

5/26/2026

To the Mohave County Planning and Zoning Commission

RE: June 10th Meeting - Item 2 for the Evaluation of a request for a Special Use Permit for parcel 402-32-240 for an 80' tall sign

I have concerns with the request for a sign that will be higher than a typical bill board and potentially larger in size (average size of 40-60 feet high and 14 x 48 feet in bulletin size). This area is part of the I-15 Scenic Byway and hence additional bill boards are no longer allowed to be installed. There is already 1 billboard sitting on the site that this business will be constructed on and across the interstate is a billboard that has been sitting blank for over a month. If we are no longer adding more billboards to preserve the scenic beauty of the mountains and help reduce the glare and light pollution from the signage, why would we consider a sign that will be higher and potentially brighter? This business should need to stay withing the standard signage allowed, the same as the Maverick station had to when they built recently. There have been 3 businesses built in the last few years and with each one the light pollution has increased drastically. This business won't see the amount of customers as the ones at exit 8 (Beaver Dam/Littlefield exit) as the on/off ramp to get to the southbound side of I-15 is accessed via a underpass with height restrictions and this business will be located on the northbound side. This also should not allow them the option for a larger signage than standard allowed.

Also of note the construction at this parcel has fences currently surrounding the site. The fence was on the white line of the road and currently only a portion of the fence is still located on the white line. When the wind blows the fence is often into the roadway – this has been an issue the entire time of the project.

Thank you for your time and consideration,

Heather Bull

433 Shadow Mountain Ln
Desert Springs, AZ

Property Owner of Record
Mohave County Property Owner
Kingman/Golden Horseshoe Ranchos Area

May 28, 2026

Mohave County Development Services Department
Attn: Planning and Zoning Commission / Assigned Planner (DiazDr@mohave.gov)
3250 East Kino Avenue
P.O. Box 7000
Kingman, AZ 86402-7000

HEARING ITEM:	Proposed Zone Change (Rezone Request)
HEARING DATE:	June 10, 2026 @ 10:00 AM
HEARING LOCATION:	Mohave County Administration Building, Board of Supervisors Room, 700 West Beale Street, Kingman, Arizona
SUBJECT PARCELS:	329-08-453, 329-08-459, 329-08-473, 329-08-502, and 329-08-503 (Golden Horseshoe Ranchos Unit 6 Lots 453, 459, 473, 502, 503)
APPLICANTS:	Leonardo and Marija Markovic
CURRENT ZONING:	R1/1A (Single-Family Residential / RV Placement Allowed)
PROPOSED ZONING:	AR (Agricultural Residential)

FORMAL WRITTEN PROTEST AGAINST PROPOSED REZONING

To the Members of the Mohave County Planning and Zoning Commission:

I am writing as an adjacent property owner of record located within 300 feet of the subject properties identified above. I received the official public hearing notice regarding the application submitted by Leonardo and Marija Markovic to rezone approximately five lots in Golden Horseshoe Ranchos Unit 6 from R1/1A to AR. Pursuant to the instructions provided by the Mohave County Development Services Department, I am submitting this formal written protest ahead of the June 9, 2026, noon deadline to express my strong opposition to this proposed amendment to the zoning map.

My opposition and request for disapproval are based on the following critical deficiencies and potential adverse impacts:

1. Extreme Vagueness and Lack of Transparency in the Application

The official public notification letter sent to surrounding property owners states that the zone change is requested "for the purpose of" but leaves the line entirely blank (omitting any stated intent, narrative, or clear project definition). Property owners are being asked to accept a permanent legislative zoning change without being given

any representation of what the applicants intend to build, develop, or operate on these five combined lots. This omission denies surrounding neighbors their right to properly evaluate the impact on their own land, safety, and quiet enjoyment.

