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PETS

Pet Adoption



Pomeranian Puppies
Born November 28th.
Health checked and up to date on shots. \$800 Two boys or three. Pick up or local delivery. Not a breeder. 435 862 0766

PUBLIC NOTICES

Foreclosure / Sheriff Sales

NOTICE OF TRUSTEE'S SALE
The following described property will be sold at public auction to the highest bidder, payable in full, in the United States at the time of the sale, at the South Main Entrance, Hall of Justice, 206 West Tabernacle, St. George, Utah on March 24, 2026 at 9:15 am on said day, for the purpose of foreclosing a trust deed dated May 11, 2019, and executed by Two Sixteen L.L.C., a Utah limited liability company, as Trustee, in favor of JANEAN M. BLAKE and MELINDA LAMOR-EAUX, as Beneficiaries, covering the following real property located in Washington County: Lot Twenty-One (21) BANCINGFIELD TOWNHOMES - PHASE I, according to the Official Plat of the Trust Deed is JANEAN M. BLAKE and MELINDA LAMOR-EAUX, as Beneficiaries, covering the following real property located in Washington County: Lot Twenty-One (21) BANCINGFIELD TOWNHOMES - PHASE I, according to the Official Plat of the Trust Deed is JANEAN M. BLAKE and MELINDA LAMOR-EAUX, and the record of owner of the property, as of the recording of the notice of default is reported to be Macy H. Biddis. Bidders must be prepared to tender to the trustee, VendorTrak Title Insurance Agency, LLC, \$10,000.00 at the sale and the balance of the purchase price by 12:00 noon the day following the sale and delivery to: VendorTrak Title Insurance Agency, LLC, 20 North Main, Suite 300, St. George, Utah 84770. Bids, payments must be

Summons

ORDER GRANTING PUBLICATION OF SUMMONS
The Order of the Court is stated below:
Dated: January 26, 2026 /s/ RYAN E CHRISTIANSEN
09:50:15 AM District Court Judge
SNOW JENSEN & REECE, P.C.
Cameron M. Morby [12007]
12007 Business Park Building B
912 West 1600 South, Suite B-200
St. George, Utah 84770
Telephone: (435) 673-4892
cmorby@snowjensen.com
Attorneys for Plaintiffs
In the District Court of Utah, Fifth Judicial District, Washington County, RICHARD ETHAN ANDERSON, an individual, and MOLLY ANN ANDERSON, an individual, Plaintiffs, vs. THE CITY OF ST. GEORGE, MUNICIPAL UTILITY CORPORATION, JOHN AND JANE DOES 1 THROUGH 10, AND OTHER JOHN DOE ENTITIES 1 THROUGH 10, AND OTHER JOHN DOE ENTITIES 1 THROUGH 10, Defendants. Civil No. 250501101 Judge Ryan E. Christiansen
ORDER GRANTING PLAINTIFFS' EX PARTE MOTION FOR ALTERNATE MEANS OF SERVICE BY PUBLICATION
The Court having reviewed Plaintiffs' Ex Parte Motion for Alternate Means of Service by Publication (the "Motion"), and the Affidavit of Plaintiffs' attorney Cameron M. Morby, and the Affidavit of Defendant John Doe, HEREBY ORDERS, DECREES, AND ADJUDGES, as follows:
The Motion is GRANTED. Plaintiffs may accomplish service upon Defendant John Doe 1 through 10, John Doe Entities 1 through 10, and other John Doe Entities 1 through 10, by publishing a summons and copy of this Order once a week for three consecutive weeks in the St. George Spectrum.
*****END OF DOCUMENT*****
(Effective when Court's seal and date-stamp appear in the upper right corner of the first page.)
Dates of Publication:
UPAXLP
February 4, 11, 18 2026
LNV50451626

Foreclosure / Sheriff Sales

in the form of a cashier's check or money order and made payable to VendorTrak Title Insurance Agency, LLC, cash and Bank "Official Checks" are not accepted. A trustee's sale is made available for successful bidder within three business days of the sale of the property. The sale is made with any warranty whatsoever, but the trustee does not warrant as to title, liens, possession, taxes, encumbrances, or condition of the property. The sale is subject to a workout reinstatement, payoff, sale cancellation or postponement, incorrect bidding instructions, bankruptcy, or any other circumstance of which the trustee is unaware. In the event any of the foregoing apply, the sale will be void and the successful bidder's funds will be returned without any liability to the trustee or beneficiary for interest or any other damages. Notice is hereby given that VendorTrak Title Insurance Agency, LLC, 20 North Main, Suite 300 - St. George, Utah 84770 (435) 673-4892 UPAXLP February 18, 25, March 4 LNV50459754

Public Notices

NOTICE TO CREDITORS
OF
James Ray Johnson Revocable Living Trust, dated 01/20/26
Thelma J. Otts, whose address is c/o ProvenLaw, LLC, 2 George Blvd., Ste. 200, St. George, UT 84770, is the Trustee of the Trust James Ray Johnson Revocable Living Trust, dated September 7, 2016 (the "Trust"). Grantor of the Trust James Ray Johnson, died on August 28, 2025. Utah Code Ann. §75-2-508 and 75-3-901, provide that any creditor having a claim against the Trust or the Estate of James Ray Johnson must file their claim with Thelma J. Otts, Trustee, at 16 George Blvd., Ste. 200, St. George, UT 84770 within three months after the date of first publication of this notice or be forever barred from presenting their claim.
UPAXLP
February 11, 18, 25 2026
LNV50457338

Summons

Notice to Creditors
NOTICE IS HEREBY GIVEN that Gregory S. Cashen has been appointed Personal Representative of the Estate of Terrence L. Cashen, deceased, whose date of death was January 29, 2026. All creditors having claims against the above estate are required to present their claims in writing to the Personal Representative at:
Pub#12087405
Published
02/18/2026
The Spectrum
UPAXLP

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
IN THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY STATE OF UTAH
LEE VALLEY RANCH, LLC, a Utah limited liability company, Plaintiff,
v.
KIM SPENDLOVE, an individual, Defendant, I-XX,
Defendant.
SUMMONS
DOES I-XX
By Publication in The Spectrum Newspaper
Case No. 260500051
Judge Jay Winward

Summons

Summons
THE STATE OF UTAH TO THE ABOVE-NAMED DEFENDANTS:
DOES I-XX
By Publication in The Spectrum Newspaper
Case No. 260500051
Judge Jay Winward

Public Notices

200 Baldovino Skyway, Lakeview, TX 78738 or to the undersigned attorney of record at: Wealth and Estate Law Group
217 W Tabernacle Street, St. George, UT 84770, within three (3) months after the date of the first publication of this Notice, or be forever barred.
UPAXLP
February 18, 25, March 4
LNV50461684

Public Notices

NOTICE OF HEARING
Notice is hereby given that on **WEDNESDAY, MARCH 11, 2026**, the Mohave County Planning and Zoning Commission will hold its regular meeting. At this time, all interested persons may appear and be heard at 10:00 A.M. in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:
ARIZONA STRIP AREA
01. Evaluation of a request for a **PRELIMINARY PLAT AND ZONING AMENDMENTS** for Desert Springs Ranches Subdivision Section 20, to amend the proposed subdivision of Assessor's Parcel Nos. 402-32-195, 402-64-095, -105, -107, -109 and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity (east of River Lane, north of Fleet Street), Mohave County, Arizona, **Mohave County MS 46** Amendments to the General Plan and Area Plans to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan. **Mohave County MS 46** Amendments to the Americans with Disabilities Act (ADA), Mohave County 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.
HEREBY ORDERED that the agenda items may be reviewed by **CLICKING HERE** (PDF Reader required) or by visiting our office at 3250 E. King Avenue, Kingman, AZ 86409.

Public Notices

MOHAVE COUNTY DEVELOPMENT SERVICES
Scott Holtry, Director
P.O. Box 7000 Kingman, AZ 86409
Pub#12087405
Published
02/18/2026
The Spectrum
UPAXLP

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
IN THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY STATE OF UTAH
LEE VALLEY RANCH, LLC, a Utah limited liability company, Plaintiff,
v.
KIM SPENDLOVE, an individual, Defendant, I-XX,
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THE STATE OF UTAH TO THE ABOVE-NAMED DEFENDANTS:
DOES I-XX
By Publication in The Spectrum Newspaper
Case No. 260500051
Judge Jay Winward

Summons

DOES I-XX ARE HEREBY SUMMONED and required to file an answer in writing to the Verified Complaint for Quiet Title which has been filed in the Fifth District Court in and For Washington County in the above-entitled matter. The answer must be filed with the Clerk of the above-entitled Court at 206 West Tabernacle, St. George, Utah 84770, telephone number (435) 986-5700, and to serve upon or mail to Aaron D. Thompson, Plaintiff's attorney, at 187 North 100 West, St. George, Utah 84770, a copy of said Answer within twenty-one (21) days of the last date of publication of this Summons. The underling Amended Verified Complaint for Quiet Title addresses ownership of Water Right #21-2735 (hereinafter "Water Right") located in Washington County Utah. The Water Right is currently being used and utilized by Plaintiff, Allen Lee is one of the owners of the above-entitled Water Right. The Water Right was utilized by Budd D. Lee, Merlin Evan Lee (16.67% interest) and Thora L. Spendlove (16.67% interest). This Water Right is currently being used and utilized by Plaintiff, Allen Lee is one of the owners of the above-entitled Water Right was utilized by Allen Lee, Budd Lee (Allen's grandfather) and Joseph Barney (Allen's great-grandfather) for more than 21 years. This Summons is intended for the legal heirs of Budd D. Lee, Merlin Evan Lee and Thora L. Spendlove to address any adverse ownership claim of the Water Right at issue in this matter. If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint, filed with the Court on January 23, 2026. DATED THIS 30th day of January 2026.
D. Randall /s/ Aaron
Attorney
187 North St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com
February 4, 11, 18 2026
LNV50452707

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
IN THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY STATE OF UTAH
LEE VALLEY RANCH, LLC, a Utah limited liability company, Plaintiff,
v.
KIM SPENDLOVE, an individual, Defendant, I-XX,
Defendant.
SUMMONS
DOES I-XX
By Publication in The Spectrum Newspaper
Case No. 260500051
Judge Eric Gentry

Summons

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THE STATE OF UTAH TO THE ABOVE-NAMED DEFENDANTS:
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Summons

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Summons

St. George, Utah 84770, telephone number (435) 986-5700 and to serve upon or mail to Aaron D. Randall of Thompson, Randall and Mellen, P.C., Plaintiff's attorney, at 187 North 100 West, St. George, Utah 84770, a copy of said Answer within twenty-one (21) days of the last date of publication of this Summons. The underling Amended Verified Complaint for Quiet Title addresses ownership of Water Right #21-2735 (hereinafter "Water Right") located in Washington County Utah. The Water Right is currently being used and utilized by Plaintiff, Allen Lee is one of the owners of the above-entitled Water Right. The Water Right was utilized by Budd D. Lee, Merlin Evan Lee (16.67% interest) and Thora L. Spendlove (16.67% interest). This Water Right is currently being used and utilized by Plaintiff, Allen Lee is one of the owners of the above-entitled Water Right was utilized by Allen Lee, Budd Lee (Allen's grandfather) and Joseph Barney (Allen's great-grandfather) for more than 21 years. This Summons is intended for the legal heirs of Budd D. Lee, Merlin Evan Lee and Thora L. Spendlove to address any adverse ownership claim of the Water Right at issue in this matter. If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint, filed with the Court on January 23, 2026. DATED THIS 30th day of January 2026.
D. Randall /s/ Aaron
Attorney
187 North St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com
February 4, 11, 18 2026
LNV50457143

