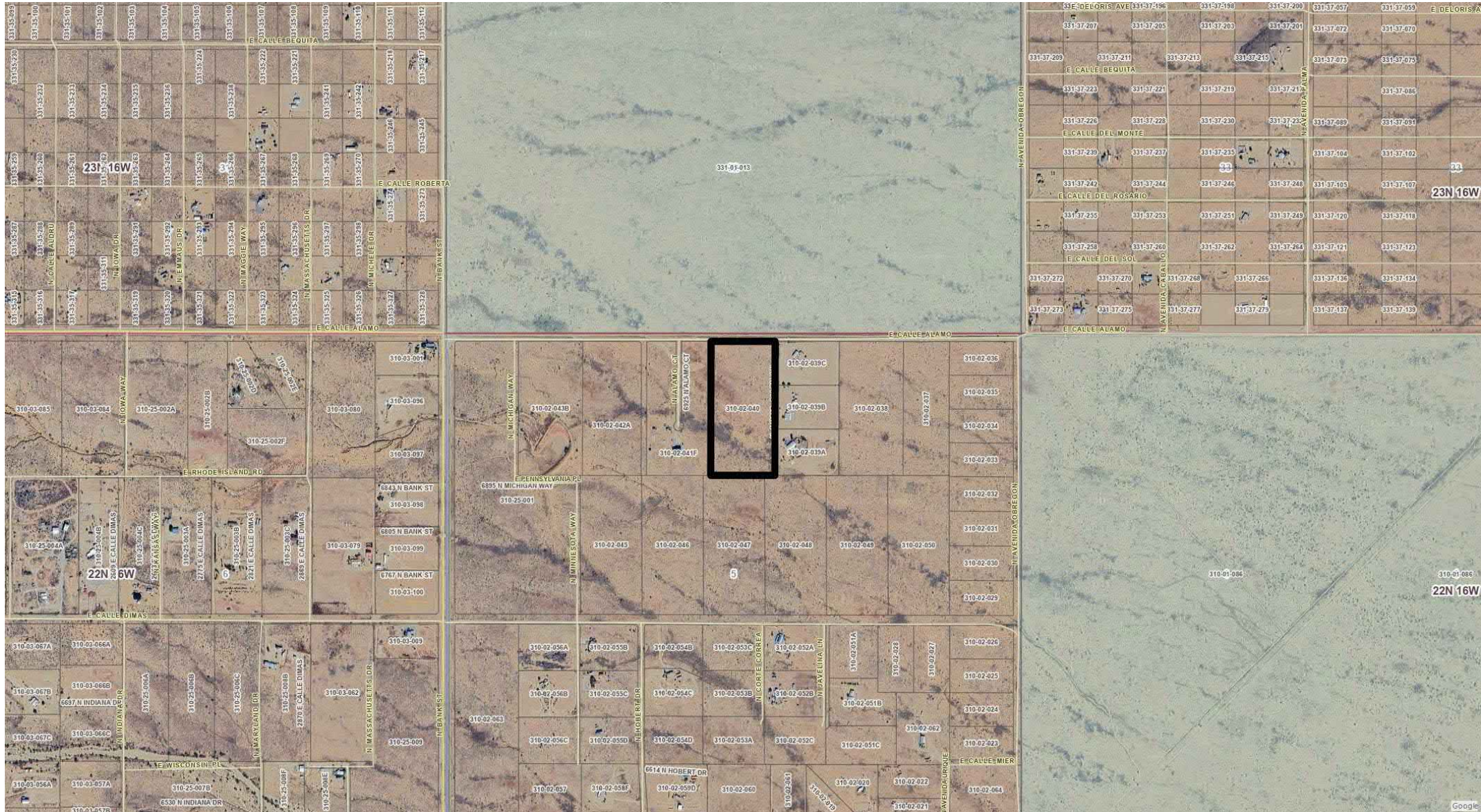
VICINITY MAP

Section 5
T 22 N, R 16 W

[illegible]

SITE MAP

Section 5
T 22 N, R 16 W



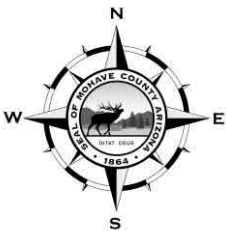
REZONE of Assessor's Parcel No. 310-02-040 from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential / Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity.

REZONE 310-02-040

ZONING MAP

Section 5
T 22 N, R 16 W

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



REZONE of Assessor's Parcel No. 310-02-040 from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential / Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity.

RIGHT OF WAY MAP

Section 5
T 22 N, R 16 W

REZONE of Assessor's Parcel No. 310-02-040 from an A-R/10A (Agricultural Residential / Ten Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential / Three Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity.



Section 5
T 22 N, R 16 W

Music Alley Ln

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, at the County Planning Room at the County Administration Center, 100 W. Brown Street, Phoenix, Arizona, on the 14th day of May 2025, at 10:00 A.M.

The purpose of the hearing is to consider the proposed rezoning of the property located at 100 W. Brown Street, Phoenix, Arizona, from its current zoning to a new zoning classification. The property is currently zoned R-1 (Single-Family Residential) and is being proposed for rezoning to R-2 (Medium-Density Residential). The rezoning is being proposed by the Maricopa County Planning and Zoning Commission. The property is located in the City of Phoenix, Arizona. The rezoning is being proposed to allow for the construction of a new residential development on the property. The rezoning is being proposed to allow for the construction of a new residential development on the property. The rezoning is being proposed to allow for the construction of a new residential development on the property.

Calle Alamo

389

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. Basile Street, Kingman, Arizona, on the 14th day of May 2020, at 12:00 P.M.

For more information, please contact the Planning and Zoning Commission at (930) 895-1234 or visit the website at www.mohavecountyaz.gov/planning-zoning.

15. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the property into compliance, in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Taylor Westphal of Bullhead City, Arizona.

Assessor's Parcel Nos. 254-32-097 and -098 are described as the NE ¼ SE ¼ NE ¼ of Section 7, Township 20 North, Range 13 West.

The site is approximately 9.74 acres and is located west of Pinto Road and south of Kalispell Drive. The site is accessed via U.S. Highway 93, then south on Crazy Horse Road, then west on Turquoise Drive, then south on Pinto Road approximately .25 miles to the intersection with Kalispell Drive, at the northeast corner of the lots.

The site is 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 A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to bring the property into compliance. The zoning for the property was put into place in 1986, and the parcels were created in March 2007.

The site does not appear to be within a fire district. Electric, water, and sewer services do not appear to be available in the area. Pinto Road and Kalispell Drive are unpaved and are not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4650G 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 contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric, water, and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The site shall be rezoned to an A-R/4A (Agricultural Residential /Four Acres Minimum Lot Size) 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: 254-32-097, 254-32-098 Current Zoning: na Parcel Size 9.74 Acres

Legal Description:
T20N R13W SEC7 that portion of the SE4 NE4 of SEC

Water Provider: na Electric provider: na Sewer provider: na

Present use of property: vacant land

Owner Information

Owner Name(must match current deed): Taylor Westphal

Mailing Address: 1215 Golden Circle #b City: Bullhead city State: az Zip: 86429

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: A-R

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

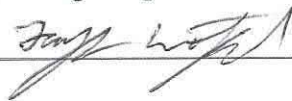
Does the new zone comply with the Mohave County General Plan? ☒ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

homesteading

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-R
to A-R for the purpose of Homestead.

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

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

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

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



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

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

Sincerely,


Applicant / agent

Contact information:

Assessor Parcel Number and Legal Description of proposed subject property: 254-32-098,

254-32-097, T20N R13W SEC 7 that portion of
the SE 4 NE 4 of SEC

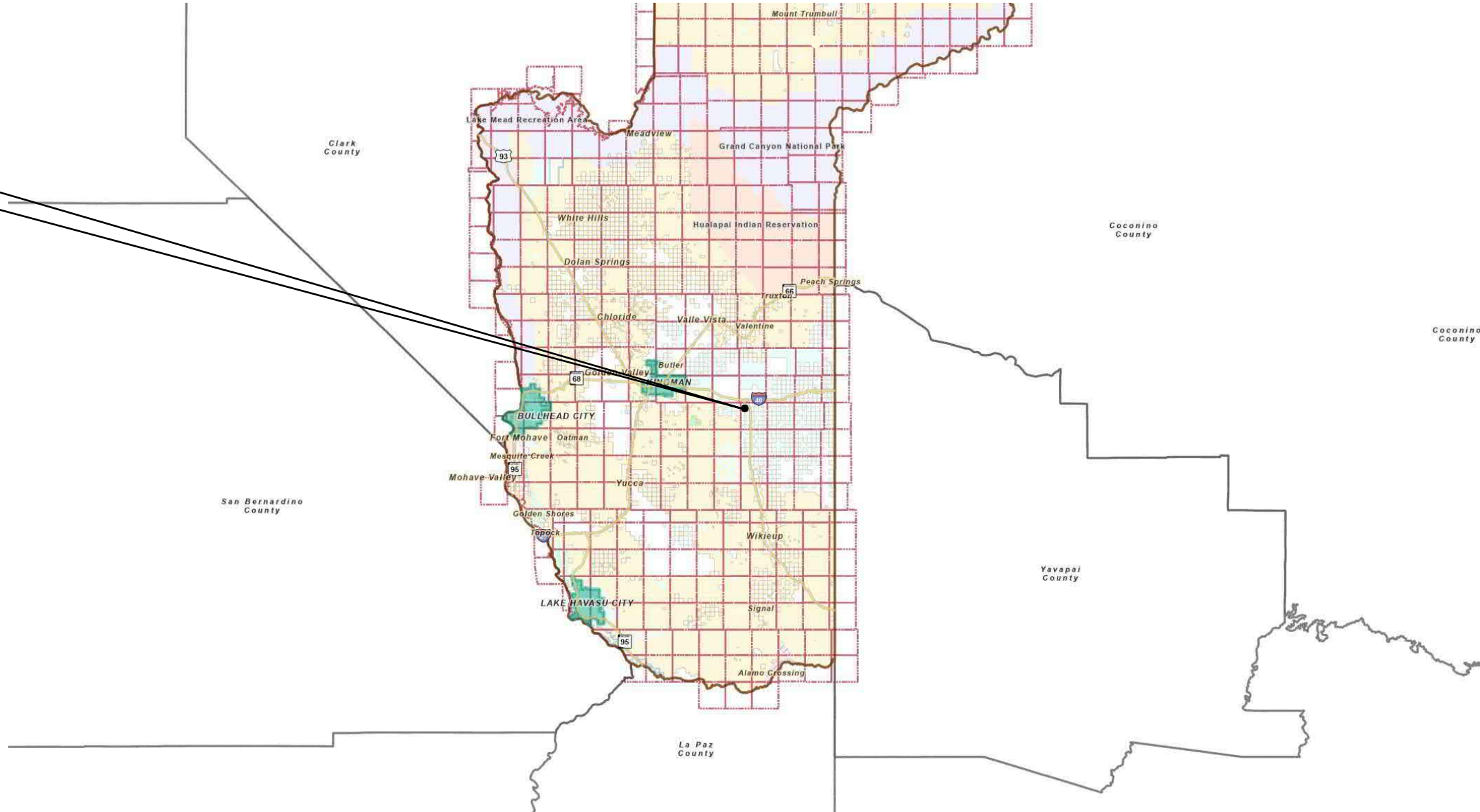
REZONE 254-32-097 & -098

GENERAL MAP

REZONE of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the properties into compliance, in the Kingman vicinity.