2. Ambiguity of the End Result and Future Land Use

Shifting five contiguous residential lots from Single-Family Residential/RV (R1/1A) to Agricultural Residential (AR) changes the legal framework governing these parcels. The AR designation allows for a broad array of intensive land uses by right or via special permits—including commercial livestock operations, high-density agricultural structures, and alternative spacing standards—which are entirely incompatible with a standard residential subdivision. Because the request fails to establish a specific, restricted use, the "end result" remains completely unpredictable, creating substantial risk of future neighborhood destabilization.

3. Direct Negative Impacts on Adjacent Properties

As an immediate neighbor, my property value, peace, and environment will be directly impacted by this zoning shift. Introducing agricultural designations into an established residential neighborhood layout presents severe risks, including potential noise pollution, agricultural odors, increased commercial or heavy equipment traffic on local residential roads, and unmitigated runoff. Without a detailed site plan, traffic analysis, or drainage evaluation, granting this rezone is premature and irresponsible.

4. Incompatibility with the Existing Neighborhood Character

The surrounding vicinity map confirms that the area consists primarily of individual residential tracts under unified zoning layouts. Rezoning a specific cluster of five lots (Parcels 329-08-453, -459, -473, -502, and -503) to an agricultural classification constitutes inappropriate spot zoning. It breaks the continuity of the Golden Horseshoe Ranchos Unit 6 subdivision and sets a damaging precedent for piece-meal rezoning without a comprehensive update to the County's Master Plan.

Statutory Notice and Requirements

I wish to formally remind the Commission and the Board of Supervisors of the provisions under **Arizona Revised Statutes § 11-814.D**. If twenty percent (20%) or more of the property owners by area and number within the designated zoning area file formal written protests against this proposed change, it cannot be enacted except by a mandatory **three-quarters (3/4) supermajority vote** of all members of the Mohave County Board of Supervisors. I am actively conferring with fellow neighboring property owners within the 300-foot notification boundary to ensure our collective voices are recorded to trigger this statutory protection.

Conclusion and Requested Action

Due to the total lack of clarity, the omission of the project purpose, and the potential for severe adverse impacts on adjacent residential properties, I respectfully request that the Mohave County Planning and Zoning Commission issue a recommendation of **DENIAL** for this rezone application at the upcoming public hearing on June 10, 2026.

Please place this formal protest into the official public record for this case, distribute it to the commissioners, and confirm receipt via return email.

Respectfully submitted,

KL Yates
Signature of Protesting Property Owner

Printed Name: KAREN L. YATES

Date: MAY 29, 2026

GOLDEN HORSESHOE RANCHES UNIT 6
Property Detail Identification

Mohave Co. Parcel Number: 416

Physical/Mailing Address: P.O. BOX 232
CHALLIS, ID 83226

Drew Diaz

From: M Fisher <myazmaria@gmail.com>
Sent: Thursday, June 4, 2026 9:59 AM
To: Drew Diaz
Subject: Rezoning from R1/1A to AR

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

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Good day,

As a multi property owner of parcels (329-08-475 and 329-08-501) in white hills I am writing to inform Mohave county Arizona development services department I oppose the rezoning of all five requests from R1 to AR on the following:

329-08-453, 329-08-459, 329-08-473, 329-08-502, and 329-08-503.

I own two lots that will be affected by this proposed rezoning therefore, I cast TWO votes for NO.

I've done research on the owners, Leonardo & Marija Markovic, and found Leonardo to be a "Buy, Hold and Sell Real Estate Investor". I believe the intentions to be for their monetary interests ONLY and not for the good or proper development of the community as it was planned for originally in 1962. These new owners knew of the zoning before they bought the property and should have planned accordingly to keep within zoning.