Summons

Summons
21-DAY SUMMONS BY PUBLICATION - QUIET TITLE ACTION
NOTICE TO DEFENDANTS: IF YOU DO NOT RESPOND TO THIS DOCUMENT WITHIN APPLICABLE TIME LIMITS, JUDGMENT BY DEFAULT COULD BE ENTERED AGAINST YOU AS REQUESTED.
In the District Court of Utah, Fifth Judicial District, Washington County, RICHARD ETHAN ANDERSON, an individual, and MOLLY ANN ANDERSON, an individual, Plaintiffs, vs. THE CITY OF ST. GEORGE, MUNICIPAL UTILITY CORPORATION, JOHN AND JANE DOES 1 THROUGH 10, AND OTHER JOHN DOE CORPORATIONS 1 THROUGH 10, AND OTHER JOHN DOE ENTITIES 1 THROUGH 10, Defendants. Civil No. 250501101 Judge Ryan E. Christiansen
SUMMONS (21 DAYS) [TIER 2]

Summons

Summons
THE STATE OF UTAH TO: JOHN AND JANE DOES 1 THROUGH 10, JOHN DOE CORPORATIONS 1 THROUGH 10, AND OTHER JOHN DOE ENTITIES 1 THROUGH 10, Defendants. Civil No. 250501101 on December 23, 2025 with the Clerk of the District Court of Utah, Fifth Judicial District, Washington County, located at 206 W. Tabernacle Street, St. George, Utah 84770, Telephone No. (435) 301-7480, and to serve upon or mail to Plaintiff's attorney, Cameron M. Morby, at 12007 Business Park, 912 West 1600 South, Suite B-200, St. George, Utah 84770, a copy of said answer within twenty (21) days of the publication of this Summons. If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint, filed with the Court on January 23, 2026. DATED THIS 30th day of January 2026.
D. Randall /s/ Aaron
Attorney
187 North St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com
February 4, 11, 18 2026
LNV50452707

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
IN THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY STATE OF UTAH
LEE VALLEY RANCH, LLC, a Utah limited liability company, Plaintiff,
v.
KIM SPENDLOVE, an individual, Defendant, I-XX,
Defendant.
SUMMONS
DOES I-XX
By Publication in The Spectrum Newspaper
Case No. 260500051
Judge Eric Gentry

Summons

Summons
THE STATE OF UTAH TO THE ABOVE-NAMED DEFENDANTS:
DOES I-XX
By Publication in The Spectrum Newspaper
Case No. 260500051
Judge Eric Gentry

Summons

more than 100 years. This Summons is intended for the legal heirs of Elisha Lee to address any adverse ownership claim of the Water Right at issue in this matter. If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint, which was filed with the Court on January 23, 2026. DATED THIS 30th day of January 2026.
D. Randall /s/ Aaron
Attorney
187 North 100 West St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com
UPAXLP
February 4, 11, 18, 25 2026
LNV50457143

Summons

Summons
21-DAY SUMMONS BY PUBLICATION - QUIET TITLE ACTION
NOTICE TO DEFENDANTS: IF YOU DO NOT RESPOND TO THIS DOCUMENT WITHIN APPLICABLE TIME LIMITS, JUDGMENT BY DEFAULT COULD BE ENTERED AGAINST YOU AS REQUESTED.
In the District Court of Utah, Fifth Judicial District, Washington County, RICHARD ETHAN ANDERSON, an individual, and MOLLY ANN ANDERSON, an individual, Plaintiffs, vs. THE CITY OF ST. GEORGE, MUNICIPAL UTILITY CORPORATION, JOHN AND JANE DOES 1 THROUGH 10, AND OTHER JOHN DOE CORPORATIONS 1 THROUGH 10, AND OTHER JOHN DOE ENTITIES 1 THROUGH 10, Defendants. Civil No. 250501101 on December 23, 2025 with the Clerk of the District Court of Utah, Fifth Judicial District, Washington County, located at 206 W. Tabernacle Street, St. George, Utah 84770, Telephone No. (435) 301-7480, and to serve upon or mail to Plaintiff's attorney, Cameron M. Morby, at 12007 Business Park, 912 West 1600 South, Suite B-200, St. George, Utah 84770, a copy of said answer within twenty (21) days of the publication of this Summons. If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint, filed with the Court on January 23, 2026. DATED THIS 30th day of January 2026.
D. Randall /s/ Aaron
Attorney
187 North St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com
February 4, 11, 18 2026
LNV50452707

Summons

Summons
THE STATE OF UTAH TO: JOHN AND JANE DOES 1 THROUGH 10, JOHN DOE CORPORATIONS 1 THROUGH 10, AND OTHER JOHN DOE ENTITIES 1 THROUGH 10, Defendants. Civil No. 250501101 on December 23, 2025 with the Clerk of the District Court of Utah, Fifth Judicial District, Washington County, located at 206 W. Tabernacle Street, St. George, Utah 84770, Telephone No. (435) 301-7480, and to serve upon or mail to Plaintiff's attorney, Cameron M. Morby, at 12007 Business Park, 912 West 1600 South, Suite B-200, St. George, Utah 84770, a copy of said answer within twenty (21) days of the publication of this Summons. If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint, filed with the Court on January 23, 2026. DATED THIS 30th day of January 2026.
D. Randall /s/ Aaron
Attorney
187 North St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com
February 4, 11, 18 2026
LNV50452707

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
AARON C. RANDALL (Bar No. 9043)
THOMPSON, RANDALL & MELLEN
Attorney for Plaintiff
187 North 100 West
St. George, Utah 84770
Telephone: (435) 673-4892
aaron@stgeorgetahlaw.com

Summons

Summons
IN THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY STATE OF UTAH
LEE VALLEY RANCH, LLC, a Utah limited liability company, Plaintiff,
v.
KIM SPENDLOVE, an individual, Defendant, I-XX,
Defendant.
SUMMONS
DOES I-XX
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Summons

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THE STATE OF UTAH TO THE ABOVE-NAMED DEFENDANTS:
DOES I-XX
By Publication in The Spectrum Newspaper
Case No. 260500051
Judge Eric Gentry

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

Posting Information:

DS Building 3250 E. Kino Ave

Posted: February 18, 2026

Time: 9:30 AM

By: Robie Crockett

**AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
MARCH 11, 2026
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM**

MEMBERS

District 1

Eugene Kirkham
Michael Bradshaw

District 2

Robert Arp
John Hassett - Chair

District 3

Bruce Hubbard
Melanie Martin

District 4

Cullin Pattillo
Rex Ruge

District 5

Larry Morse
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 **PRELIMINARY PLAT and PETITIONS OF EXCEPTIONS** for Desert Springs Ranches Subdivision Subdivision, Tract 3540, a proposed subdivision of Assessor's Parcel Nos. 402-32-195, 402-64-095, -105, -107, -109 and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity (east of River Lane, north of Fleet Street), Mohave County, Arizona. **Denley Fowlke for B & F Land Co. VB**

MOHAVE COUNTY GENERAL AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-06-502 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a permitted temporary residence, in the White Hills vicinity (north of Wildhorse Drive, east of Golden Arrow Avenue), Mohave County, Arizona. **Terri Berry JN**
03. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment for an offsite agricultural operation in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity (south of Huntington Avenue, west of Antares Road), Mohave County, Arizona. **Dirk Van Voris. MS**
04. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a **REZONE** of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca vicinity (south east of Interstate 40, west of Mojave Drive), Mohave County, Arizona. **Iris Development Services, PLLC for Earthtek LLC. JN**

KINGMAN AREA

05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 254-30-015 from an A-R/10A (Agricultural Residential/ Ten 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 Hackberry Road Vicinity (south of Tin Mountain Road, west of Hackberry Road), Mohave County, Arizona. **Gilbert and Mi Jin Donatelli. VB**

OTHER

06. Evaluation of a request to **AMEND THE MOHAVE COUNTY ZONING ORDINANCE**, Section 46.2 Amendments to the General Plan and Area Plans to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan. **Mohave County MS**
07. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
08. Call to the Public

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

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

01. **Evaluation of a request for a PRELIMINARY PLAT and PETITIONS OF EXCEPTIONS for Desert Springs Ranches, Tract 3540, a proposed subdivision of Assessor's Parcel Nos. 402-32-195, 402-64-095, -105, -107, -109 and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to approve the Preliminary Plat and Petitions of Exception for Desert Springs Ranches, Tract 3540, as requested by Denley Fowlke of B & F Land Company, St. George, Utah.

Assessor's Parcel Nos. 402-32-195, -234, 402-64-095, -104, -105, -107, and -109 are described as being located in the SE1/4 of Section 34 and the NW1/4 of Section 34, Township 40 North, Range 15 West.

The sites combined are approximately 34.60 acres and are located north of Fleet Street and east of River Lane. The site is accessed from Interstate 15, Exit 9 off ramp, then northeast on Anasazi Drive, then east on Fleet Street, then north on River Lane approximately .18 miles to the southwest corner of parcel 402-64-104.

The Preliminary Plat for Desert Springs Ranches, Tract 3540, proposes approximately 34.60 acres subdivided into 20 lots. The site was rezoned to R-E/1A (Residential Recreation/One Acre minimum lot size) and the Mohave General Plan was amended to Medium Density Residential with B.O.S. Resolution 2025-096.

The services and improvements for Desert Springs Ranches, Tract 3540 will be installed by the developer. Electric and telephone services are available from the provider with authority to serve. Fire protection and solid waste (refuse) disposal are available from approved sources. Water service will be provided for the subdivision through Desert Springs Water Company. Septic systems will be provided by individual property owners. All roads in the subdivision will be constructed to Mohave County standards.

The proposed subdivision includes three (3) Petitions of Exception:

1. A Petition of Exception for fire hydrant requirements.
2. A Petition of Exception to reduce the required width of River Lane from 70 feet to 60 feet.
3. A Petition of Exception of regular roadway maintenance for River Lane.

A review of FEMA FIRM Panel #04015C-00963G and #04015C-0095G indicates 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 other zoning and densities similar to the above proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. The noted flood zone is an environmental feature affecting this site.
- g. Electric and water services appear to be available and will be provided to each lot within the subdivision. Sewer services are not available.

STAFF RECOMMENDATION:

Staff finds that the proposed Preliminary Plat and Petitions of Exception are proper for consideration, subject to the following:

1. The approval of this subdivision is based on the following requirements:
 - a. All roads within the subdivision shall be paved and constructed to Mohave County standards.
 - b. The developer shall provide adequate drainage throughout the subdivision, and as needed for perimeter and/or exterior roadways, in the determination of the County Engineer.
 - c. Grading and drainage-related improvements will be made as recommended by the design engineer and in accordance with the Mohave County Drainage Design Manual.
 - d. The developer shall provide central water to each lot in the subdivision, approved by the Arizona Department of Environmental Quality or equivalent jurisdiction.
 - e. The developer shall obtain a written determination on the adequacy of water supply for subdivisions compliant with provisions of the Land Division Regulations.
 - f. The sanitary facilities for the subdivision, must be approved by the Arizona Department of Environmental Quality and submitted to Development Services prior to the consideration of the Final Plats of the subdivision by the Board of Supervisors.
 - g. Electric and telephone service will be provided to each lot.
 - h. Refuse disposal will be provided by an approved service provider. The developer must submit a signed contract with that company or another solid waste disposal firm prior to Final Plat recordation, providing garbage disposal for each lot in the subdivision.
 - i. Fire protection will be provided by the Beaver Dam/Littlefield Fire District. The serving fire district may impose design or improvement requirements greater than those required by Mohave County. Fire hydrants shall be provided by the developer at locations prescribed by the fire department.
 - j. All utilities shall be provided to each lot in accordance with Arizona Corporation Commission regulations.