Section 7
T 20 N, R 13 W

Subject
Property

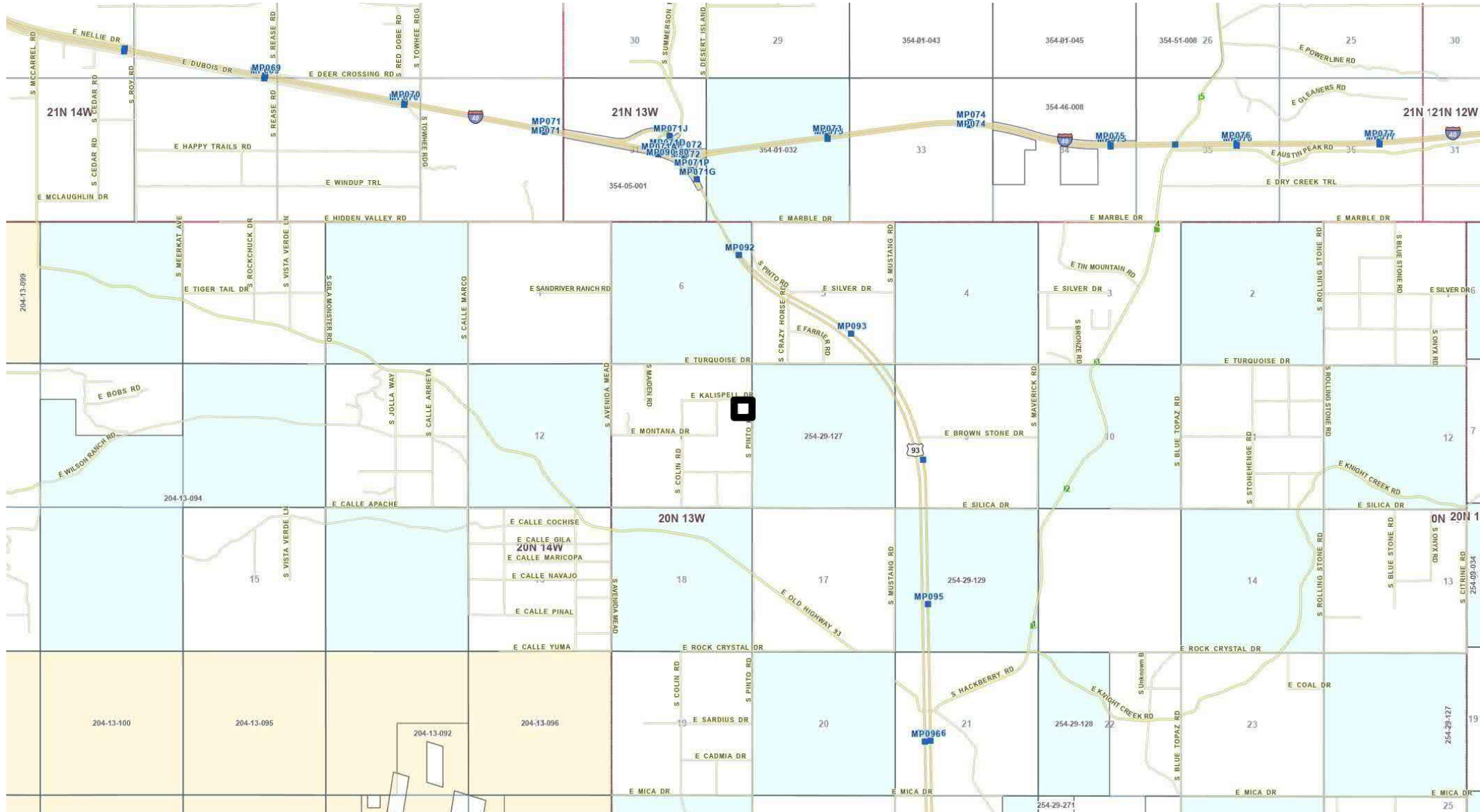


REZONE 254-32-097 & -098

VICINITY MAP

Section 7
T 20 N, R 13 W

REZONE of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the properties into compliance, in the Kingman vicinity.



REZONE 254-32-097 & -098
SITE MAP

Section 7
T 20 N, R 13 W

REZONE of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the properties into compliance, in the Kingman vicinity.



REZONE 254-32-097 & -098
ZONING MAP

REZONE of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the properties into compliance, in the Kingman vicinity.

Section 7
T 20 N, R 13 W



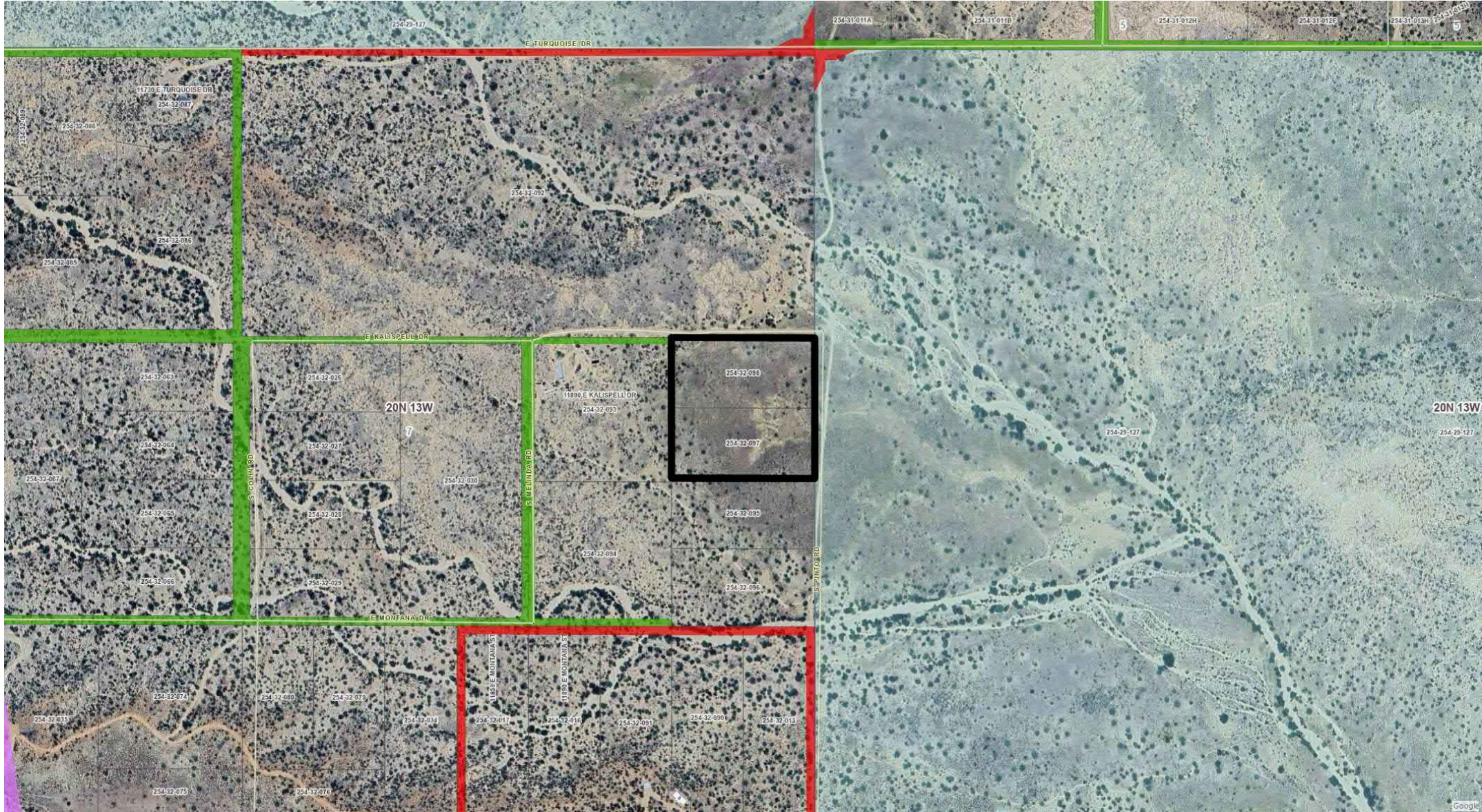
REZONE 254-32-097 & -098

RIGHT OF WAY MAP

REZONE of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the properties into compliance, in the Kingman vicinity.

Section 7
T 20 N, R 13 W

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



REZONE 254-32-097 & -098

REQUEST

Section 7
T 20 N, R 13 W

REZONE of Assessor's Parcel Nos. 254-32-097 and -098 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to bring the properties into compliance, in the Kingman vicinity.





**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of the City of Phoenix, Arizona, on the above mentioned subject, at the City of Phoenix, Arizona, on the 15th day of May 2024, at 10:00 AM.

Any person who wishes to be heard at the hearing should appear in person or by a duly authorized representative at the hearing on the above mentioned subject, at the City of Phoenix, Arizona, on the 15th day of May 2024, at 10:00 AM.

For more information, please contact the Planning and Zoning Commission at (602) 259-1234.



**ZONING
NOTICE**

NOTICE OF ZONING: This notice is posted on the property of the City of Las Vegas, Nevada, and is subject to the City of Las Vegas Zoning Ordinance. The property is located at the intersection of the 10th Street and the 10th Street, and is subject to the City of Las Vegas Zoning Ordinance. The property is located at the intersection of the 10th Street and the 10th Street, and is subject to the City of Las Vegas Zoning Ordinance.

16. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home in a R-E/2.31A (Residential Recreation/2.31 Minimum Lot Size) zone, in the Lake Havasu 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 Sheri Pontolillo for Impact 928, Inc. of Lake Havasu City, Arizona

Assessor's Parcel No. 120-19-125 is described as Tract: 1029 Lake Havasu Heights Lot 125 of Section 7, Township 15N North, Range 19 West.

The site is approximately 2.31 acres in size and is located south of El Mirage Road and east of Wagon Wheel Drive. The site is accessed from State Highway 95, east on Heights Boulevard, south on Sky View Drive, south on Wagon Wheel Drive approximately three quarters of a mile to site.

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

The applicant requests this Special Use Permit to allow for a childcare group home for teen girls in foster care for up to 12 residents. The Mohave County General Plan designates the site as a Rural Development Area.

This item was originally heard by the Planning and Zoning Commission on April 9, 2025 . The item was continued to allow the applicant to hold a neighborhood meeting to discuss the project with the surrounding property owners.

The site is within the Desert Hills Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Wagon Wheel Drive is unpaved and is on the County's Road maintenance system.

A review of FEMA FIRM Panel #04015C-5700G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. This Special Use Permit allows for a childcare group home on Parcel No. 120-19-125 to allow for foster care for up to 12 residents.
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
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: 120-19-125 Current Zoning: Recreational Residential Parcel Size 2.31 Acres

Legal Description:

TRACT: 1029 LAKE HAVASU HEIGHTS LOT 125

Water Provider: EPCOR Electric provider: Unisource Sewer provider: Septic

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Impact 928 Inc.

Owner Street Address: 1605 McCulloch Blvd S City: Lake Havasu City State: AZ Zip: 86404

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Sheri Pontolillo

Agent Street Address: 94 Acoma Blvd S #102 City: Lake Havasu City State: AZ Zip: 86403

Phone number: [REDACTED] Email: [REDACTED]

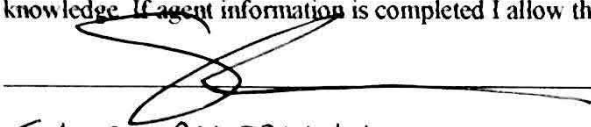
Request

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 residential group home for teen girls in foster care with a maximum of 12 residents.