Again I say no to the rezoning once for my property 329-08-501. And I say no to the rezoning once for my property located at 329-08-475. If you need to speak with me regarding anything at all please feel free to call me 623-628-3146. Thank you for your attention to this matter, Maria Fisher

May 28, 2026

Property Owner of Record
Mohave County Property Owner

Mohave County Development Services Department
Attn: Planning and Zoning Commission / Assigned Planner (DiazDr@mohave.gov)
P.O. Box 7000, Kingman, AZ 86402-7000

HEARING ITEM: Proposed Zone Change (R1/1A to AR) | **Hearing: June 10, 2026 @ 10:00 AM**
SUBJECT PARCELS: 329-08-453, -459, -473, -502, -503 (Golden Horseshoe Ranchos Unit 6 Lots)
APPLICANTS: Leonardo and Marija Markovic

FORMAL WRITTEN PROTEST AGAINST PROPOSED REZONING

To the Members of the Mohave County Planning and Zoning Commission:

I am writing as an adjacent property owner located within 300 feet of the subject properties to register my formal opposition to the application to rezone these five contiguous tracts from Single-Family Residential (R1/1A) to Agricultural Residential (AR). Pursuant to county instructions, I submit this objection ahead of the June 9, 2026, noon deadline based on the following grounds:

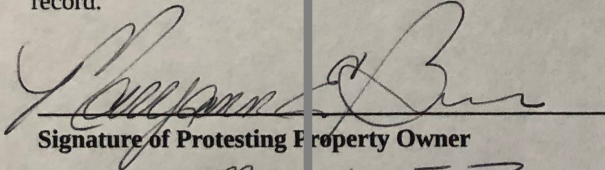
1. Extreme Vagueness & Omission of Intent: The official public notice explicitly leaves the "for the purpose of" line entirely blank. Property owners are being asked to accept a permanent legislative zoning change without any disclosure or narrative regarding what the applicants intend to build, develop, or operate. This omission denies surrounding neighbors their right to properly evaluate the impacts on their land.

2. Ambiguity of the End Result: Moving five clustered lots to an AR designation changes the legal land-use framework, introducing intensive uses by-right (such as commercial livestock or large farm configurations) that are structurally incompatible with an established residential subdivision layout. Without explicit restrictions, the end result is unpredictable and destabilizing.

3. Direct Neighborhood Impacts: Introducing agricultural allowances into a unified residential tract presents severe risks of unmitigated runoff, traffic from heavy equipment, odors, and noise—all of which directly threaten adjacent property values, quiet enjoyment, and local infrastructure.

Statutory Notice Invoke: Per **Arizona Revised Statutes § 11-814.D**, if 20% of the property owners by area and number within the zoning area file written protests, this change cannot be enacted except by a **three-quarters (3/4) supermajority vote** of the Board of Supervisors. I am actively coordinating with neighboring owners to ensure our signatures are collectively on record to trigger this protection.

Conclusion: Due to the absolute lack of clarity and potential for adverse impacts, I respectfully request that the Commission issue a recommendation of **DENIAL** for this application. Please enter this protest into the official public record.



Signature of Protesting Property Owner

Unit 6 Lot # 496

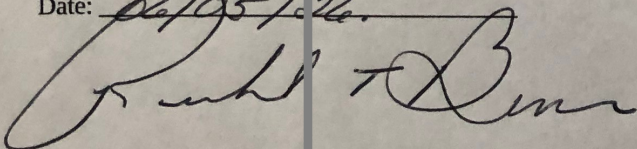
Property Detail Identification

Printed Name: MALYARD E. BEAN

Mohave Co. Parcel Number: 329-08-496

Date: 6/15/26

Physical Address: GOLDEN HORSESHOE RANCHES
Unit 6 # Lot 496.



Drew Diaz

From: Winnie Hansen <winniehansen@aol.com>
Sent: Monday, June 8, 2026 4:52 PM
To: Drew Diaz
Subject: I'm a property owner of record within 300 feet from proposed subject property on enclosed notice....

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To: Development Services Department

I, Robert L. Hansen own the below lots all around the proposed zone change. I protests and object to any change from R1/1A. My lots within 300 feet are: 329-08-424, 450, 451, 452, 454, 455, 456, 457, 458, 460, 461, 462 and 463.