- k. All lots and centerline monuments will be staked and monumented in accordance with Mohave County Standard Specifications.
- l. Road name and regulator signs will be installed in accordance with the requirements of the Mohave County Land Division Regulations and as recommended by the design engineer, to the satisfaction of the County Engineer.

As a condition of approval, the owner/subdivider is responsible for the completion of these site improvements and shall provide an assurance for all required subdivision improvements in accordance with Chapter 4 of the Mohave County Land Division Regulations.

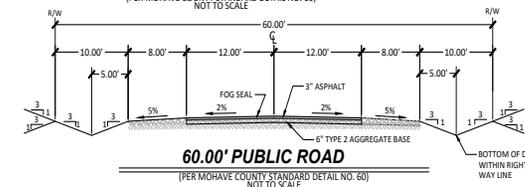
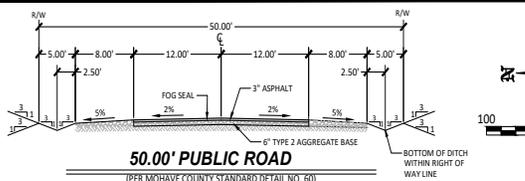
2. The developer will make the same commitments for improvements in the report to the Department of Real Estate as required for approval of this tract by the Board of Supervisors.
3. The following Petition of Exceptions are approved for this subdivision:
 - a. Fire hydrant requirements.
 - b. Reduce the required width of River Lane from 70 feet to 60 feet.
 - c. Regular roadway maintenance for River Lane.
4. Lots and parcels within the recorded Final Plat of this subdivision will not be further divided, or otherwise altered from their approved, platted form.
5. Drainage easements, channels, and devices acceptable to the County Engineer will be provided for all on and off-site drainage related improvements.
6. Drainage improvements shall be constructed to the satisfaction of the County Engineer, and in accordance with a drainage report and in accordance with the Mohave County Drainage Design Manual.
7. The Mohave County Land Division regulations require utility and other service lines to be located within roadway rights-of-way unless the developer provides a written agreement with the service providers for location of lines in separate easements.
8. The developer shall provide, with the submittal of the Final Plat for this subdivision, evidence that service providers are CC&N (Certificate of Convenience and Necessity) holders, or that the Arizona Corporation Commission has approved of any inter-service area agreements between providers.
9. All lots and parcels in the subdivision shall be usable for the purposes intended. No lot or parcel shall be created by the recordation of a Final Plat for this development which

is so encumbered by existing or proposed easements as to substantially limit or render unbuildable any such lot or parcel.

10. Road names shall be approved by the Mohave County Addressing Coordinator prior to scheduling the Final Plats for consideration by the Board of Supervisors.
11. Any offsite roadway improvements which may be recommended by the County Engineer in conjunction with this project shall be constructed by the developer prior to Final Plat approval or the Release of Assurances for a recorded Final Plat.
12. Any change to the development due to ADOT requirements will be the responsibility of the Developer and Engineer of Record.
13. Outstanding comments, if any, shall be addressed with the submittal of the Final Plat for this subdivision.
14. This subdivision is being processed per Mohave County Land Division Regulations. This conditional approval for the subdivision is based on the most recently revised Preliminary Plat received. As provided for in Mohave County Land Division Regulations, this conditional approval will automatically expire six (6) years after the approval by the Board of Supervisors of this Preliminary Plat. It is the responsibility of the developer to request and obtain any necessary extensions of time for this approval, following provisions of Mohave County Land Division Regulations prior to the expiration of that time period. Failure of the developer to request and obtain any necessary extension of time for the approval of the Preliminary Plan, prior to the expiration of the approval, will result in the automatic termination of processing of the subdivision.

PRELIMINARY PLAT DESERT SPRINGS RANCHES SUBDIVISION (TRACT 3540)

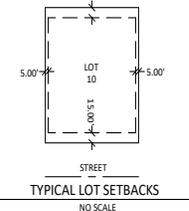
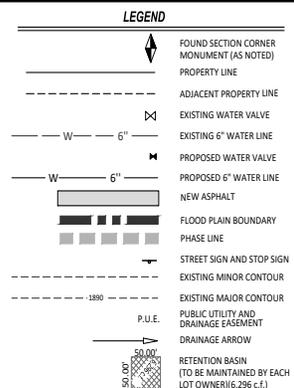
LOCATED IN THE SE 1/4 OF SECTION 34, AND THE
NW 1/4 SECTION 4 T 40 N, R 15 W, G&SRM
DESERT SPRINGS, MOHAVE COUNTY, ARIZONA



UTILITY CONTACTS	
POWER:	DIXIE ESCALANTE - (435) 673-3297
SEWER/SEPTIC:	PRIVATE, BY OWNER
WATER:	DESERT SPRINGS WATER CO.
FIRE DEPARTMENT:	LITTLEFIELD FIRE DEPARTMENT - (928)-347-5270
SOLID WASTE DISPOSAL:	VIRGIN VALLEY DISPOSAL - (702)-346-8396
TELEPHONE:	RIO VIRGIN TELEPHONE - (702) 346-5211

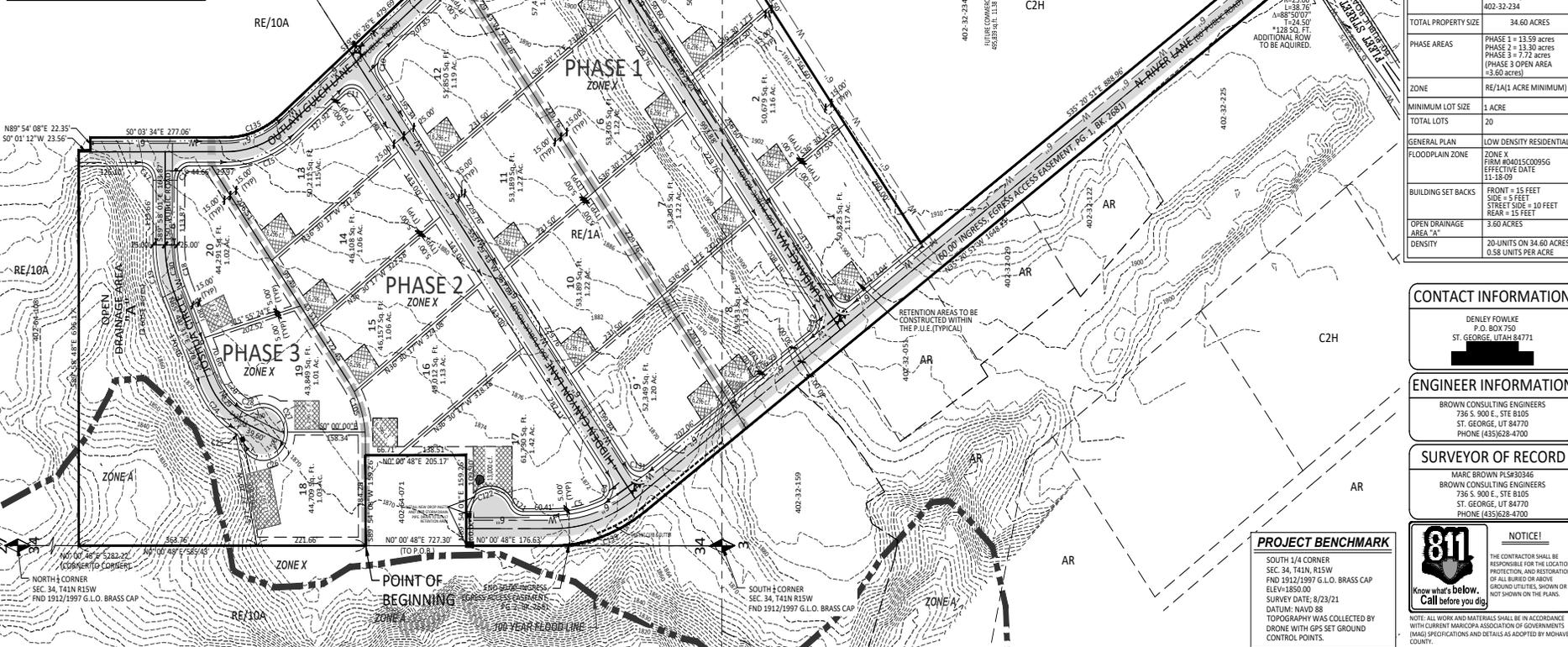
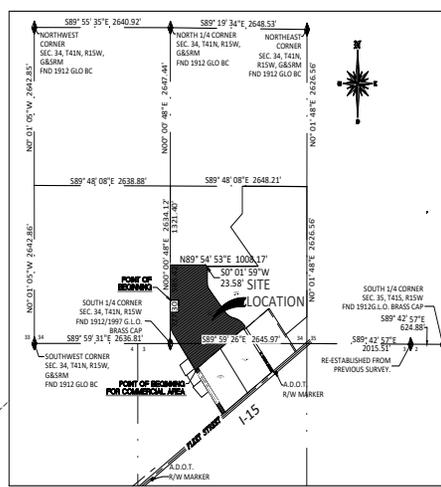
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C4	25.00'	45.61'	104°31'13"
C5	265.00'	103.08'	22°17'15"
C6	300.00'	183.85'	35°06'49"
C7	25.00'	22.98'	52°40'18"
C8	25.00'	51.85'	118°50'22"
C9	346.00'	158.44'	26°14'10"
C10	25.00'	38.13'	87°23'48"
C11	25.00'	40.41'	92°36'12"
C15	225.00'	153.24'	39°01'24"
C16	25.00'	39.22'	89°52'56"
C17	25.00'	39.31'	90°05'36"
C18	175.00'	74.19'	24°17'28"
C19	225.00'	95.39'	24°17'28"
C20	125.00'	72.07'	33°01'58"
C24	175.00'	116.73'	38°13'10"
C25	15.00'	12.78'	48°48'40"
C26	50.00'	142.09'	162°49'12"
C27	50.00'	98.98'	113°04'41"
C28	15.00'	14.99'	57°15'34"
C29	150.00'	109.47'	41°48'48"
C30	200.00'	84.79'	24°17'28"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C105	175.00'	110.83'	36°17'08"
C121	25.00'	27.05'	62°00'07"
C122	50.00'	132.90'	152°17'22"
C131	25.00'	38.77'	88°50'34"
C132	25.00'	39.77'	91°09'26"
C133	25.00'	38.77'	88°50'34"
C135	175.00'	119.19'	39°01'21"
C136	296.00'	205.62'	39°48'06"
C137	350.00'	260.05'	42°34'17"
C138	25.00'	37.47'	85°51'54"
C139	325.00'	200.58'	35°21'39"