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.


SHERI PONTOLILLO

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 residential group home for teen girls in foster care with a maximum of 12 residents.

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 SHERI PONTOLILLO

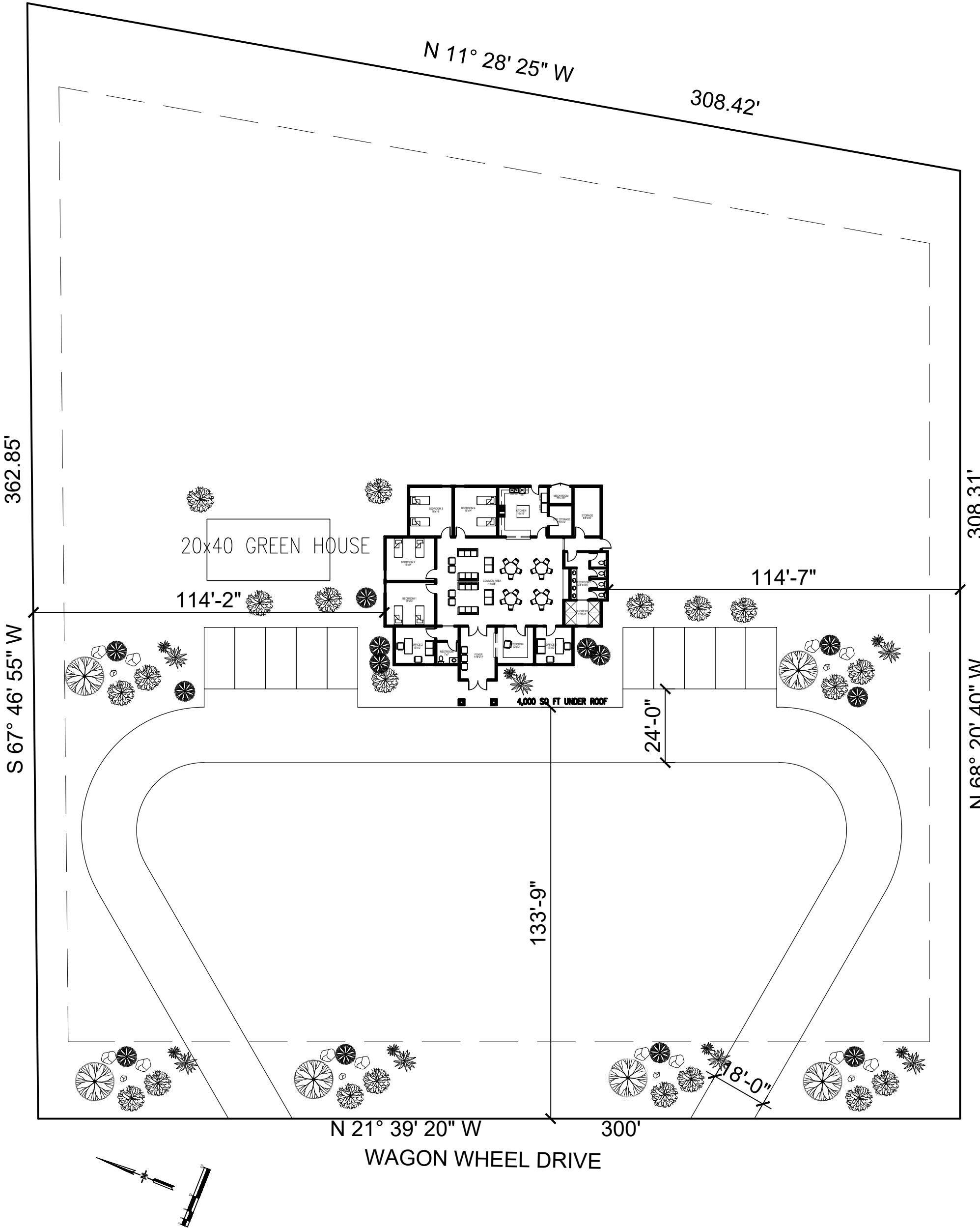
Contact information:

SHERI PONTOLILLO
IMPACT 928, Inc.
94 S. Acoma Blvd. St 102
Lake Havasu City AZ 86403