Thank you,

Robert L. Hansen

Sent from my iPhone

Drew Diaz

From: Caroline Thomas <carolineathomas82@gmail.com>
Sent: Sunday, May 31, 2026 11:12 AM
To: Planners
Subject: Protest to County Rezoning

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Kathy Tackett-Hicks/KTH Consulting,

We are writing to formally oppose the proposed amendment change, as our property is located within 300 feet of the proposed rezoning area.

Our parcel number is 215-02-030, and the property address is 2532 S. Mohave Trail.

If any additional information is needed, please do not hesitate to contact us.

Thank you for your time and consideration.

Sincerely,
Scott and Caroline Thomas
(951) 541-4474

Drew Diaz

From: John Knudson <johncknudson@gmail.com>
Sent: Monday, April 27, 2026 9:53 AM
To: Drew Diaz
Subject: Proposed Special Use Permit

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Hello,

I am writing in response to the notice sent out to Centennial Properties concerning a special use permit application to allow a cell phone tower on parcel number 404-19-170.

We are adamantly opposed to polluting our South and Eastern skyline with this proposed structure. The area that the cell tower is going to service is located further east around the point of the mountain. We feel like there are much better locations that will have MUCH less visual impact to its neighbors.

Please represent to the Planning and Zoning Commission our absolute objection.

Thank you.

John Knudson

Drew Diaz

From: Amanda Hammon <amandahammon@gmail.com>
Sent: Tuesday, May 5, 2026 2:44 PM
To: Planners
Subject: Oppose Item #2

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Hello,

I write as a concerned citizen of the Centennial Park, AZ area and wish to express my sincere concern and protest for the proposal of a 125 foot cell tower.

Please do not allow this item to be approved by the Mohave County Planning Commission.

Respectfully,

Amanda Hammon

Drew Diaz

From: Danielle Naylor <danielle_naylor23@hotmail.com>
Sent: Tuesday, May 5, 2026 3:10 PM
To: Planners
Subject: Concerning cell tower

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Hello,

I am from Centennial Park AZ and am very concerned that there is a proposal for a new cell tower in Centennial Park. I would like to protest AGAINST a new cell tower! We do not want a new cell tower! Please please take this into consideration.

Thank you,

Get [Outlook for iOS](#)

Drew Diaz

From: Cameron Zitting <zittingcameron@gmail.com>
Sent: Tuesday, May 5, 2026 3:16 PM
To: Planners
Subject: Cell Tower Opposition

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Hello,

I am writing to express my opposition to the proposed cell phone tower planned for our community. I understand the need for reliable communication infrastructure, but I believe this project raises several important concerns that deserve careful consideration before approval is granted. Cell towers emit non-ionizing radiofrequency (RF) radiation, and while many studies suggest no definitive harm below federal limits, a growing body of research suggests potential health risks. Reported issues include increased cancer risks, neuropsychiatric complaints (headaches, sleep disruption), and cellular stress, particularly for residents living within 60–400 meters of towers. I am also concerned about the location selection process and whether alternative sites or less intrusive options have been fully explored. I would encourage the city to consider options such as co-locating equipment on existing structures or placing the tower farther from residential areas.

Drew Diaz

From: Bethany Dockstader <bdockstader@gmail.com>
Sent: Tuesday, May 5, 2026 3:28 PM
To: Planners
Cc: padillaA@mohave.gov
Subject: Proposed Cell Tower in Centennial Park

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To Whom It May Concern,

I am writing to express my strong opposition to the proposed construction of a cell tower near Centennial Park.

Our community is defined by its rural character and scenic beauty—qualities that are increasingly rare and deeply valued by residents and visitors alike. Centennial Park and its surrounding landscape are an important part of that identity. The introduction of a large cell tower in this location would create a significant visual intrusion, undermining the open views, natural skyline, and sense of undeveloped space that make this area special.