PROJECT BOUNDARY DESCRIPTION:
BEGINNING AT A POINT NORTH 00°00'48" EAST 727.30 FEET ALONG THE 1/4 SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 15 WEST, GILA AND SALT RIVER MERIDIAN; THENCE CONTINUING ALONG SAID SECTION 1/4 LINE NORTH 00°00'48" EAST 585.43 FEET; THENCE LEAVING SAID 1/4 SECTION LINE SOUTH 89°58'48" EAST 695.17 FEET; THENCE SOUTH 00°01'12" WEST 23.55 FEET; THENCE NORTH 89°54'08" EAST 22.35 FEET; THENCE SOUTH 00°03'48" EAST 277.06 FEET TO A POINT OF CURVATURE WITH 175.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 119.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°01'21"; THENCE SOUTH 39°06'26" EAST 479.69 FEET TO A POINT OF CURVATURE WITH A 296.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 205.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°06'26" TO A POINT OF REVERSE CURVATURE WITH A 350.00 FOOT RADIUS CURVE; THENCE 200.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°34'17"; THENCE SOUTH 36°20'18" EAST 14.80 FEET; THENCE SOUTH 53°29'43" WEST 1148.50 FEET; THENCE SOUTH 53°20'51" EAST 888.96 FEET TO A POINT OF CURVATURE WITH A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 37.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°51'54" TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLEET STREET; THENCE SOUTH 53°29'24" WEST 83.21 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 35°20'51" WEST 1548.23 FEET TO THE POINT OF CURVATURE OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 200.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°21'39"; THENCE NORTH 00°00'48" EAST 376.53 FEET; THENCE NORTH 89°54'08" EAST 59.26 FEET; THENCE NORTH 00°00'48" EAST 205.17 FEET; THENCE SOUTH 89°54'08" WEST 159.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 34.60 ACRES



PROJECT DATA	
PROPOSED USE:	RESIDENTIAL SUBDIVISION (RE/1A)
APN NUMBERS:	402-64-109, 402-64-107, 402-64-104, 402-64-105, 402-64-095, 402-32-195, 402-32-234
TOTAL PROPERTY SIZE:	34.60 ACRES
PHASE AREAS:	PHASE 1 = 13.59 acres PHASE 2 = 13.30 acres PHASE 3 = 7.72 acres (PHASE 3 OPEN AREA = 3.60 acres)
ZONE:	RE/1A(1) ACRE MINIMUM
MINIMUM LOT SIZE:	1 ACRE
TOTAL LOTS:	20
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
FLOODPLAIN ZONE:	ZONE X FIRM #0015C0095G EFFECTIVE DATE 11-18-09
BUILDING SET BACKS:	FRONT = 15 FEET SIDE = 5 FEET REAR = 15 FEET
OPEN DRAINAGE AREA:	3.60 ACRES
DENSITY:	20 UNITS ON 34.60 ACRES 0.58 UNITS PER ACRE

CONTACT INFORMATION
DENLEY FOWLE
P.O. BOX 750
ST. GEORGE, UTAH 84771

ENGINEER INFORMATION
BROWN CONSULTING ENGINEERS
735 S. 900 E., STE B105
ST. GEORGE, UT 84770
PHONE (435) 638-4700

SURVEYOR OF RECORD
MARC BROWN PL S 303345
BROWN CONSULTING ENGINEERS
735 S. 900 E., STE B105
ST. GEORGE, UT 84770
PHONE (435) 638-4700

PROJECT BENCHMARK
SOUTH 1/4 CORNER
SEC. 34, T41N, R15W
FND 1912/1997 G.L.O. BRASS CAP
ELEV=1850.00
SURVEY DATE: 8/23/21
DATUM: NAVD 88
TOPOGRAPHY WAS COLLECTED BY DRONE WITH GPS SET GROUND CONTROL POINTS.

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL EXISTING OR BENEATH GROUND UTILITIES, SHOWS OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) SPECIFICATIONS AND DETAILS AS ADOPTED BY MOHAVE COUNTY.

NO.	REVISIONS	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING AND SURVEYING-LAND PLANNING
1000 W. 1000 N. ST. GEORGE, UTAH 84770
(435) 638-4700

PRELIMINARY PLAT FOR DESERT SPRINGS RANCHES SUBDIVISION PHASES 1, 2 & 3 (TRACT 3540)
LOC. IN THE NW 1/4 OF SECTION 34, T40N, R15W, G.S.R.M.
MOHAVE CO. ARIZONA



CHECKED BY: BK
DRAWN BY: ANJ
DATE: 04/28/25
JOB NO.: 25-94
SCALE: 1"=100'
SHEET NO.: C-C1

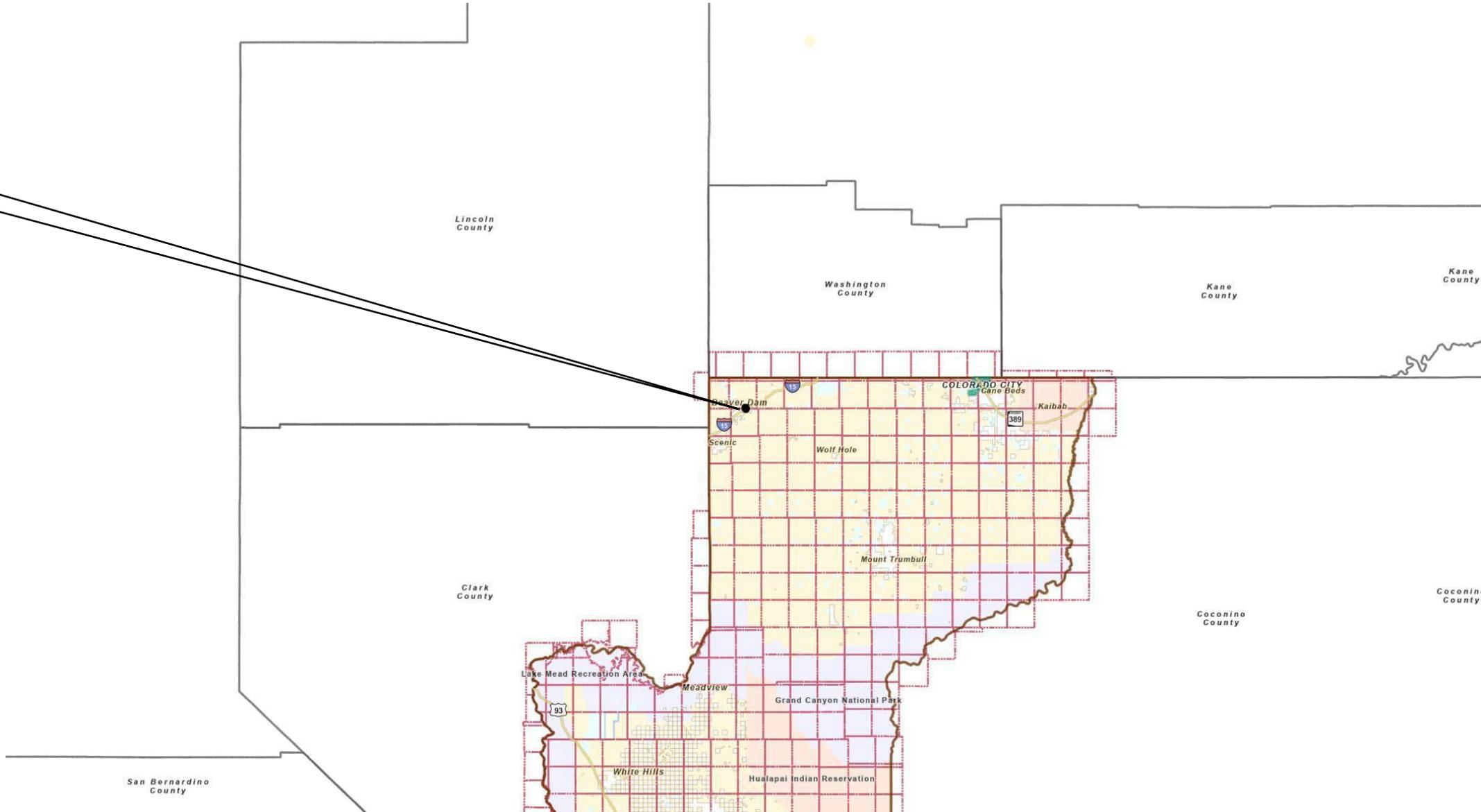
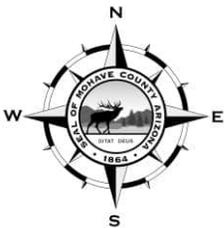
PRELIMINARY PLAT AND PETITIONS OF EXCEPTION DESERT SPRINGS RANCHES SUBDIVISION
SUBDIVISION TR 3540

GENERAL MAP

Section 34
T 41 N, R 15 W

Subject
Property

PRELIMINARY PLAT and PETITIONS OF EXCEPTIONS for Desert Springs Ranches Subdivision Subdivision, Tract 3540, a proposed subdivision of Assessor's Parcel No's. 402-32-195, 402-64-095, 105, 107, 109, and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity.



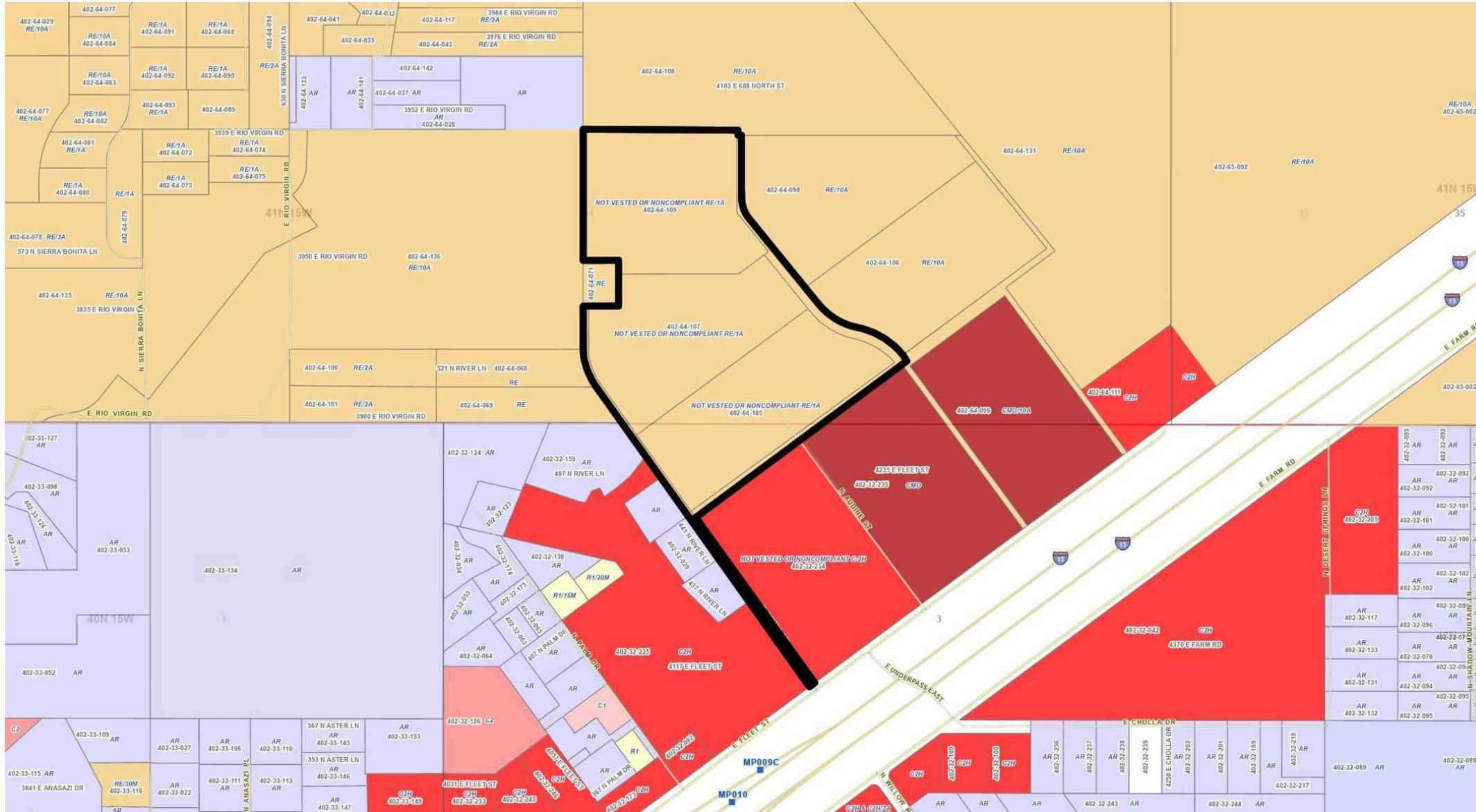
PRELIMINARY PLAT AND PETITIONS OF EXCEPTION DESERT SPRINGS RANCHES SUBDIVISION
SUBDIVISION TR 3540

ZONING MAP

PRELIMINARY PLAT and PETITIONS OF EXCEPTIONS for Desert Springs Ranches Subdivision Subdivision, Tract 3540, a proposed subdivision of Assessor's Parcel No's. 402-32-195, 402-64-095, 105, 107, 109, and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity.