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

120-19-125

TRACT: 1029 LAKE HAVASU HEIGHTS LOT 125





4,000 SQ FT UNDER ROOF

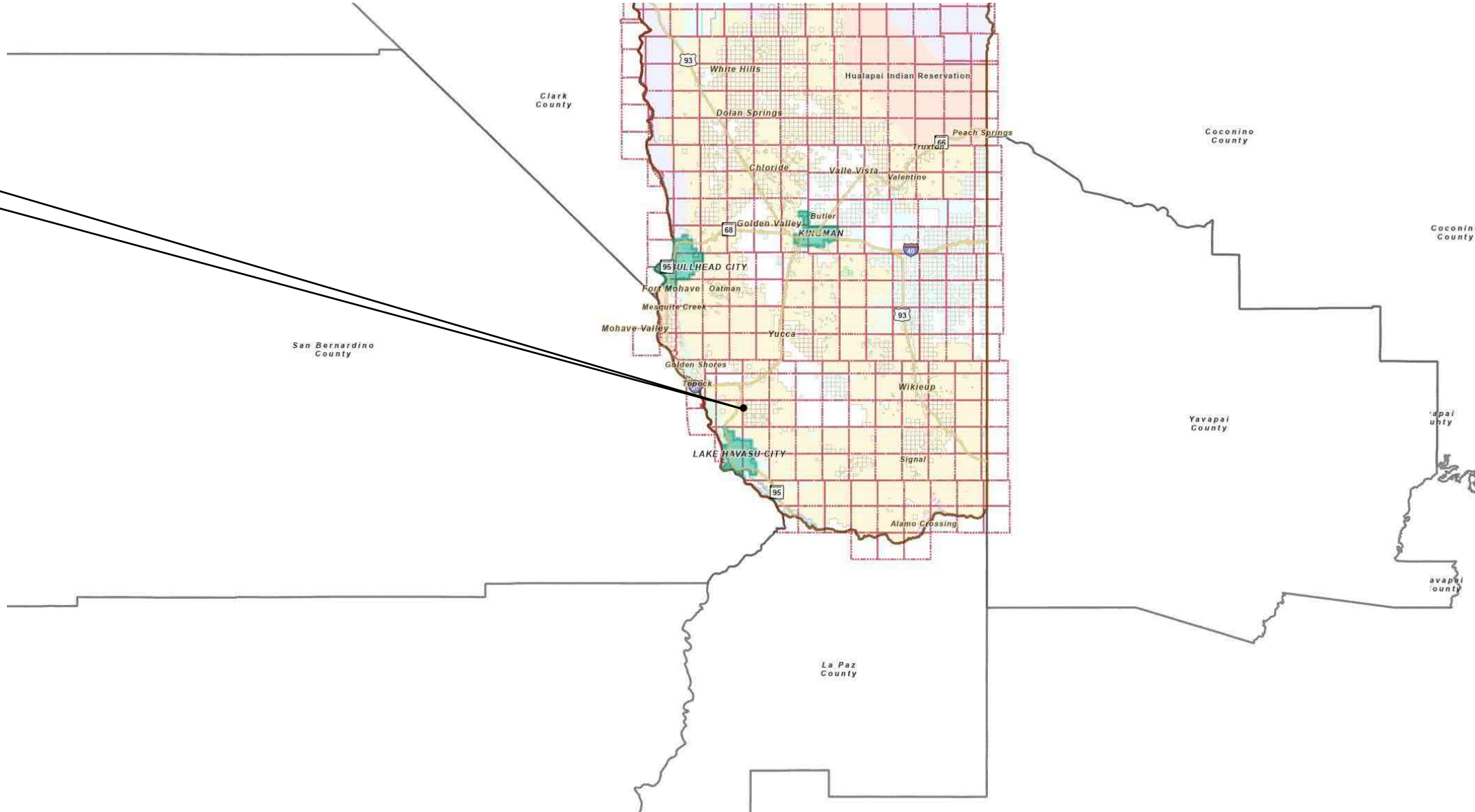
SPECIAL USE PERMIT 120-19-125

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W

Subject
Property

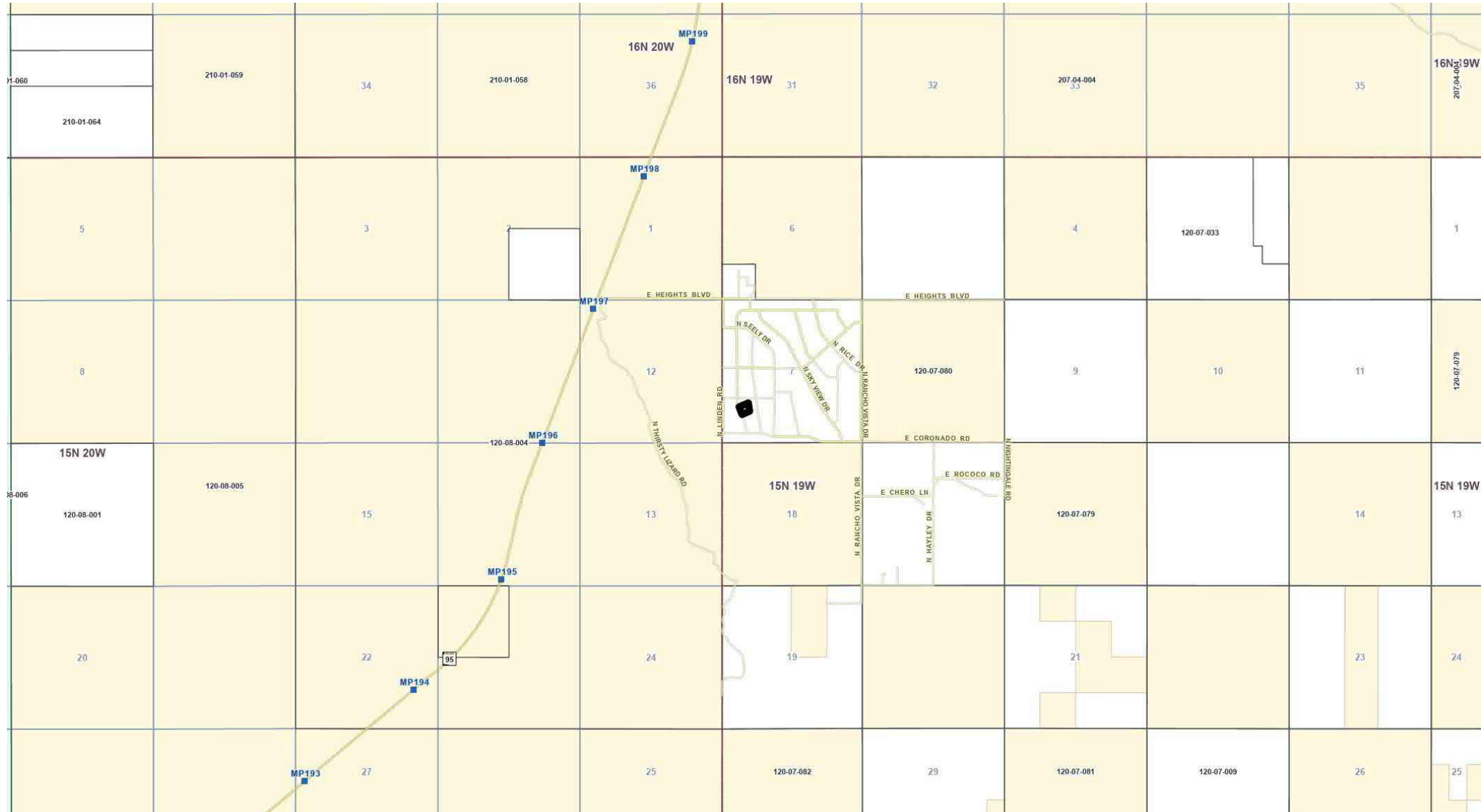


SPECIAL USE PERMIT 120-19-125

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W



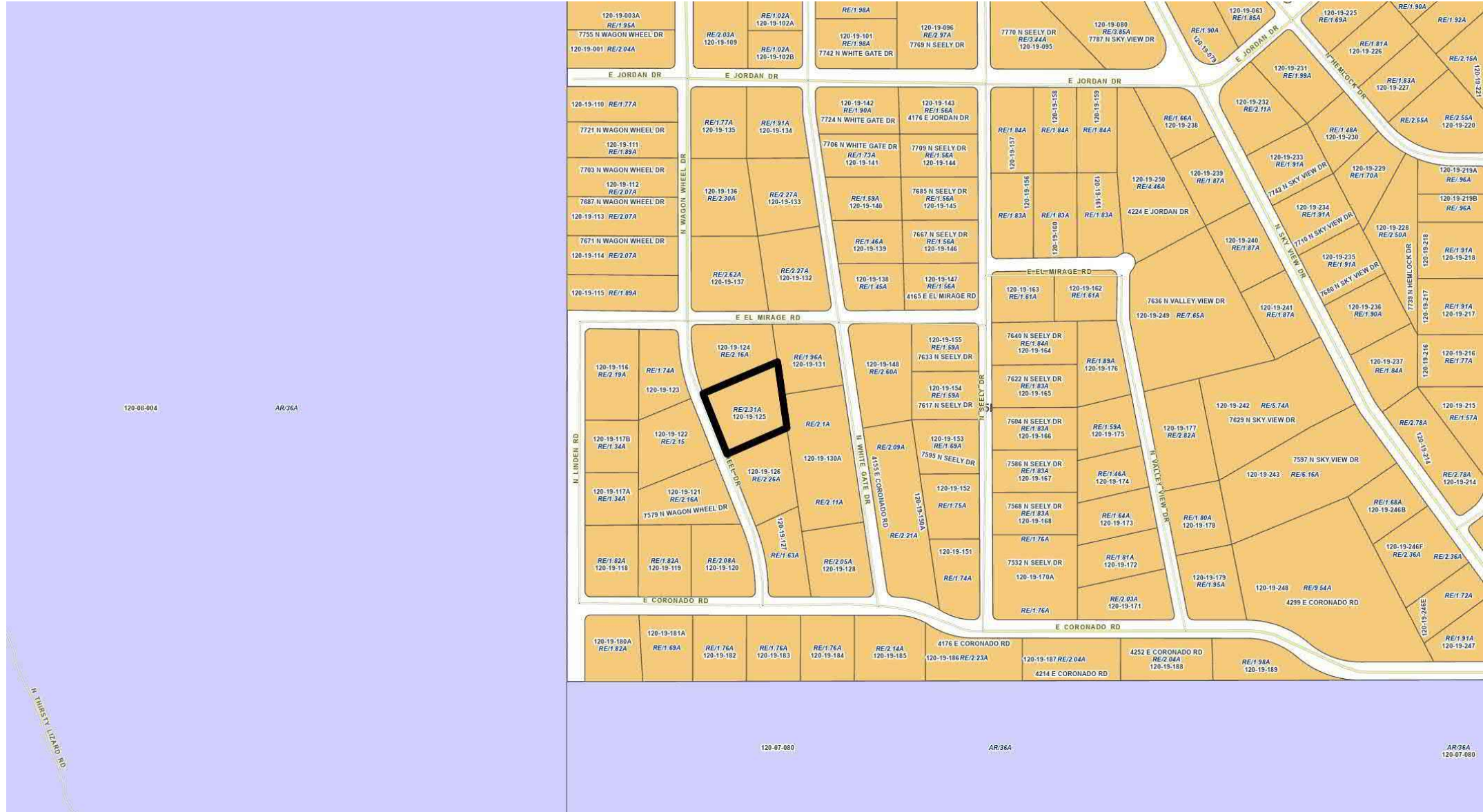
SPECIAL USE PERMIT 120-19-125

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7 T 15 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	

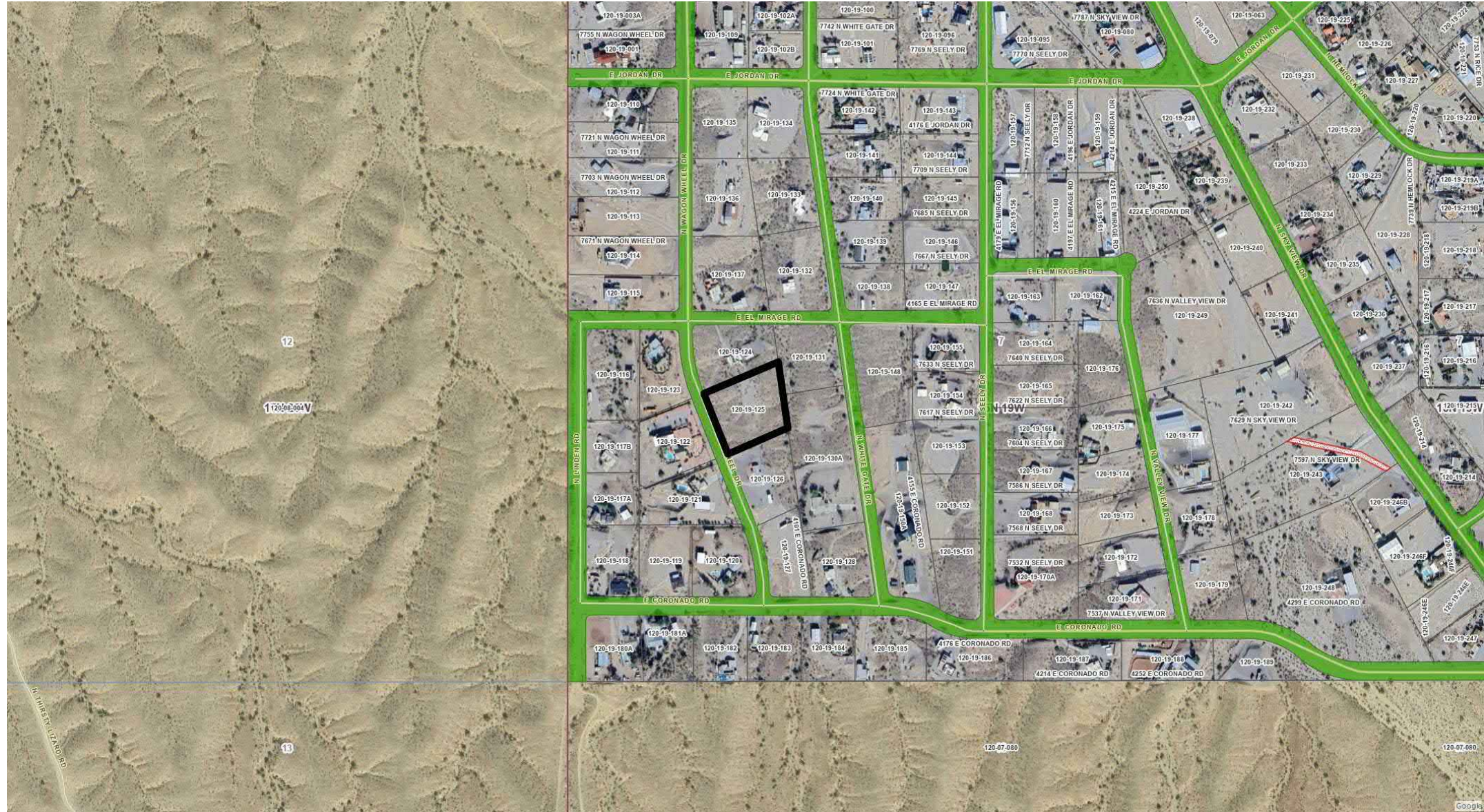


SPECIAL USE PERMIT 120-19-125
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W

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



SPECIAL USE PERMIT

120-19-125

REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity.

Section 7
T 15 N, R 19 W







**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, Kingman, Arizona, on the 9th day of April 2025, at 10:00 A.M.

Re: Special Use Permit
The Planning and Zoning Commission is currently reviewing a Special Use Permit application for the proposed development of a mobile home park on the subject property located at 700 W. Beale Street, Kingman, Arizona. The applicant is currently in the process of completing the required documentation for the permit. The Commission will hold a public hearing on the application at the time and place specified above. Any person wishing to present comments or objections to the application should do so at the hearing.

FOR MORE INFORMATION, CONTACT THE MARICOPA COUNTY PLANNING AND ZONING COMMISSION AT 928-854-1234.

Carl E. Luchsinger
Cecilia M. Hidalgo
P O Box 110374
Anchorage, AK 99511
April 7, 2025

Mohave County Development Services Dept
P O Box 7000
Kingman, AZ 86402-7000

,
Subject: Special Use Permit, #120-19-125, Tract 1029 Lake Havasu Heights Lot 125

We are the owners and residents of the property located at 7607 N. Wagon Wheel Drive, Lake Havasu City, and we wish to express our disapproval of the issuance of this Special Use Permit.

The road in this particular area is not paved but is simply a dirt road which creates a dust bowl every time a car passes through. Adding a minimum of 2 adults and 2 to 12 teenagers will undoubtedly bring in more traffic and cause severe air pollution. Currently, there is no public transportation in the vicinity of this subdivision. Because of the ruts and potholes on this road, cabs and private for-hire cars will not drive beyond the paved roads. If this permit is approved, the road will need to be hard-surfaced and this should be made a condition for approval.

The number of teenagers permitted appears problematic. Transporting these kids to and from school means the need for more adults to be present. Even if they are home-schooled, they will need 24-hour care and guidance. This entails more than just sporadic volunteer help. We have raised 4 teenagers and it can be quite chaotic, at best. That many kids with that many different family backgrounds will need a lot of 1-on-1 care with experienced counselors.

We purchased our home in 2017. It is an area of low density to be used for agricultural and residential housing. We would sincerely like to continue enjoying the home we have here. Please Do Not approve this Special Use Permit.

Carl E Luchsinger and Cecilia M Hidalgo

#5

3 APR '25

FROM: STEVEN MILLER
4010 EL MIRAGE RD.
HAWAII HEIGHTS 86404

TO: DEVELOPMENT SERVICES DEPT.

I believe a foster care facility
would disrupt our neighborhood.

A potential of safety & security in the
community also, a potential of increased
traffic and noise.

It could impact our property values
negatively.

I urge you to carefully consider
these concerns on the impact on our
community.