Because of the town's visibility and its position within the landscape, the proposed structure would likely be seen from multiple vantage points, including nearby homes, roadways, and recreational areas. This is not a minor or localized impact—it would alter the visual character of a broad area in a lasting way.

In addition to aesthetic concerns, the construction required for such a project raises questions about land disturbance, vegetation removal, and the introduction of access roads into what is currently a relatively undisturbed environment. These changes are inconsistent with the values of preservation and careful land stewardship that our community has long upheld.

Decisions like this shape the long-term character of our community. Once a structure of this scale is built, its impact cannot easily be undone. I respectfully ask that you prioritize the preservation of our rural landscape and deny approval for this proposal in its current location.

Thank you for your time and consideration.

Bethany Dockstader

Centennial Park Citizen

Drew Diaz

From: Planners
Sent: Tuesday, May 5, 2026 3:47 PM
To: Drew Diaz
Subject: FW: 5/13/26 item 2

From: Lillie Williams <lillie.naylor00@gmail.com>
Sent: Tuesday, May 5, 2026 3:43 PM
To: Planners <Planners@mohave.gov>
Subject: 5/13/26 item 2

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Hello, please be advised the citizens of Centennial Park, AZ do not want the permit for the 125 foot tall cell tower across from the courthouse to be granted. Please. Say. No. I am protesting this because I live in Centennial Park. I don't want anymore cell towers installed. I moved here to get away from all of that. This is one of the few rural places left in the US, like the other rural areas it is fleeting fast. I'm hoping to enjoy it as long as I can.

Kind regards,
Lillie Williams

Drew Diaz

From: Planners
Sent: Wednesday, May 6, 2026 8:18 AM
To: Drew Diaz
Subject: FW: Proposed Cell Tower

From: Mary Cawley <marycawley91@gmail.com>
Sent: Tuesday, May 5, 2026 8:03 PM
To: Planners <Planners@mohave.gov>; Alyssa Padilla <Padila@mohave.gov>
Subject: Proposed Cell Tower

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You don't often get email from marycawley91@gmail.com. [Learn why this is important](#)

Hello,

I am emailing in opposition to the proposed 125 foot tall cell tower requesting a special use permit across from the courthouse. I live in Centennial Park, AZ 86021. I am located close to the proposed building site at 1870 S 200 E. I DO NOT support a cell tower being built at the proposed location. I would like to contribute my voice to strike down this cell tower proposal.

Thank you,
Mary Cawley

Robie Crockett

From: Alyssa Padilla
Sent: Wednesday, May 13, 2026 1:14 PM
To: Robie Crockett
Subject: Fw: Good Morning. Please consider:

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,



Mohave County Development Services
Office hours are Mon-Fri; 7AM-6PM
My hours are Mon-Thu; 7AM-6PM

From: Mary Cawley <marycawley91@gmail.com>
Sent: Wednesday, May 13, 2026 10:17 AM
To: Alyssa Padilla <Padilla@mohave.gov>
Subject: Good Morning. Please consider:

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You don't often get email from marycawley91@gmail.com. [Learn why this is important](#)
Hello,

I am reaching to emphasize that I am OPPOSED to the cell tower proposed to be installed across from the Courthouse near Centennial Park, Arizona. I am a resident of Centennial Park and live close to the proposed construction site. This tower is NOT something I want near my home. It is an eye sore and a health risk to my family. Please stop this proposal.

Thank you.
Mary Cawley
1870 S 200 E
Centennial Park, AZ 86021

Drew Diaz

From: Planners
Sent: Thursday, May 7, 2026 7:02 AM
To: Drew Diaz
Subject: FW: Proposed Cell Tower

From: Casey Timpson <casey.knudson1@gmail.com>
Sent: Wednesday, May 6, 2026 8:19 PM
To: Planners <Planners@mohave.gov>
Subject: Proposed Cell Tower

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Good day,

As a resident of Centennial Park, AZ, I am emailing you to inform you that I am a citizen who is opposed to the 125ft cell tower that is being proposed to our area.