Section 34
T 41 N, R 15 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 | |



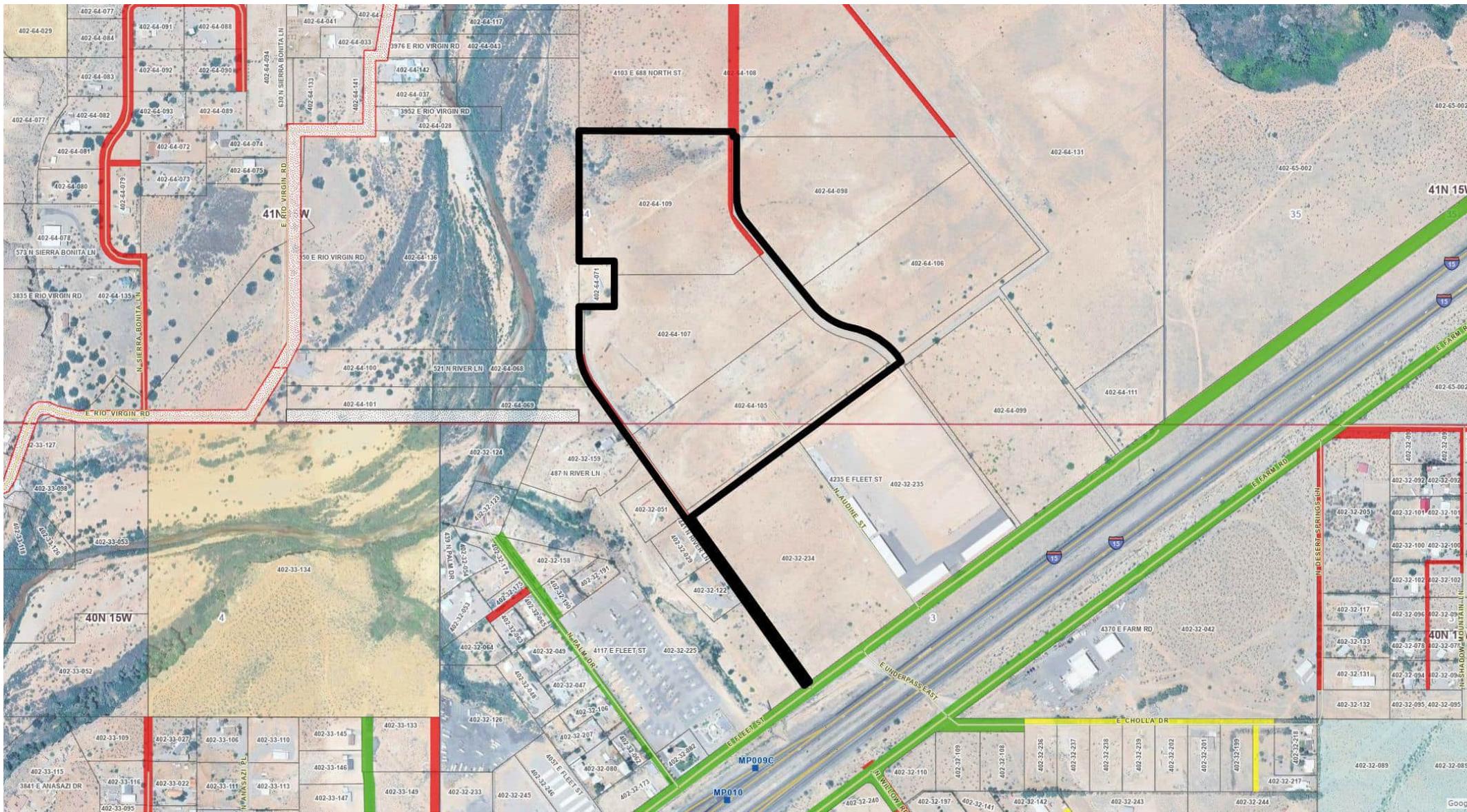
PRELIMINARY PLAT AND PETITIONS OF EXCEPTION DESERT SPRINGS RANCHES SUBDIVISION
SUBDIVISION TR 3540

RIGHT OF WAY MAP

PRELIMINARY PLAT and PETITIONS OF EXCEPTIONS for Desert Springs Ranches Subdivision Subdivision, Tract 3540, a proposed subdivision of Assessor's Parcel No's. 402-32-195, 402-64-095, 105, 107, 109, and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity.

Section 34
T 41 N, R 15 W

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



PRELIMINARY PLAT AND PETITIONS OF EXCEPTION DESERT SPRINGS RANCHES SUBDIVISION
SUBDIVISION TR 3540

REQUEST

Section 34
T 41 N, R 15 W

PRELIMINARY PLAT and PETITIONS OF EXCEPTIONS for Desert Springs Ranches Subdivision Subdivision, Tract 3540, a proposed subdivision of Assessor's Parcel No's. 402-32-195, 402-64-095, 105, 107, 109, and a portion of 402-32-234 and 402-64-104 in the Desert Springs vicinity.





**ZONING
NOTICE**

NOTICE OF PROPOSED ZONING MAP AMENDMENT
AND 30 DAY PUBLIC HEARING NOTICE
The Board of Planning and Zoning
Commission of Mohave County, Arizona
will hold a public hearing on the proposed
amendment to the Zoning Ordinance on
Wednesday, March 11, 2020, at 10:00 AM.



**ZONING
NOTICE**

NOTICE: This notice is posted on a signpost in the public view of the property, in accordance with the provisions of the zoning ordinance, to advise the public of the proposed zoning change for the property. The zoning change is subject to the approval of the Board of Planning and Zoning. The zoning change is effective on the date of the Board's action. For more information, please contact the Planning and Zoning Department at (760) 325-1234.

02. **Evaluation of a request for a REZONE of Assessor's Parcel No. 329-06-502 from a R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a permitted temporary residence in the White Hills vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Terri Berry of White Hills, Arizona.

Assessor's Parcel No. 329-06-502 is described as Golden Horseshoe Ranchos Unit 4 Lot 509, located in Section 17, Township 27 North, Range 19 West.

The site is approximately 1 acre and is located north of Wildhorse Drive east of Golden Arrow Avenue. The site is accessed from U.S. Route 93, then west on White Hills Road, then south on Golden Arrow Avenue, then east on Wildhorse Drive approximately .04 miles to the site.

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

The applicant requests this rezone from a R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a permitted temporary residence. The Mohave County General Plan designates this site as Rural Development Area.

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

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

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There are no environmental features affecting the site.
- g. Electric, water, and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 329.06.502 Current Zoning: R1 Parcel Size 1 Acres

Legal Description:

Golden Horseshoe Ranchos Unit 4 Lot 509

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

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): TERRI L. BERRY

Mailing Address: 21010 N. SILVER EAGLE DR City: WHITE HILLS State: AZ Zip: 86445

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: AR

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

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

For the purpose of:

RV Living

Authorization

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

Terri L. Berry

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from R1
to AR for the purpose of RV Living

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.

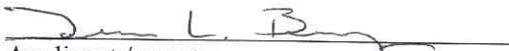
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by 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: 329.06.502

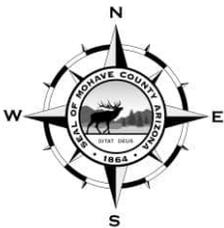
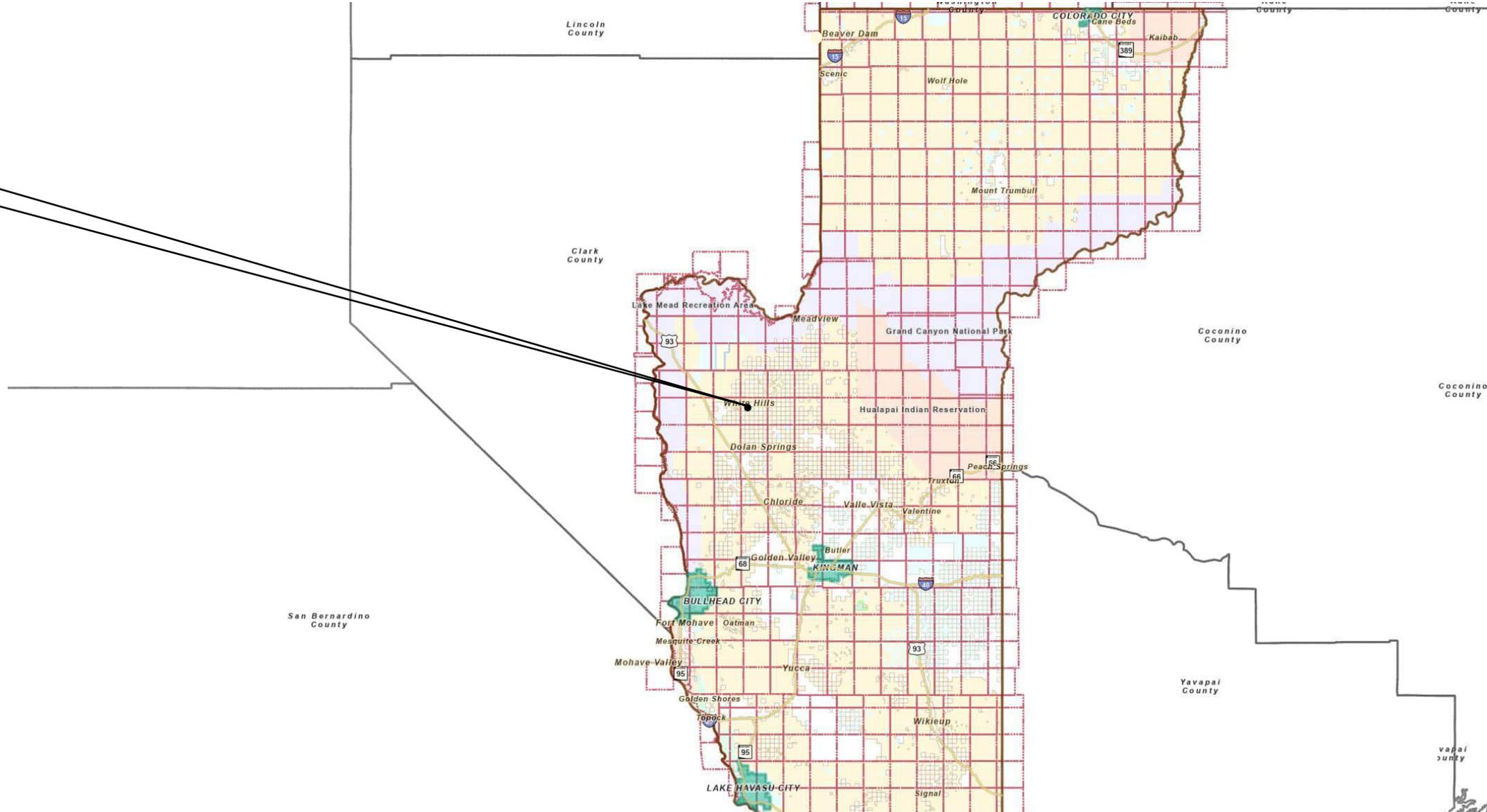
Golden Hoesehoe Ranches Unit 4 Lot 509

REZONE 329-06-502 GENERAL MAP

REZONE of Assessor's Parcel No. 329-06-502 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for RV living, in the White Hills vicinity.