Thank you

Steve

Lot #116

Drew Diaz

From: Cyndy Crawley <cyndycrawley@gmail.com>
Sent: Tuesday, April 8, 2025 9:54 AM
To: Planners
Subject: Parcel Reference #120-19-125

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

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

April 8, 2025

Mohave County Planning & Zoning Division

Reference #120-19-125

I am writing today in reference to the public notice for a "Special Use Permit" for the above referenced parcel. This parcel is located in the rural neighborhood of Havasu Heights. This is approximately 17 miles from the downtown area of Lake Havasu.

A few of the many concerns that I have, as well as others in the community are as follows:

The proposal is to rezone for a home to house approximately 12 teens -

How many adult supervisors will be in the home permanently/full time? One or two supervisors cannot manage 12 teenage girls full time.

How will these teens be educated? Internet in our community is sketchy at times. There is no bus service here in the Heights.

Who will be driving these teens back and forth to school? That is approximately 19 miles to the school district they would be attending.

How will these teens be getting medical treatments? Who will be driving them to and from their appointments? If one "supervisor" has to perform this task, does that leave only 1 "supervisor" to manage the remaining 11 teens?

How many bathrooms will this new "home" provide for these teens? 12 Girls would have a very difficult time sharing two or three bathrooms.

Are there any plans for visitors to this facility? What kind of security will the visitors and teens have?

We are patrolled by the local sheriff department. How will this impact their department?

What kind of social activities will they have to keep them occupied being so far from town?

There is no employment out here in this area. It is all in town.

These are just a few of my concerns. This type of housing is better suited in town where the girls can have interaction with Social groups, schooling, employment opportunities, etc. All the things that teen girls require to become productive members of society.

I urge you to vote NO on this "Special Use Permit". It will not be productive for the teen girls and it will have a negative impact on our community.

Thank you for your time and consideration.

Cynthia Crawley
7577 N Rancho Vista Drive
Lake Havasu City, AZ 86404
951/377-7400



Outlook

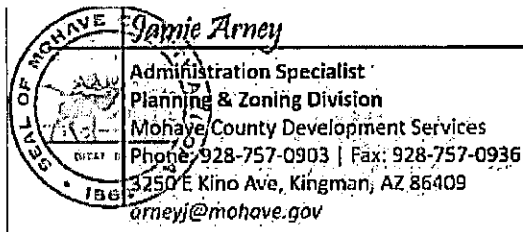
Re: Heights Project 928

From Jamie Arney <ArneyJ@mohave.gov>

Date Tue 4/22/2025 10:23 AM

To tntmielke@yahoo.com <tntmielke@yahoo.com>; Ron Gould <GouldR@mohave.gov>

Received. Thank you



From: tntmielke@yahoo.com <tntmielke@yahoo.com>

Sent: Tuesday, April 22, 2025 10:20 AM

To: Jamie Arney <ArneyJ@mohave.gov>; Ron Gould <GouldR@mohave.gov>

Subject: Heights Project 928

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As neighbors we would like the attached article be provided to all members of the Mohave County Zoning/Planning Commission. The highlighted information is proof that Project 928 lied to the County Commissioner April meeting when directly asked if they attempted to speak or arrange a town hall to communicate to the neighbors prior to purchasing the property. Project 928 **DID NOT** do any attempt to inform any of the Heights neighborhood and the article even states their words that they did not want to before escrow closed.

Shows the deceit in the process and this is not putting what is best for the girls, only their selfish reasons/priorities for funding and virtue signaling is their priority.

Please have the attached information shared to all Mohave County Zoning/Planning Commissioners.

Thank you - please confirm receipt and shared.

Tammy Mielke

tntcollegeplanning.com

(714) 308-9896

(928) 732-2930

https://www.havasunews.com/news/foster-support-group-plans-group-home-for-girls-in-havasu-heights/article_382327c0-acec-11ef-b91d-53664f6ea028.html

Foster support group plans group home for girls in Havasu Heights

By Brandon Messick
Today's News-Herald
Nov 27, 2024

 Gift this article

A new foster home for teen girls could open in the Lake Havasu City area, under a new project by local foster support organization Impact 928.

According to Impact 928 board member Kimberly Zanon, the organization is now on the verge of closing a 2.5-acre land deal in Havasu Heights, which could provide a resource center, a home for foster girls 13 and older; and eventually transitional housing for girls who will one day age out of Arizona's foster system.

"We are in the middle of escrow," Zanon said this week. "We're kind of keeping it on the down-low in a way ... we don't want to get too much out there before escrow closes. You don't want to jump before the closing date, but it's looking positive."

When that pending land deal is completed, Zanon says construction of the new facility could begin early next year. According to Zanon, the property will be purchased with a portion of \$141,000 in grant funding under the 2021 American Rescue Plan Act awarded last year by Lake Havasu City, as well as donations from local supporters.

"A big portion of that money has gone to purchase this plot, on top of some extra money that has been donated to us," Zanon said. "Our plan is to build our first home for teenage girls for \$3 and up, until they age out. We plan on building a resource center, where they can learn too

achieve something outside of foster care so that when they leave, they're not just being put on the street ... we're hoping to help build these young girls up."

Zanon says the project will start small at first, with plans to eventually expand.

"You don't want the project to start too big, because we want the community to be strongly involved and we want it to succeed," Zanon said. "We need to start smaller and then grow with it. We're starting with young girls because I believe young girls are the most vulnerable people in our community, especially in the foster care system."

According to Zanon, the Arizona Department of Child Safety maintains programs of its own to aid foster children as they approach the age of 18, but Impact 928's facility may offer a more attractive option for those children.

"Most young people, by the time they're 18, want nothing to do with DCS," Zanon said. "If we have a different location for these girls to grow and stay in the system, with loving people around them to become stronger and better individuals, we can break the cycle."

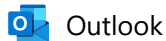
Zanon described that cycle as a recurring theme among foster children - to escape from a dangerous or problematic situation, only to find themselves in similar situations upon their release from foster care.

"We were initially looking at places for the facility in Lake Havasu City, before we considered a place in Donkey Acres or Havasu Heights," Zanon said. "The biggest reason is that we can have farm animals. We could do things out there that we couldn't have done in the city, which is such a great impact for our young people to grow - they're realizing now that animal therapy is huge for anybody."

Although Impact 928 may acquire the land in Havasu Heights in December, Zanon says that actual construction of new foster care facilities at the location could take more than two years.

Brandon Messick

Reporter



Outlook

FW: Impact 928

From Scott Holtry <HoltrS@mohave.gov>**Date** Tue 4/22/2025 12:25 PM**To** Matthew Gunderson <GundeM@mohave.gov>; Jamie Arney <ArneyJ@mohave.gov>

From: KC <kccoulson@aol.com>**Sent:** Tuesday, April 22, 2025 8:40 AM**To:** Scott Holtry <HoltrS@mohave.gov>**Subject:** Impact 928

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

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ome in Havasu Heights

Dear Mr. Holtry

I am writing to express my concerns regarding the proposed construction of a girls group home in Havasu Heights residential neighborhood. While I understand the importance of such facilities, the proposed location seems unsuitable for several reasons.

Firstly, the proposed site is at least 30 minutes away from critical services. This includes but is not limited to schools, counselors, emergency services, job opportunities, school activities, and sports facilities. The lack of proximity to these essential services could hinder the support and integration that the group home aims to provide to its residents.

Furthermore, our neighborhood is predominantly made up of retirees. The introduction of a group home may disrupt the tranquil and quiet atmosphere that residents have grown accustomed to. There are concerns about how the increased traffic and potential noise could impact the quality of life for the current residents.

I urge you to consider alternative locations that are more accessible to necessary services and better suited for the needs of the group home residents. Ensuring that these young individuals have immediate access to educational and extracurricular opportunities, as well as quick responses in emergency situations, should be a priority.

Thank you for taking the time to consider our community's concerns. Please vote no on the special use permit for the property in Havasu Heights and find a more fitting solution that benefits both the girls and the residents of Havasu Heights.

Sincerely,

KC Coulson

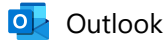
928-846-7785

7724 North White Dr

Lake Havasu City AZ

86404

[Sent from the all new AOL app for iOS](#)



Outlook

Impact928

From KC <kccoulson@aol.com>

Date Tue 4/22/2025 3:04 PM

To Jamie Arney <ArneyJ@mohave.gov>

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

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

I am writing to express my concerns regarding the proposed construction of a girls group home in Havasu Heights residential neighborhood. While I understand the importance of such facilities, the proposed location seems unsuitable for several reasons.

Firstly, the proposed site is at least 30 minutes away from critical services. This includes but is not limited to schools, counselors, emergency services, job opportunities, school activities, and sports facilities. The lack of proximity to these essential services could hinder the support and integration that the group home aims to provide to its residents.

Furthermore, our neighborhood is predominantly made up of retirees. The introduction of a group home may disrupt the tranquil and quiet atmosphere that residents have grown accustomed to. There are concerns about how the increased traffic and potential noise could impact the quality of life for the current residents.

I urge you to consider alternative locations that are more accessible to necessary services and better suited for the needs of the group home residents. Ensuring that these young individuals have immediate access to educational and extracurricular opportunities, as well as quick responses in emergency situations, should be a priority.

Thank you for taking the time to consider our community's concerns. Please vote no on the special use permit for the property in Havasu Heights and find a more fitting solution that benefits both the girls and the residents of Havasu Heights.

Sincerely,
Karen L Coulson
7724 North White Gate Dr
Lake Havasu City, Az

KC Coulson

928-846-7785

[Sent from the all new AOL app for iOS](#)

I write to urge you to vote “NO” on Impact 928’s application for a special use permit (“Application”) across the street from my clients’ residences at 7606 N. Wagon Wheel Drive. Though there are plenty of policy reasons to vote “NO” on the Application, I write to address the legal shortcomings of the Application.

I. This type of use is NOT allowed under the Mohave County Zoning Ordinance

Section 16(D)(3), Mohave County Zoning Ordinance, provides that “Child care group homes” are permissible in the Residential Recreation (“R-E”) zoning district, subject to Section 37(Q) of the Ordinance.

37(Q) of the Ordinance states, in relevant part:

(1)(C) Child Care Standards

- 1) Child care of four (4) or fewer children for compensation is allowed in all residential zones.
- 2) Child care of five (5) but no more than ten (10) children for compensation is allowed with a Special Use Permit in all residential zones.
- 3) Child care in group homes of more than ten (10) children for compensation is allowed only as a commercial operation in all specified zones. (**Licensed Day Care only.**)

(Emphasis added, parenthesis in original).

The Applicant here is seeking use permit that would allow it to place what amounts to a foster home for twelve individuals¹. So clearly subsection (3), quoted above, applies. And clearly subsection (3) contemplates “day care” only, as it uses the phrase “Licensed Day Care only” to dispel any doubts about what is allowed. While the Applicant has been vague to date, the Applicant has stated that the Special Use Permit it applied for would allow it to provide an overnight residence for the occupants, not simply care for part of the day.

At the hearing this last April 9, Mohave County Planning staff stated that the fact that Section 37(Q) is titled “CHILD CARE FACILITIES IN RESIDENTIAL ZONES REQUIREMENTS - GENERAL PROVISIONS” means that the Applicant’s proposed use is allowed in residential zoning districts. This is inaccurate and ignores the plain language of Section 37(Q). To wit, some child care uses are allowed in any residential

¹ It is not clear from the actual Application whether the Applicant is contemplating a home for adult, juveniles, or both.

zoning districts without a special use permit--up to four children. Some are allowed in any residential zoning district with a special use permit. And some uses are only allowed in specified zones, with a special use permit. But when it comes to more than ten children, it is “licensed day care only”—not permanent or overnight occupancy. *See, e.g., Parker v. City of Tucson*, 233 Ariz. 422, 428 (App. 2013)(“[w]e assume that when the legislature uses different language within a statutory scheme, it does so with the intent of ascribing different meanings and consequences to that language.”)

