

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

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

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

MEMBERS

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

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

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

Pledge of Allegiance

Roll Call

Announcements

Approval of Minutes

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

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

REGULAR AGENDA

ARIZONA STRIP AREA

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

SOUTH MOHAVE VALLEY AREA

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

GOLDEN VALLEY AREA

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

MOHAVE COUNTY GENERAL AREA

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

KINGMAN AREA

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

OTHER

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

Planning and Zoning Commission Agenda

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

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

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