Section 17
T 27 N, R 19 W

Subject
Property



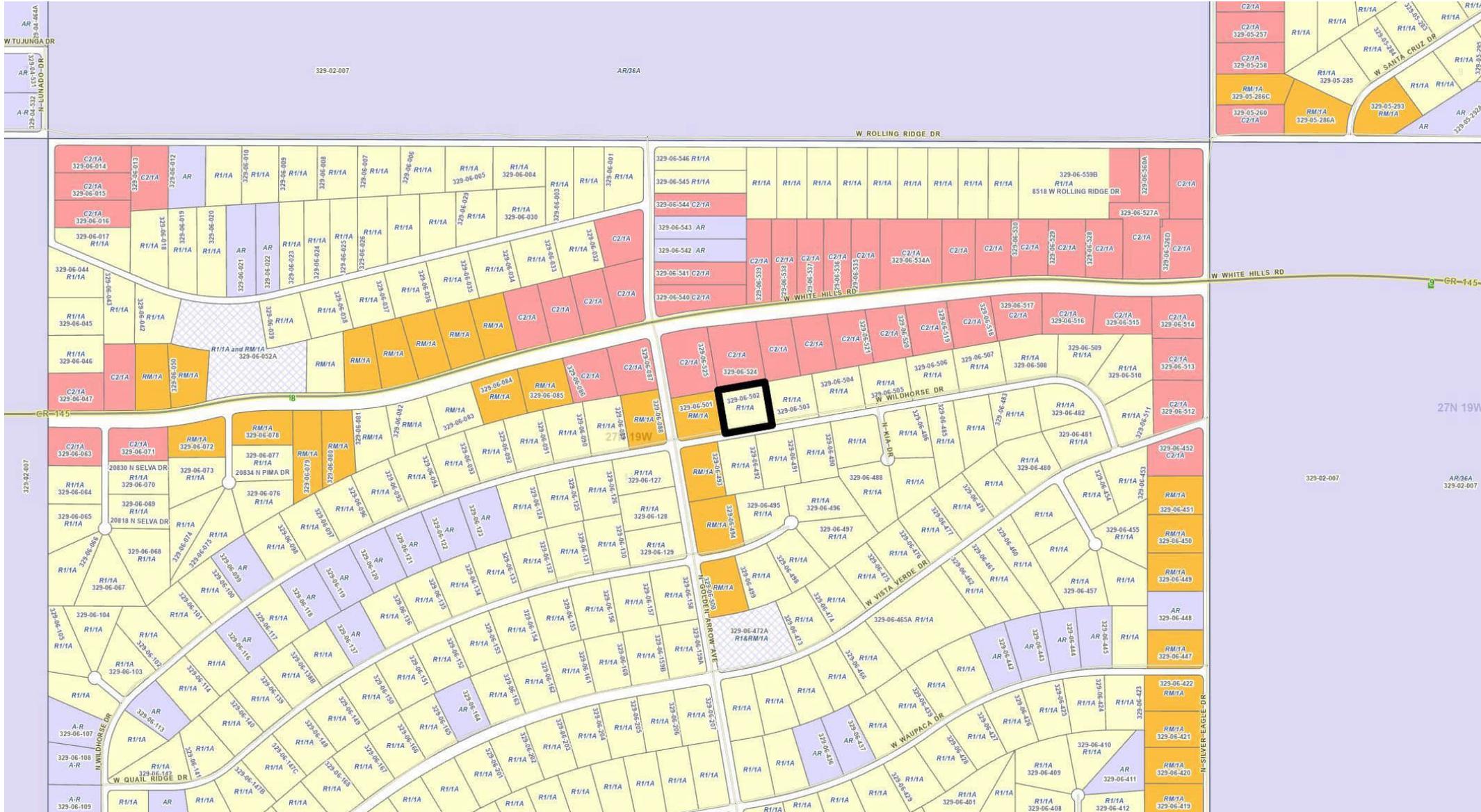
REZONE 329-06-502

ZONING MAP

REZONE of Assessor's Parcel No. 329-06-502 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for RV livin, in the White Hills vicinity.

Section 17
T 27 N, R 19 W

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



REZONE 329-06-502

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 329-06-502 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for RV living, in the White Hills vicinity.

Section 17
T 27 N, R 19 W

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



REZONE 329-06-502 REQUEST

REZONE of Assessor's Parcel No. 329-06-502 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for RV livin, in the White Hills vicinity.

Section 17
T 27 N, R 19 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, March 11, 2026, at 10:00 A.M.

As Follows:
Evaluation of a request for a REZONE of Assessor's Parcel No. 329-00-001 from an A-1 (Agriculture Residential) zone to an A-2 (Agriculture Residential) zone, to allow for an RV in a permitted temporary residence, in the White Hills vicinity north of W. Highway Drive, just at Oakton Avenue, (west of Highway 89) north of Avenue Terry Berry, NV.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (936) 287-2863 OR PLANNING@MOHAVE.GOV

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Beale Street, Kingman, Arizona, on Wednesday, March 11, 2026, at 10:00 A.M.**

As Follows:

Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-06-502 from an R-1 (A Single Family Residential One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, in also for an RV as a personal temporary residence, in the White Hills vicinity north of Wallace Drive, east of Golden Arrow Avenue, Mohave County, Arizona. Terri Barry DS

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY
PLANNING & ZONING DIVISION AT (928) 257-4800 OR
PLANNING@MOHAVE.GOV

03. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operation on two small airstrips for maintaining equipment for an off-site agricultural operation in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Antares Road 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 Dirk and Allyson Van Voris, and Genna Van Voris of Kingman, Arizona.

Assessor's Parcel No. 313-86-012 is described as Parcel 123 of Mountain Vista Ranches III, as shown on Record of Survey 20-8J, located in Township 24 North, Range 14 West, Section 30.

The site is approximately 37.1 acres and is located south of Huntington Avenue and west of Antares Road. The site is accessed from State Route 66, then north on Antares Road approximately 1.67 miles to the intersection with Huntington Avenue, and the northeast corner of the property.

The site has an existing residence and accessory structures. The terrain appears to be relatively flat with a small rise in the center of the southern half of the lot. The surrounding land uses consist of primarily vacant private land with scattered residential development.

The applicant requests this Special Use Permit to allow for an unmanned aircraft operation on two small airstrips for maintaining equipment for an off-site agricultural operation. The Mohave County General Plan designates the site as Rural Development Area.

The site is located within the Northern Arizona Fire District. Electric, water, and sewer services do not appear to be available in the area. Antares Road is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4075H indicates the lot to be in Zone X, not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does not contain uses 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, 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. This Special Use Permit shall allow for an unmanned aircraft operation on two small airstrips for maintaining equipment for an off-site agricultural operation on Parcel No. 313-86-012.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits shall be obtained prior to construction.
5. The applicant shall comply with all the rules and regulations of the Federal Aviation Administration.
6. 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.
7. 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: 313-86-012 Current Zoning: AG/RES Parcel Size 37.1 Acres

Legal Description:
RESIDENTIAL PROPERTY WITH TWO SMALL AIRSTRIPS FOR MAINTAINING UNMANNED AIRCRAFT USED OFF PREMISES FOR AGRICULTURE PURPOSES, ETC.

Water Provider: SELF / WH Electric provider: SELF / SOLAR Sewer provider: SEPTIC

Present use of property: RESIDENTIAL

Owner Information

Owner Name(must match current deed): DIRK VAN VORIS

Owner Street Address: 8586 E HUNTINGTON AVE City: KINGMAN State: AZ Zip: 8640

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: NA

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 a Mohave County Special Use Permit to allow for:
UNMANNED AIRCRAFT OPERATIONS ON TWO SMALL AIRSTRIPS FOR MAINTAINING EQUIPMENT FOR OPERATIONS OFFSITE.

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] [Signature] Genna Van Voris

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 **UNMANNED AIRCRAFT OPERATIONS ON TWO SMALL AIRSTRIPS FOR MAINTAINING EQUIPMENT FOR OPERATIONS OFFSITE.**

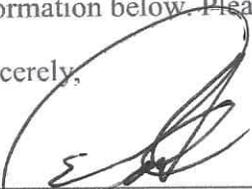
The Mohave County Zoning Ordinance requires all property owners within 300 feet of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

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

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

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

Sincerely,



Applicant / agent

Contact information:

Dirk Van Voris

8586 E Huntington Ave

Kingman, AZ 86401



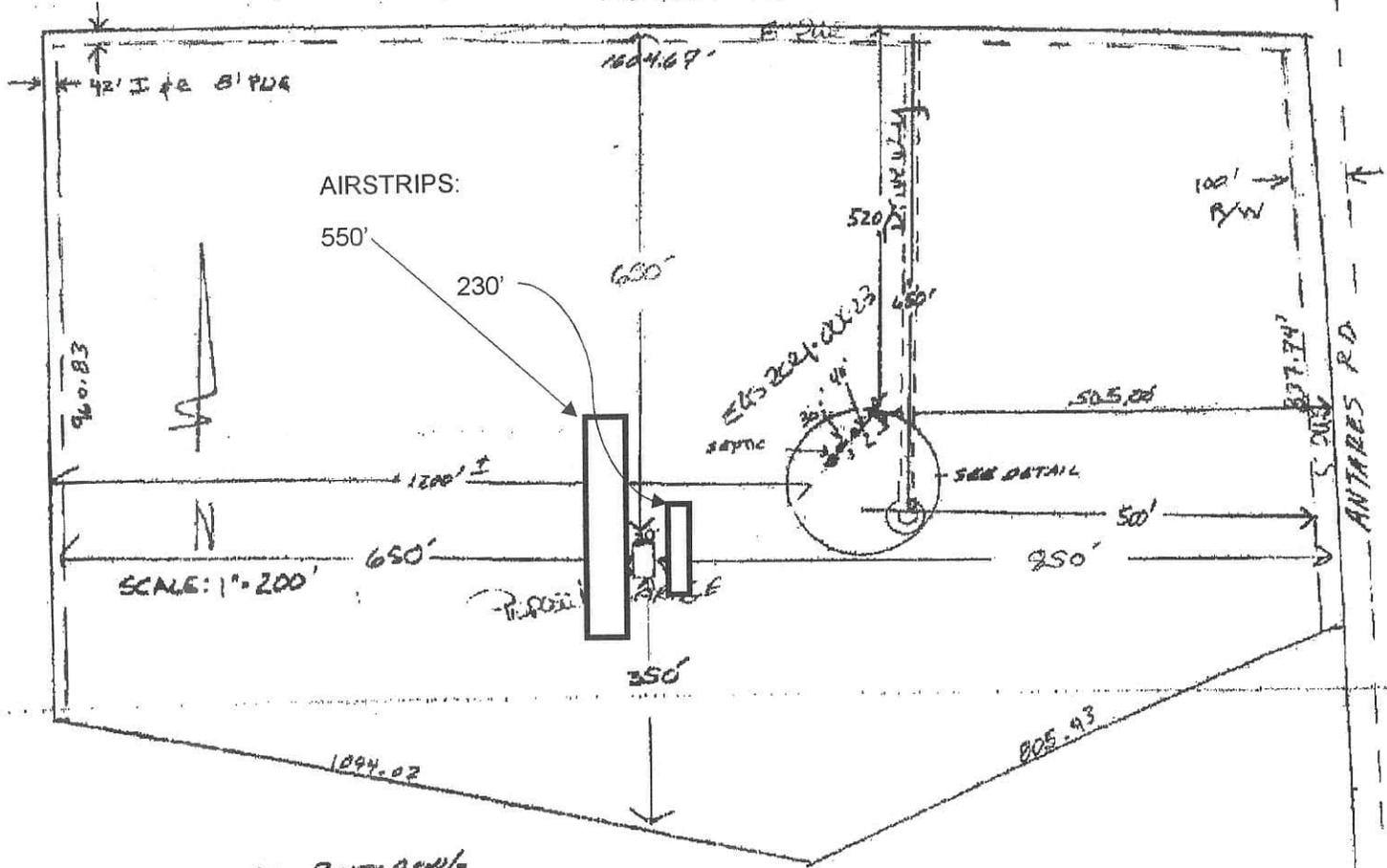
Assessor Parcel Number and Legal Description of proposed Special Use location:

313-86-012

RESIDENTIAL PROPERTY WITH TWO SMALL AIRSTRIPS FOR MAINTAINING UNMANNED AIRCRAFT USED OFF PREMISES FOR AGRICULTURE PURPOSES, ETC.

APN: 313-86-012

HUNTINGTON AVE
↑
N



GARAGE METAL BUILDING

BLD-3022-00870

Recording Requested by:
FIRST AMERICAN TITLE

When recorded mail to:
Dirk Van Voris
Allyson M. Van Voris
Genna P. Van Voris
3134 E. McKellips Rd., house 101
Mesa, AZ 85213

SPECIAL WARRANTY DEED
JOINT TENANCY
(PAYOFF DEED)

Trust Account No. 8415-01-35527031

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (redomesticated from California effective July 1, 2014), as TRUSTEE under Trust No. 8415 and not personally, the GRANTOR herein, does hereby convey to Dirk Van Voris and Allyson M. Van Voris, husband and wife and Genna P. Van Voris, a single woman the GRANTEE, not as tenants in common and not as a community property estate, but as joint tenants with right of survivorship, the following described real property situated in Mohave County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, FOR LEGAL DESCRIPTION

This Deed is exempt from the Affidavit pursuant to ARS #11-1134, A-1.

This Deed consummates that certain Agreement for Sale recorded on May 10, 2021, in Instrument No. 2021034481.

The disclosure of Trust beneficiary(ies) in Trust No. 8415 is; SEE EXHIBIT "B" ATTACHED

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

The GRANTEE by signing the Acceptance of Joint Tenancy with right of survivorship evidences their intention to acquire said premises as joint tenants with the right of survivorship and not as community property or as tenants in common.

IN WITNESS WHEREOF, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (redomesticated from California effective July 1, 2014), as TRUSTEE under Trust No. 8415 and not personally, has caused its corporate name to be signed by the undersigned officer.

DATED: April 6, 2021

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation,
(redomesticated from California effective July 1, 2014), as Trustee under Trust No. 8415,
and not personally

By: 

Simin Berry, Senior Trust Officer

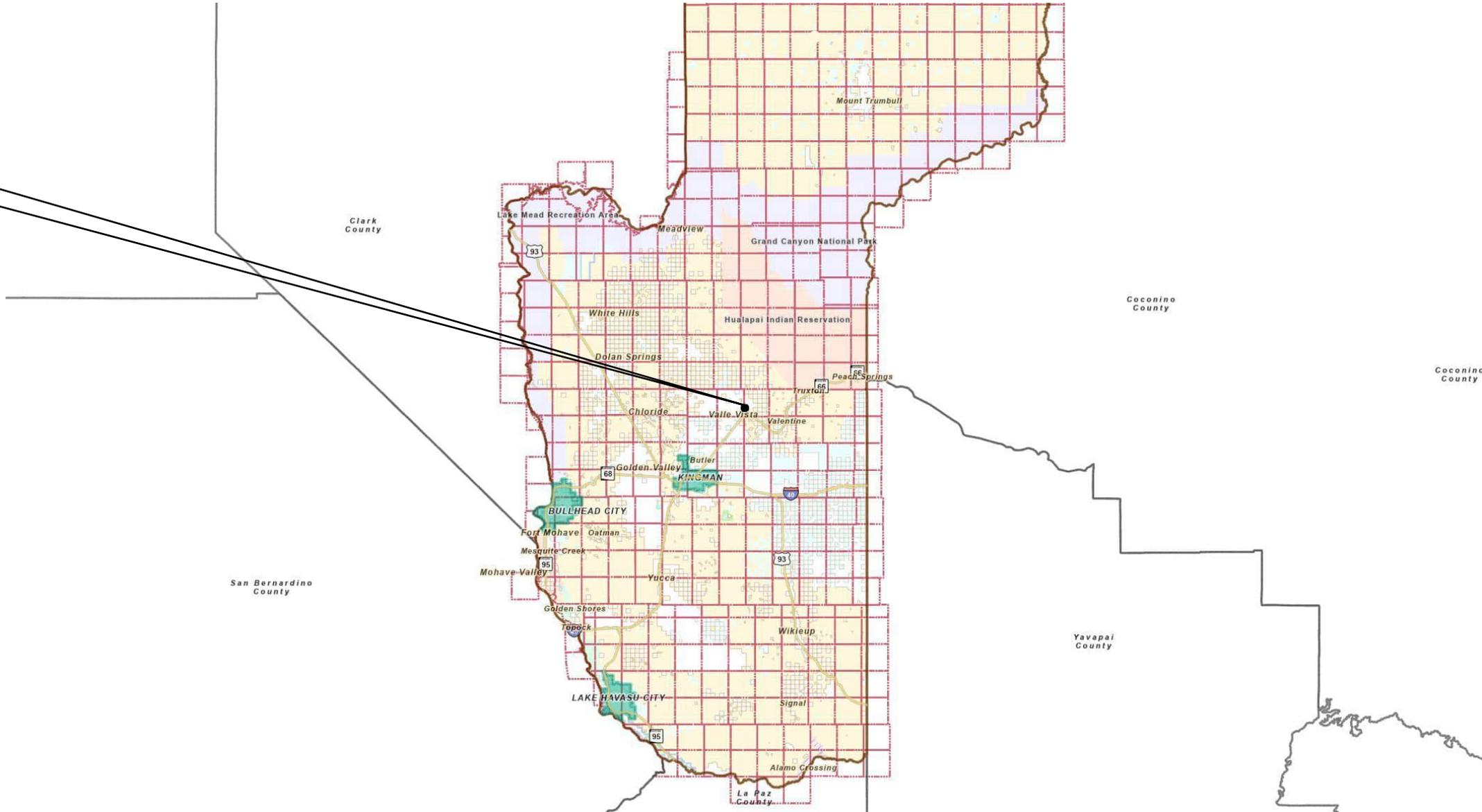
SPECIAL USE PERMIT 313-86-012

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity.

Section 30
T 24 N, R 14 W

Subject
Property



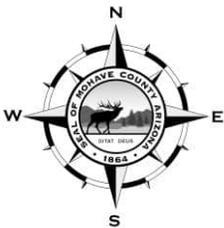
SPECIAL USE PERMIT 313-86-012

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity.

Section 30
T 24 N, R 14 W

Subject
Property

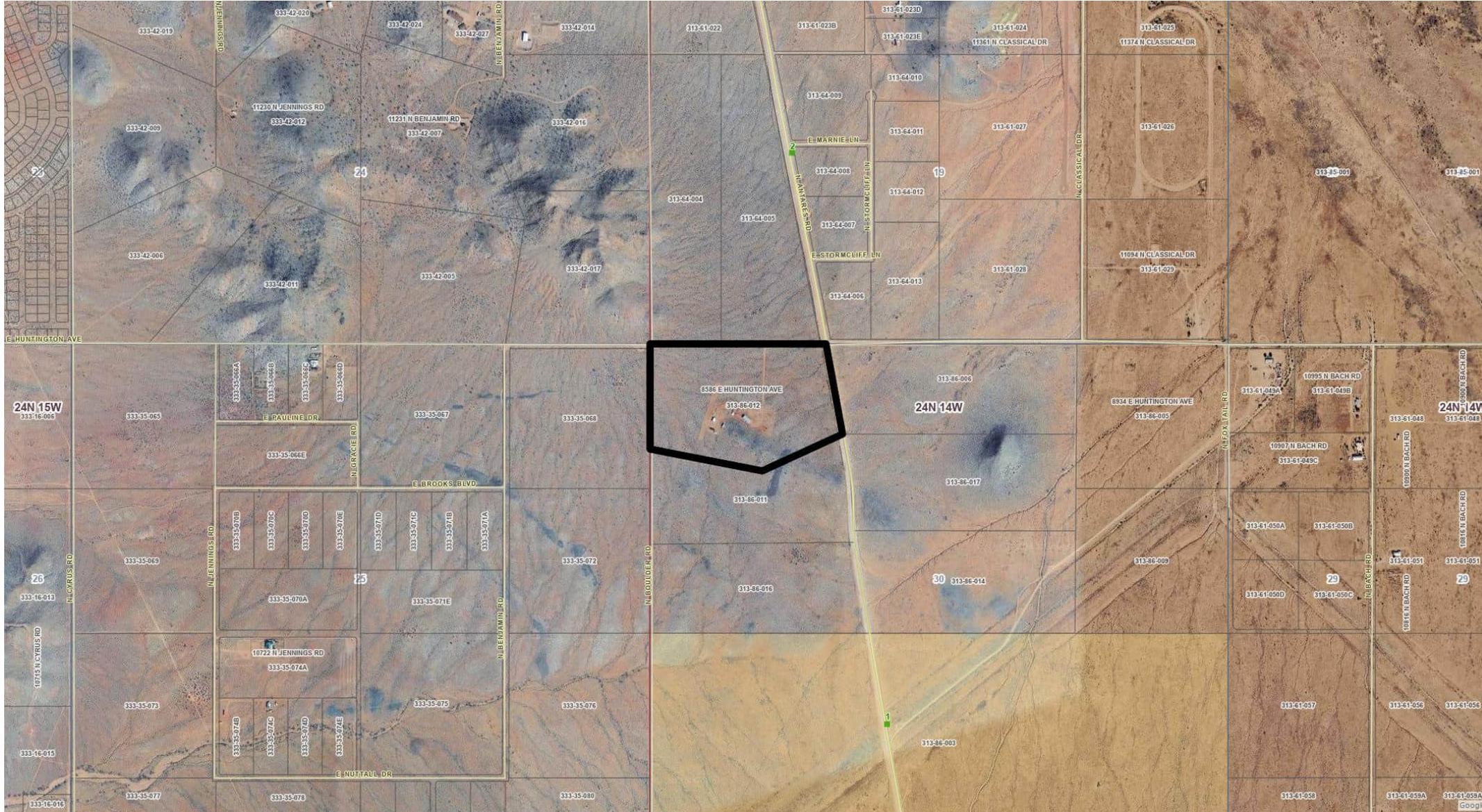


SPECIAL USE PERMIT 313-86-012

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity.