II. This proposed use is not allowed under the Mohave County General Plan

The General Plan makes clear that “Policies which use the word ‘shall’ are mandatory directives”, whereas “those using the word “should” are statements to be followed unless there are compelling reasons to do otherwise, or unless other goals and policies outweigh in another direction.” *See* General Plan, p. 9. In other words, “shall” means “shall” and is mandatory.

Policy 15.3 states:

Except as provided by State law, General Plan policies or development regulations, land use in RDA's [Rural Development Areas] shall be limited to rural residential development, highway commercial, and rural industrial projects that the Board of Supervisors finds to be of benefit to Mohave County. The County should encourage preparation of area plans for new areas that meet the criteria of the General Plan. These area plans may also be created under the auspices of Rural Planning Areas.

This is a commercial development—the only conceivable² place for this is under Section 37(Q)(1)(C)(3), which tells us that any operation that allows over ten children is, by definition, a “commercial operation”. So the use does not fit any of the “shalls” in Policy 15.3. In addition, the General Plan also provides at Policy 15.9: “General Commercial development that is of benefit to remote areas or serves highway needs may be considered.” Clearly this is not something like a gas station or store that goes naturally in a remote or highway area.

This use also runs afoul of Policy 15.4, which states:

When determining the maximum density of rural development, the County should consider the availability of services, access to the properties, natural resources and environmental constraints on the property, and the cumulative impacts of development within the RDA. Properties with few

² As stated above, this use does not fit under Section 37(Q)(1)(C)(3), but simply as a matter of pure numbers, at least it would fit the numeric portion of that, that is, over ten children.

services, limited access, and with natural resource and environmental constraints may not achieve maximum density.

...

The General Plan further provides:

Rural Development Area (RDA). This is an area where residents presently enjoy a rural lifestyle, wide open spaces, and few neighbors. Most of the land in Mohave County is included in this area type. Properties in these areas are generally at least five (5) acres in size, and many are much larger than this. A significant amount of land within this area type is owned by the Federal or State governments or is included in an Indian reservation.

...

Commercial uses serve local and highway needs.

General Plan, p. 78,

The General Plan also states that “Mohave County residents should expect more infrastructure in Urban Development Areas, less infrastructure in Suburban Development Areas, and minimal infrastructure in Rural Development Areas.” General Plan, p. 101. So how does allowing a commercial and large residential development in a remote, rural area fit when there is intended to be minimal infrastructure? It doesn’t.

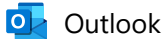
III. Conclusion

This Application must be denied. The policy reasons are compelling in themselves. But legally speaking, the Application would allow for an illegal use under both the Zoning Ordinance and the County General Plan.

Very truly yours,

TIMOTHY A. LA SOTA PLC

Timothy A. La Sota



Outlook

Oppose Heights Project/Impact 928

From tntmielke@yahoo.com <tntmielke@yahoo.com>
Date Thu 4/24/2025 10:25 AM
To Ron Gould <GouldR@mohave.gov>; Jamie Arney <ArneyJ@mohave.gov>

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward this email of information to ALL the Mohave County Zoning/Building Commissioners regarding Project/Impact 928 asking for change of zoning in Mohave County Heights neighborhood. The Zoning/Building Commissioners should be informed of current research and data showing that group homes negatively impact youth. Foster homes are better placements for youth and not facilities like a group home they are attempting to build. Again, I have 27 years professional school counseling experience working with these youths and group homes. Project/Impact 928 should be focusing on what is best for the girls and get them placed in foster homes, not be selfish in receiving funding and virtue signaling themselves.

Article 1 - <https://www.casey.org/group-placement-impacts/>

Article 2 - <https://imprintnews.org/youth-voice/group-homes-legacy-of-harming-foster-youth/61439>

Article 3 - <https://www.childrensrights.org/wp-content/uploads/imported-files/CR-Families-Over-Facilities-Report.pdf>

Please email to confirm the email has ben forwarded and sent to all Commissioners. Thank you!

Tammy Mielke
tntcollegeplanning.com
(714) 308-9896
(928) 732-2930

On Tuesday, April 22, 2025 at 10:23:55 AM MST, Jamie Arney <arneyj@mohave.gov> wrote:

Received. Thank you



From: tntmielke@yahoo.com <tntmielke@yahoo.com>
Sent: Tuesday, April 22, 2025 10:20 AM
To: Jamie Arney <ArneyJ@mohave.gov>; Ron Gould <GouldR@mohave.gov>
Subject: Heights Project 928

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

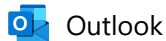
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Thank you - please confirm receipt and shared.

Tammy Mielke
tntcollegeplanning.com
(714) 308-9896
(928) 732-2930



Outlook

Oppose Heights Project/Impact 928

From tntmielke@yahoo.com <tntmielke@yahoo.com>**Date** Thu 4/24/2025 11:24 AM**To** Ron Gould <GouldR@mohave.gov>; Jamie Arney <ArneyJ@mohave.gov>

1 attachment (273 KB)

form990-862912163-impact-928-2023-12.pdf;

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward and confirm receipt to the Mohave County Zoning/Business Commissioners.

Project/Impact 928 made a statement at the April 9th, 2025 Zoning Building meeting they have no association with Calvary Church in Lake Havasu City when a community member made that statement. **Project/Impact 928 was not being truthful in their statement/response made to the commissioners.**

Their 501C3 application used Calvary Baptist Church as their address of location for business, which is listed 1605 McCulloch Blvd S, Lake Havasu City, AZ 84606. If there is no association, then they would not be using the church as their address. They would be using a different address, they would use a P.O. box or any other address.

Further proof of Project/Impact 928 is connected to Calvary Church in LHC, they file their IRS documents using the Church address too. See attached document.

LAKE HAVASU: MCCULLOCH CAMPUS<https://calvaryaz.com/mcculloch>**Address:**[1605 McCulloch Blvd. S.](#)[Lake Havasu City, AZ 86406](#)

(928) 855-6533

Service Times:

Sunday: 8:00am

Calvary offices are at the McCulloch Campus

Office Hours:

Monday - Thursday: 7:00am - 5:00pm

Friday: 7:00am - 12:00pm

Tammy Mielke**tntcollegeplanning.com****(714) 308-9896****(928) 732-2930**

Form

990EZ

Department of the Treasury
Internal Revenue Service

Short Form

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Go to www.irs.gov/Form990EZ for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

A For the 2023 calendar year, or tax year beginning 01-01-2023 , and ending 12-31-2023

B Check if applicable:
☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

C Name of organization
IMPACT 928

Number and street (or P. O. box, if mail is not delivered to street address) Room/suite
1605 MCCULLOCH BLVD S

City or town, state or province, country, and ZIP or foreign postal code
Lake Havasu City, AZ 86406

D Employer identification number
86-2912163
E Telephone number
F Group Exemption Number ▶

G Accounting Method: ☒ Cash ☐ Accrual Other (specify) ▶

H Check ☒ if the organization is **not** required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

I Website: ▶

J Tax-exempt status (check only one) - ☒ 501(c)(3) ☐ 501(c)() ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

K Form of organization: ☐ Corporation ☐ Trust ☒ Association ☐ Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ ▶ \$ 155,410

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)			
Check if the organization used Schedule O to respond to any question in this Part I <input checked="" type="checkbox"/>			
Revenue	1	Contributions, gifts, grants, and similar amounts received	155,000
	2	Program service revenue including government fees and contracts	
	3	Membership dues and assessments	
	4	Investment income	410
	5a	Gross amount from sale of assets other than inventory	
	5b	Less: cost or other basis and sales expenses	
	5c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	
	6	Gaming and fundraising events	
	6a	Gross income from gaming (attach Schedule G if greater than \$15,000)	
	6b	Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	
	6c	Less: direct expenses from gaming and fundraising events	
	6d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	
	7a	Gross sales of inventory, less returns and allowances	
	7b	Less: cost of goods sold	
	7c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	
	8	Other revenue (describe in Schedule O)	
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ▶			155,410
Expenses	10	Grants and similar amounts paid (list in Schedule O)	
	11	Benefits paid to or for members	
	12	Salaries, other compensation, and employee benefits	
	13	Professional fees and other payments to independent contractors	
	14	Occupancy, rent, utilities, and maintenance	
	15	Printing, publications, postage, and shipping.	
	16	Other expenses (describe in Schedule O)	32,954
17 Total expenses. Add lines 10 through 16 ▶			32,954
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	122,456
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	24,788
	20	Other changes in net assets or fund balances (explain in Schedule O)	
	21	Net assets or fund balances at end of year. Combine lines 18 through 20	147,244

For Paperwork Reduction Act Notice, see the separate instructions.

Cat. No. 106421

Form 990-EZ (2023)

Part II

Balance Sheets(see the instructions for Part II)
Check if the organization used Schedule O to respond to any question in this Part II

	(A) Beginning of year		(B) End of year
22 Cash, savings, and investments	24,788	22	147,244
23 Land and buildings	0	23	0
24 Other assets (describe in Schedule O)	0	24	0
25 Total assets	24,788	25	147,244
26 Total liabilities (describe in Schedule O).	0	26	0
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	24,788	27	147,244

Part IIIStatement of Program Service Accomplishments (see the instructions for Part III)
Check if the organization used Schedule O to respond to any question in this Part III

What is the organization's primary exempt purpose?
TO ASSIST FOSTER FAMILIES HOME PREP

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

28 Faith and Grace Contribution
(Grants \$ 10,113) If this amount includes foreign grants, check here

28a

29 Rent Assistance
(Grants \$ 8,433) If this amount includes foreign grants, check here

29a

30 Foster Family Cleaning, Fencing and Supplies
(Grants \$) If this amount includes foreign grants, check here

30a10,762

31 Other program services (describe in Schedule O)
(Grants \$) If this amount includes foreign grants, check here

31a

32 Total program service expenses (add lines 28a through 31a)

3210,762

Part IVList of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated ; see the instructions for Part IV)
Check if the organization used Schedule O to respond to any question in this Part IV.

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
Christi Donaldson	0.00	0	0	0
Treasurer				

Part V

Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V. ☒

	Yes	No
33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O	33	No
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O. See instructions.	34	No
35a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	No
b If "Yes," to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O	35b	
c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III	35c	No
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N	36	No
37a Enter amount of political expenditures, direct or indirect, as described in the instructions.	37a	
b Did the organization file Form 1120-POL for this year?	37b	No
38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a	No
b If "Yes," complete Schedule L, Part II and enter the total amount involved	38b	
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9	39a	
b Gross receipts, included on line 9, for public use of club facilities	39b	
40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911; section 4912; section 4955		
b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	40b	No
c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T	40e	No
41 List the states with which a copy of this return is filed. <u>AZ</u>		
42a The organization's books are in care of <u>CHRISTI DONALDSON</u> Telephone no. <u>(928) 486-8240</u>		
Located at <u>1605 MCCULLOCH BLVD S Lake Havasu City, AZ</u> ZIP + 4 <u>86406</u>		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country:	42b	No
See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
c At any time during the calendar year, did the organization maintain an office outside the U.S.? If "Yes," enter the name of the foreign country:	42c	No
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 - Check here <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year 43		
44a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44a	No
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44b	No
c Did the organization receive any payments for indoor tanning services during the year?	44c	No
d If "Yes," to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O	44d	
45a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	No
45b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions)	45b	No

46

Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.