The peoples' voices are that we don't want it!!!!

We do NOT want this cell tower here!

Drew Diaz

From: Joyce Steed <jsteed@primeres.com>
Sent: Tuesday, May 12, 2026 12:42 PM
To: Planners
Subject: Re: 125 foot cell tour, May 13th, Item #2 _ Near Centennial Park, AZ and Colorado City, AZ

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Dear Planning commission,

I am a resident in Centennial Park and landowner closely nearby the area of this proposed cell tower. I am writing this email to request that you do not approve the installation of a cell tower near the neighborhood on Centennial Park, near the Utah and Arizona Border. This area has beautiful views, residential, ranch, and farmlands. The cell tower will start the change from open southwest beauty to industrial. This is a huge negative impact on property values and enjoyment of the area in every direction.

This area has a significant amount of tourism traffic driving between Utah and Coral Pinks state park, North Rim Grand Canyon, and Lake Powel. This historic route is loved and traveled by many that enjoy the beauty of the Southwest desert. As these towers begin to mar the open beauty, other industrial type of development begin to be installed nearby, causing roadside clutter and debris.

It is important that we use prudence immediately and for future generations, to preserve the views of the majestic red cliffs and to preserve the nature a farmland that supports the local area. More planning must be done to find locations for cell towers that are not as visible to travelers and residents. Areas not so detrimental to land values in the North most part of Mohave County.

Please do not allow these towers to mar the beautiful country, roadside and open spaces in our county. There are other cell towers within ten miles; the spacing of so many towers creates clutter and fire hazards along a serene and beautiful open space in our county.

Respectfully,



Joyce Steed | Division Manager | NMLS# 137825
Primary Residential Mortgage, Inc.
1895 So. Central Street | Centennial Park | AZ | 86021
Office: **435-922-1002**
Mobile: **435-467-7641**
www.steedteam.com | jsteed@primeres.com



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Drew Diaz

From: Wilma Hammon <wilmahammon@me.com>
Sent: Tuesday, May 12, 2026 5:03 PM
To: Planners
Subject: Cell tower

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To whom it may concern, this is to state that I, and many other residents, am very much against this proposed cell tower going in

-Wilma Hammon
Sent from my iPhone

To the Mohave County Planning Commission,

I am writing to object to Item #2 on the May 13, 2026 agenda: the Special Use Permit request for a 125-foot cell tower on Parcel 404-19-170 in Centennial Park.

My name is Alma Timpson, owner of Timpson Drafting. My father ran this company for 45 years before me. We have helped shape Centennial Park from the beginning. We designed much of the housing in the area, helped start the original master planning, and have been part of the real development of this community for decades.

I am a planner. I know bad placement when I see it. This is bad placement.

The proposed tower happens to be 1,330 ft from my front door. That is too close. It will hurt my property value, hurt my neighbors, and place a 125-foot industrial structure in the path of a growing residential area.

Look at the pattern of development. There is already low-impact residential growth north east of the tower, and the natural expansion of Centennial Park is moving this direction. This site is not on the fringe of nowhere. It is in what will become an important connection point between Centennial Park and Colorado City. Putting a tower here is shortsighted and out of step with the future of the community.

The people building and living around this area care about what this community becomes. They have to live with the consequences. The sellers do not. They live in Las Vegas and are selling off family land. That is their right, but it does not make this a good decision for Centennial Park.

I also have three young daughters, ages 9, 7, and a newborn. The science on long-term health effects from towers like this is not complete, especially for developing children. That should matter. When the science is unsettled, common sense should step in.

Most of all, this tower does not need to be here. There are better locations outside residential areas where service goals can still be met. This location is being chosen because it is easy, not because it is right.

Please deny this Special Use Permit.

Respectfully,

Alma Timpson
Owner, Timpson Drafting