Yes

No

46

No

Part VISection 501(c)(3) Organizations Only

All section 501(c)(3) organizations must answer questions 47- 49b and 52, and complete the tables for lines 50 and 51. Check if the organization used Schedule O to respond to any question in this Part VI.

47

Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II

Yes

No

47

No

48

Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E

Yes

No

48

No

49a

Did the organization make any transfers to an exempt non-charitable related organization?

Yes

No

49a

No

b

If "Yes," was the related organization a section 527 organization?

Yes

No

49b

50Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
NONE				

fTotal number of other employees paid over \$100,000

51Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
NONE		

dTotal number of other independent contractors each receiving over \$100,000.

52Did the organization complete Schedule A? **NOTE.** All section 501(c)(3) organizations must attach a completed Schedule A

☒ Yes☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer

Christi Donaldson Treasurer

2024-03-14

Date

Paid Preparer Use Only

Print/Type preparer's name

Wendy Moore

Preparer's signature

Date

2024-10-14

Check ☒ if self-employed

PTIN

P01695736

Firm's name

Moore Accounting and Tax LLC

Firm's EIN

81-3927820

Firm's address

213 Streamoak Lane

Greenville, SC 29607

Phone no. (928) 412-2123

May the IRS discuss this return with the preparer shown above? See instructions

☐ Yes☒ No

SCHEDULE A
(Form 990)

Department of the
Treasury
Internal Revenue

Service of
Name of the organization
IMPACT 928

Public Charity Status and Public Support
Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Employer identification number
86-2912163

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1

☐

A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2

☐

A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)
- 3

☐

A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4

☐

A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:
- 5

☐

An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6

☐

A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7

☒

An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8

☐

A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9

☐

An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture. See instructions. Enter the name, city, and state of the college or university:
- 10

☐

An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11

☐

An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12

☐

An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
- a

☐

Type I. A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
- b

☐

Type II. A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
- c

☐

Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
- d

☐

Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
- e

☐

Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
- f

Enter the number of supported organizations
- g

Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

Part II

Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization failed to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .				30,000	155,000	185,000
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge..						
4 Total. Add lines 1 through 3				30,000	155,000	185,000
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) . . .						
6 Public support. Subtract line 5 from line 4.						185,000

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
7 Amounts from line 4. . .				30,000	155,000	185,000
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . . .					410	410
9 Net income from unrelated business activities, whether or not the business is regularly carried on. .						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). . .						
11 Total support. Add lines 7 through 10						185,410

12 Gross receipts from related activities, etc. (see instructions)

12

13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

▶ ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2023 (line 6, column (f) divided by line 11, column (f))	14	99.780 %
15 Public support percentage for 2022 Schedule A, Part II, line 14	15	

16a 33 1/3% support test—2023. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

▶ ☒

b 33 1/3% support test—2022. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

▶ ☐

17a 10%-facts-and-circumstances test—2023. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization

▶ ☐

b 10%-facts-and-circumstances test—2022. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization

▶ ☐

18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions

▶ ☐

Part II

Support Schedule for Organizations Described in Section 509(a)(2)
(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support						
Calendar year (or fiscal year beginning in) ►	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . .						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year.						
c Add lines 7a and 7b. .						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support						
Calendar year (or fiscal year beginning in) ►	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
9 Amounts from line 6. . .						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . .						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						
c Add lines 10a and 10b.						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on.						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . .						
13 Total support. (Add lines 9, 10c, 11, and 12.) . .						
14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here.						<input type="checkbox"/>

Section C. Computation of Public Support Percentage		
15 Public support percentage for 2023 (line 8, column (f) divided by line 13, column (f))	15	
16 Public support percentage from 2022 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage		
17 Investment income percentage for 2023 (line 10c, column (f) divided by line 13, column (f))	17	
18 Investment income percentage from 2022 Schedule A, Part III, line 17	18	
19a 33 1/3% support tests-2023. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support tests—2022. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions		<input type="checkbox"/>

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked box 12a, of Part I, complete Sections A and B. If you checked box 12b, of Part I, complete Sections A and C. If you checked box 12c, of Part I, complete Sections A, D, and E. If you checked box 12d, of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer lines 3b and 3c below.		
	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in Part VI when and how the organization made the determination.		
	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes" and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.		
	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI , including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).		
	5a		
b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
	5b		
c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		
	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990) .		
	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? If "Yes," complete Part I of Schedule L (Form 990).		
	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI .		
	9a		
b	Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI .		
	9b		
c	Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		
	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.		
	10a		
b	Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).		
	10b		

Part IV

Supporting Organizations (continued)

		Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?		
a	A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?		
	11a		
b	A family member of a person described on 11a above?		
	11b		
c	A 35% controlled entity of a person described on line 11a or 11b above? If "Yes" to 11a, 11b, or 11c, provide detail in Part VI.		
	11c		

Section B. Type I Supporting Organizations

		Yes	No
1	Did the officers, directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.		
	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.		
	2		

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).		
	1		

Section D. All Type III Supporting Organizations

		Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).		
	2		
3	By reason of the relationship described in line 2 above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.		
	3		

Section E. Type III Functionally-Integrated Supporting Organizations

1	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions):		
a	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions)		
2	Activities Test. Answer lines 2a and 2b below.		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.	Yes	No
	2a		
b	Did the activities described on line 2a, above constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.		
	2b		
3	Parent of Supported Organizations. Answer lines 3a and 3b below.		
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If "Yes" or "No", provide details in Part VI.		
	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? If "Yes," describe in Part VI. the role played by the organization in this regard.		
	3b		

Part V

Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1

☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in **Part VI***). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):	1	
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	

7

☐ Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)

Part V

Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

(continued)

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required - provide details in Part VI)	5
6	Other distributions (describe in Part VI). See instructions	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions	8
9	Distributable amount for 2023 from Section C, line 6	9
10	Line 8 amount divided by Line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2023	(iii) Distributable Amount for 2023
1	Distributable amount for 2023 from Section C, line 6		
2	Underdistributions, if any, for years prior to 2023 (reasonable cause required-- explain in Part VI). See instructions.		
3	Excess distributions carryover, if any, to 2023:		
a	From 2018.		
b	From 2019.		
c	From 2020.		
d	From 2021.		
e	From 2022.		
f	Total of lines 3a through e		
g	Applied to underdistributions of prior years		
h	Applied to 2023 distributable amount		
i	Carryover from 2018 not applied (see instructions)		
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.		
4	Distributions for 2023 from Section D, line 7: \$		
a	Applied to underdistributions of prior years		
b	Applied to 2023 distributable amount		
c	Remainder. Subtract lines 4a and 4b from line 4.		
5	Remaining underdistributions for years prior to 2023, if any. Subtract lines 3g and 4a from line 2. If the amount is greater than zero, explain in Part VI. See instructions.		
6	Remaining underdistributions for 2023. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, explain in Part VI. See instructions.		
7	Excess distributions carryover to 2024. Add lines 3j and 4c.		
8	Breakdown of line 7:		
a	Excess from 2019.		
b	Excess from 2020.		
c	Excess from 2021.		
d	Excess from 2022.		
e	Excess from 2023.		

Part VI

Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

Return Reference	Explanation
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SCHEDULE O
(Form 990)

Supplemental Information to Form 990 or 990-EZ

OMB No. 1545-0047

2023

Open to Public Inspection

Department of the Treasury
Internal Revenue Service
Name of the organization
IMPACT 928

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
Attach to Form 990 or 990-EZ.
Go to www.irs.gov/Form990 for the latest information.

Employer identification number
86-2912163

Return Reference	Explanation
Description of other expenses Part I line 16	Description AmountInsurance 2,847Office Expenses 374Taxes and Filing Fees 425Faith & Grace Contribution 10,113Cleaning Assistance 1,500Foster Family Fencing 6,317Foster Family Supplies 2,945Rent Assistance 8,433
Business income not reported on 990-T Part V line 35	Assist Faith and Grace Domestic Violence Shelter and Foster Family Homes with Rent, Supplies, Repairs and Maintenance

Mohave County Commissioner

I am writing to you today because of the Impact 928 Inc. "Special Use Permit" I am against this for many reasons the biggest one is it makes no economic sense all the services and staff these girls will need are in larger cities. More opportunities for the girls age 14 to 18 to actually go to school not online school which has proven to be insufficient and there are social aspects to being in a larger community with access to better meet their needs. The girls most likely come from the city experience and dropping them way out here just doesn't make economic sense.

We are located 40 miles from Kingman, a 45-minute drive on a good day, and about 20 miles, a 25-minute or more, to Hospitals, Clinics, Schools, and Recreation activities in Lake Havasu City.

We are a quiet community of mostly retired mind set and this will totally disrupt our way of life out here. We have dirt roads and don't need the extra traffic this Facility would bring to our community. If you could imagine at least 10 employees coming and going all day and night from custodians, cooks, counselors, food service and all the rest that comes with a Facility of this size and scope.

They have Grand Idea but nothing to back it up, planning a Garden area covered, Livestock which comes with a lot of expense and not to mention dangerous.

Impact 928, Inc. did not approach the community about how they felt ~~about a Facility being~~ planned in our area. It doesn't seem to matter to them that we have nothing to offer a "Foster Care Facility" out here in our Rural Community. The Mohave Plan for Havasu Heights is Residential Recreation and needs to stay that way.

Respectfully,

A handwritten signature in blue ink, appearing to read "Hans L. Loe". The signature is fluid and cursive, with the first name "Hans" being more prominent.

Havasus Heights

April 21, 2025

Subject: Concerns Regarding Proposed Construction of Girls Group Home in Havasu Heights

Dear Mr Holtry,

I am writing to express my concerns regarding the proposed construction of a girls group home in Havasu Heights residential neighborhood. While I understand the importance of such facilities, the proposed location seems unsuitable for several reasons.

Firstly, the proposed site is at least 30 minutes away from critical services. This includes but is not limited to schools, counselors, emergency services, job opportunities, school activities, and sports facilities. The lack of proximity to these essential services could hinder the support and integration that the group home aims to provide to its residents.

Furthermore, our neighborhood is predominantly made up of retirees. The introduction of a group home may disrupt the tranquil and quiet atmosphere that residents have grown accustomed to. There are concerns about how the increased traffic and potential noise could impact the quality of life for the current residents.

I urge you to consider alternative locations that are more accessible to necessary services and better suited for the needs of the group home residents. Ensuring that these young individuals have immediate access to educational and extracurricular opportunities, as well as quick responses in emergency situations, should be a priority.

Thank you for taking the time to consider our community's concerns. Please vote no on the special use permit for the property in Havasu Heights and find a more fitting solution that benefits both the girls and the residents of Havasu Heights.

Sincerely,

Lloyd Lenoir
7579 N. Wagon Wheel Dr.
Havasu Heights

April 24, 2025

Subject: Proposed Foster Home for Teen Girls in Havasu Heights

Dear

Thank you for your attention to this matter. I am a resident of Havasu Heights and approximately 3 parcels away from the proposed site. I have several concerns. I am a retired teacher of 30 years and the last half of my career was spent teaching at-risk teens with issues of foster care, homelessness, academic disadvantages, as well as physical and substance abuse issues. In my opinion, 10 teen girls in one home will be a huge challenge to meet all their needs. But aside from that, at issue here, is the problems involving transportation of these children, to and from their schools, medical facilities, case workers, counselors, and any type of recreation. In my opinion, this location is not appropriate. We are on dirt roads and 30-40 minutes from any of the schools or amenities they will need. Has there been a study or report of how much increased traffic will result from this type of facility? Will they be busing them in and out daily?

Also, Havasu Heights is serviced by a fairly small water district, barely enough for the residents here, and very low water pressure at times. Has there been a study done to determine the impact of this type of facility on our current water supply, that was designed for single family dwellings? Teen girls can take very long showers, as well as cleaning, laundry, and cooking for 12 residents, and livestock, which could lead to a depletion of our water supply.

Another concern is, if one facility like this gets approval, more may come. The general plan for this community was not developed to include high occupancy, dormitory style facilities, such as this one. Please consider these and other consequences this project may have on our property values, and the peaceful character of this little community, as well as not being a practical location, or in the best interest of these children.

Thank you,



Laurie Johnson-Graves
4116 E. Coronado Rd., LHC
(Havasus Heights)

April 21, 2025

Subject: Concerns Regarding Proposed Construction of Girls Group Home in Havasu Heights

Dear Mr Gould

I am writing to express my concerns regarding the proposed construction of a girls group home in Havasu Heights residential neighborhood. While I understand the importance of such facilities, the proposed location seems unsuitable for several reasons.

Firstly, the proposed site is at least 30 minutes away from critical services. This includes but is not limited to schools, counselors, emergency services, job opportunities, school activities, and sports facilities. The lack of proximity to these essential services could hinder the support and integration that the group home aims to provide to its residents.

Furthermore, our neighborhood is predominantly made up of retirees. The introduction of a group home may disrupt the tranquil and quiet atmosphere that residents have grown accustomed to. There are concerns about how the increased traffic and potential noise could impact the quality of life for the current residents.

I urge you to consider alternative locations that are more accessible to necessary services and better suited for the needs of the group home residents. Ensuring that these young individuals have immediate access to educational and extracurricular opportunities, as well as quick responses in emergency situations, should be a priority.

Thank you for taking the time to consider our community's concerns. Please vote no on the special use permit for the property in Havasu Heights and find a more fitting solution that benefits both the girls and the residents of Havasu Heights.

Sincerely,

Rory Linochir
7579 N. Wagon Wheel Dr.
Havasu Heights

Ben Gould
Mohave County Commissioner

4-22-2025

I am writing to you today because of the Impact 928 Inc. "Special Use Permit" I am against this for many reasons the biggest one is it makes no economic sense all the services and staff these girls will need are in larger cities. More opportunities for the girls age 14 to 18 to actually go to school not online school which has proven to be insufficient and there are social aspects to being in a larger community with access to better meet their needs. The girls most likely come from the city experience and dropping them way out here just doesn't make economic sense.

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We are a quiet community of mostly retired mind set and this will totally disrupt our way of life out here. We have dirt roads and don't need the extra traffic this Facility would bring to our community. If you could imagine at least 10 employees coming and going all day and night from custodians, cooks, counselors, food service and all the rest that comes with a Facility of this size and scope.

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Impact 928, Inc. did not approach the community about how they felt about a Facility being planned in our area. It doesn't seem to matter to them that we have nothing to offer a "Foster Care Facility" out here in our Rural Community. The Mohave Plan for Havasu Heights is Residential Recreation and needs to stay that way.

Respectfully,

Lloyd Hershin
7579 W. Wagon Wheel Dr.

Havasus Heights

Vickie Bogan

From: Madison Wheeler <admin@impact928.com>
Sent: Wednesday, April 16, 2025 9:34 PM
To: Vickie Bogan
Subject: Fwd: Havasu Heights Town Hall Meeting - Group Home Project

You don't often get email from admin@impact928.com. [Learn why this is important](#)

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Vickie,

Please see the attached email that was sent to notify the neighbors of the town hall meeting. If anyone from the Planning & Zoning Department has interest in attending, they are absolutely welcome to do so!

Let me know if you have any questions!

Thank you,
Madison Wheeler

----- Forwarded message -----

From: Madison Wheeler <admin@impact928.com>
Date: Wed, Apr 16, 2025 at 3:00 PM
Subject: Havasu Heights Town Hall Meeting - Group Home Project
To: <sandisanta@hotmail.com>

Dear Diana,

I hope this email finds you well. Per our conversation at the special use permit hearing, I would like to invite you to a town hall meeting regarding opening a group home for teen girls in foster care here in our neighborhood. We recognize that this is an important issue for everyone in the community, and we want to ensure that you have all the information you need as we move forward.

During the hearing, many concerns were raised by neighbors. We've heard those concerns and want to assure you that we take them seriously. We are committed to being respectful, transparent neighbors, and we believe that an open conversation is key to finding common ground. The town hall meeting will give us the chance to address each of those concerns in more detail, answer any questions, and offer more information about the project.

At the meeting, we will provide an overview of the group home, its goals, the plan for how it will operate, and information about the girls we aim to serve there. We'll also go over the steps we've taken to ensure the safety and wellbeing of both the girls in our care and the neighborhood as well. There will also be a Q&A session where you can voice your thoughts and ask questions. I will provide a complete agenda as we get a little closer to the meeting. We are also currently waiting to hear from the owner if we will have any capacity restrictions that we need to abide by.

Town Hall Meeting Details:

Date: May 7, 2025

Time: 5:00pm - 6:00pm

Location: BlondZee's 4501 London Bridge Rd, Lake Havasu City, AZ 86404

We truly value the input of our neighbors, and we want to make sure that your voices are heard in this process. We understand that a project like this can raise a lot of questions and concerns, and we are more than happy to address those directly. If anyone is unable to attend the meeting but still has questions or feedback they'd like to share, please feel free to reach out to me via email.

We'd also like to take a moment to thank you for your help in sharing the details of the meeting with our neighbors via Nextdoor as we spoke about outside of the public hearing. We appreciate your efforts in ensuring that as many people as possible have the opportunity to participate.

We're hopeful that this meeting will help clear up any uncertainties and allow us to continue moving forward in a way that benefits both the girls in foster care and the surrounding neighborhood.

Thank you again, we look forward to meeting with you and other members of the community at the town hall.

Best,
Madison Wheeler
Impact 928, Inc.
admin@impact928.com

#5

PETITION AGAINST A REZONE SPECIAL USE PERMIT FOR TRACT: 1029 N WAGON WHEEL DR

Lot 125, Assesor Parcel Number 120-19-125

The under signed residence of Havasu Heights strongly disagree with a rezone in our neighborhood.

4/7/25

DATE	SIGNATURE	ADDRESS
4-7	Reinas Graham	4190 E. Wagon wheel
4-7	Barbara S Taylor	4218 E Wagon Wheel Dr
4-7	Dianne Santa	4244 E Wagon Wheel Dr. LHC
4-7	Marjorie Sas	4221 E Wagon Wheel Dr
4-7	Susan Chamberlain	4253 E Wagon Wheel Dr
4-7	Rosita O'Brien	4270 E Wagon Wheel Dr.
4-7	Dorothy O'Brien	4270 E Wagon Wheel Dr.
	Isabelle K. Jue	3932 N Rice Dr. L.H.C.
4-7	Jane - Crane	4379 E. Barker Dr LHC.
4-7	[Signature]	4379 E. Barker Dr. LHC.
4-7	[Signature]	4378 E Jordan Dr
4-7	Will [Signature]	4355 E JORDAN DR. E
4-7	A. E. [Signature]	4352 E Jordan Dr
4-7	Betty Jannory	4352 E Jordan Dr
4-7	William E. [Signature]	7819 N. Rice Dr.
4-7	[Signature]	7822 N Rice Dr. 86404
4-7-25	Susan R. [Signature]	7822 N. RICE DR. 86404
4-8-25	[Signature]	7775 N RICE drive 86404.
4-8-25	Ben [Signature]	7776 N. Rice drive 86404
4-7-25	[Signature]	7735 N. Rancho Vista Dr LHC 86404
4-7-25	[Signature]	7535 N. Rancho Vista Dr LHC 86404
4-7-28	Jessika H. [Signature]	7555 N. Rancho Vista Dr. LHC 86404
4-7-25	[Signature]	7563 N. Rancho Vista Dr LHC 86404
4-7-25	Steven Brown	7748 N. RICE DR. LHC 86404
4/7/25	[Signature]	4155 CORONADO DR.
4/7/25	[Signature]	4155 Coronado Dr.
4/8/25	Jackie Aguilera	4155 E. Coronado Rd.
4-8-25	[Signature]	7579 N Sky View Dr LHC
8 APR 25	[Signature]	4280 EAST JORDAN DR LHC
4/25/25	Dennis HUGHES	7797 N. RICE LHC

PETITION AGAINST A REZONE SPECIAL USE PERMIT FOR TRACT: 1029 N WAGON WHEEL DR

Lot 125, Assesor Parcel Number 120-19-125

The under signed residence of Havasu Heights strongly disagree with a rezone in our neighborhood.

DATE	SIGNATURE	ADDRESS
4-7-25	Joe Jimenez	4019 Coronado
4-7-25	Jimenez	4019 E. Coronado
4-7-25	Jack Billups	4068 E. Coronado Rd
4-7-25	ANABEL Billups	4068 E. Coronado Rd
4-7-25	Sylena Brewer	7578 N. Wagon Wheel Dr.
4-7-25	Ryan Calk	7692 N Wagon Wheel
4-7-25	MIKE BLAIR	7671 N. WAGON WHEEL DR
4-7-25	LISA BLAIR	7671 N. WAGON WHEEL DR
4-7-25	Shane	7760 N Wagon Wheel Dr
4-7-25	Shirley King	7737 N. WAGON WHEEL DR.
4-7-25	Richard King	7737 N. WAGON WHEEL DR.
4-7-25	Don Quirk	7805 N. Wagon Wheel Dr.
4-7-25	Nicky Jacob	7805 N. WAGON WHEEL DR
4-7-25	Andren Mock	7794 N. Wagon Wheel Dr
4-7-25	Clifford Wren	7823 N. WAGON WHEEL
4-7-25	Ralph Estrada	7654 N Wagon Wheel
4-7-25	NICK CARONNA	4041 E. CORONADO RD.
4-7-25	Jan	7692 N Wagon Wheel
4-7-25	Jan Nishikawa	7695 Sky View Drive
4-7-25	Ray Dykes	4082 E Heights Blvd.
4-7-25	Ross LeFler	7805 North Humboldt Drive
4-7-25	Sten Ehnemann	7819 N. Rice Drive
4-7-25	Jim Galt	4189 E Wagon Wheel Drive
4-7-25	Janet M Estenberg	" " " "
4-7-25	Janet Williams	4044 E Heights Blvd
4-7-25	Mul Rame	SAME
4-7-25	Joe Barman	SAME
4-7	Joe Barman	4215 E E MIRAGE
4-7	Joe Barman	4163 E Wagon Wheel Dr
4-7	Joe Barman	4166 E WAGON WHEEL DR.
4-8	Timothy Q Ryan	7568 N. LINDER RD Havasu Heights

the

[Signature]

be

Lot 125, Assesor Parcel Number 120-19-125

The under signed residence of Havasu Heights strongly disagree with a rezone in our neighborhood.

[illegible]

Lot 125, Assesor Parcel Number 120-19-125

The under signed residence of Havasu Heights strongly disagree with a rezone in our neighborhood.

[illegible]