Section 30
T 24 N, R 14 W



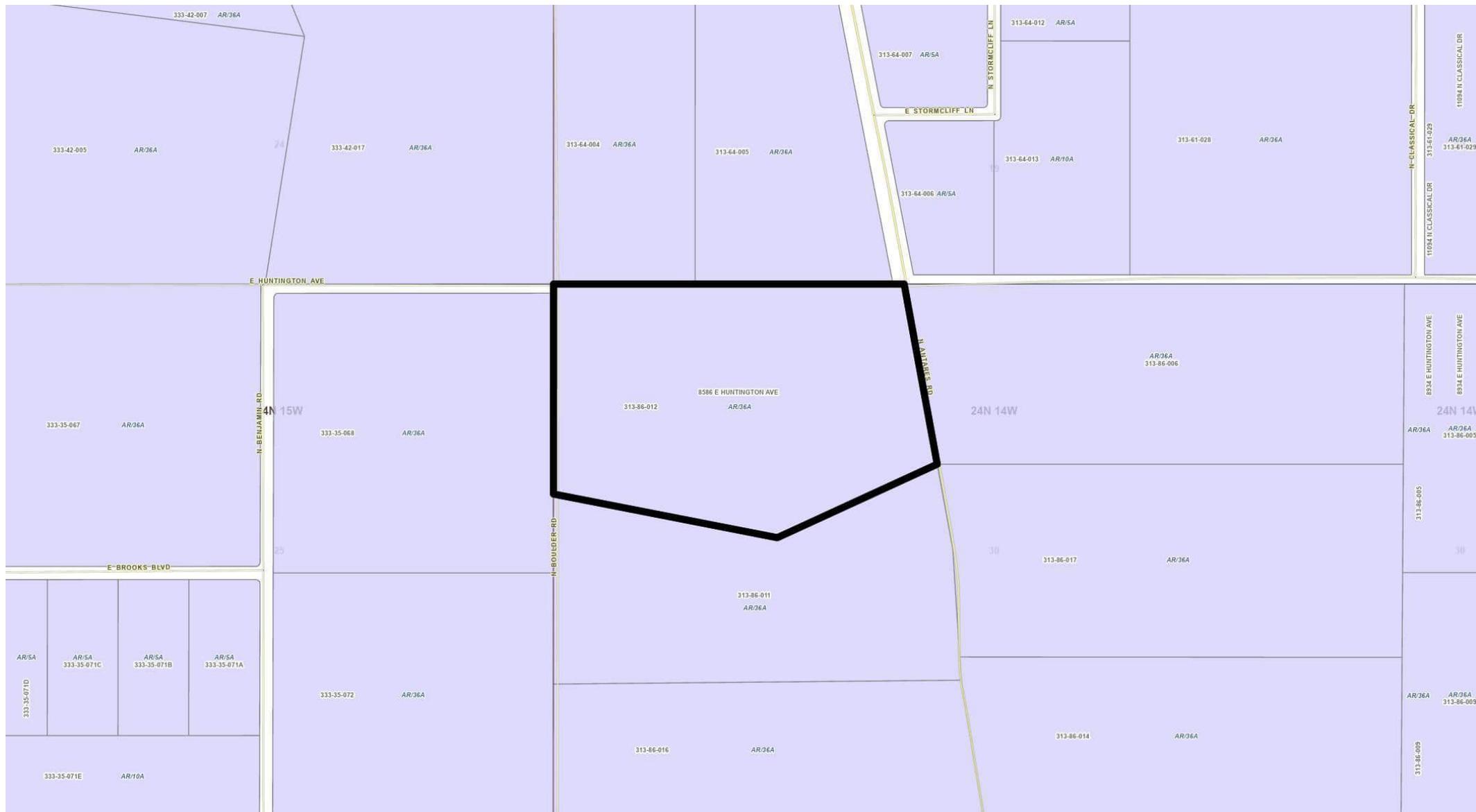
SPECIAL USE PERMIT 313-86-012

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity.

Section 30
T 24 N, R 14 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 | |



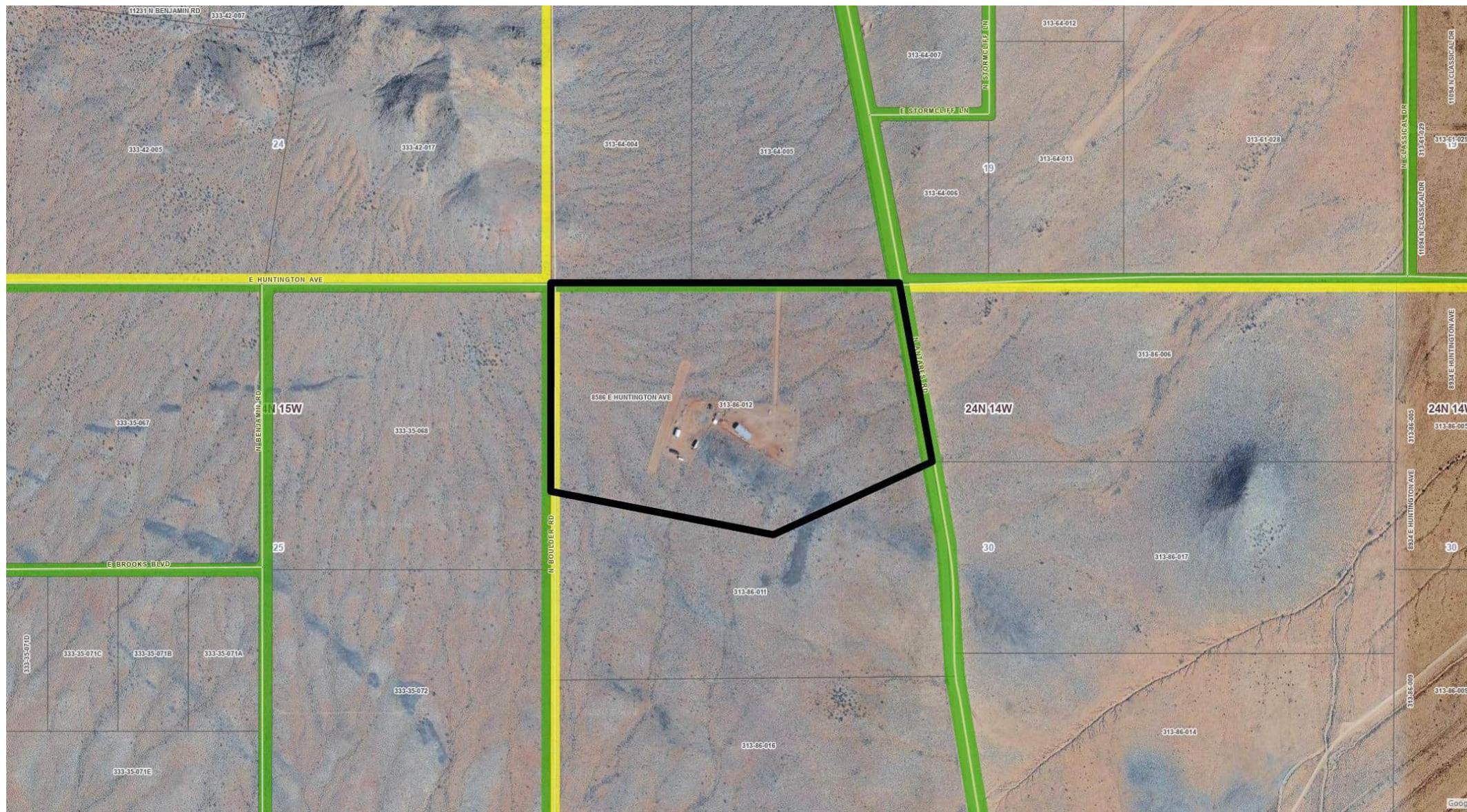
SPECIAL USE PERMIT 313-86-012

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity.

Section 30
T 24 N, R 14 W

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



SPECIAL USE PERMIT 313-86-012

REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 313-86-012 to allow for an unmanned aircraft operations on two small airstrips for maintaining equipment in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Antares Road vicinity.

Section 30
T 24 N, R 14 W



OMS
UAS TEST RANGE

8586

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Beale Street, Kingman, Arizona**, on **Wednesday, March 11, 2026, at 10:00 A.M.**

As Follows:
A resolution is proposed for a **SPECIAL USE PERMIT** in accordance with Ordinance No. 173-89-622 to allow for an unmanned aircraft system (UAS) test range for commercial purposes. The proposed resolution is subject to the UAS Test Range Ordinance. There are no other actions to be taken at this time. A copy of the resolution is available at the Planning and Zoning Commission meeting room, 700 W. Beale Street, Kingman, Arizona. Thank You Very Much, City of Mohave County, Arizona. Rick Van Vleet, City Manager.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (909) 917-9800 OR PLANNING@MOHAVEAZ.COM



**NO
TRESPASSING
PRIVATE
PROPERTY**

**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. Basale Street, Kingman, Arizona, on Wednesday, March 11, 2020, at 10:00 A.M.

Application: For a RESUBDIVISION for a portion of the property located at 700 W. Basale Street, Kingman, Arizona, as shown on the attached plat.

Applicant: [Name of Applicant]

For more information, contact the Mohave County Planning and Zoning Commission at 700 W. Basale Street, Kingman, Arizona 86401 or call 937-838-1234.

04. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Estates land use designation to a General Commercial land use designation and a REZONE of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales in the Yucca 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 Iris Development Services, PLLC, on behalf of Earthtek LLC of Lake Havasu City, Arizona.

Assessor's Parcel No. 207-20-001 is described as Gem Acres Amended Lots 1A,1B,1C,1D,4A,4B,4C,4D, located in Section 29, Township 16 1/2 North, Range 18 West.

The site is approximately 8.41 acres and is located west of Indio Road and south of I 40 Frontage Road. The site is accessed from Interstate 40, then west on Santa Fe Ranch Road, then east on I 40 Frontage Road approximately .20 miles to the site.

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

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Suburban Estates land use designation to a General Commercial land use designation, and this
2. Rezone from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone to allow for a feed store with associated outdoor sales.

The site is within Golden Valley Fire District. Electric services appear to be available. Sewer and water services do not appear to be available. I 40 Frontage Road is paved and is on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-5450G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There are no environmental features affecting the site.
- g. Electric services appear to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan shall be amended to a General Commercial land use designation.
2. The site will be rezoned to C-2H (Highway Commercial).
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits will be obtained prior to construction.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 207-20-001 Current Zoning: C2 Parcel Size C2H Acres

Legal Description:
GEM ACRES AMENDED LOTS 1A,1B,1C,1D,4A,4B,4C,4D

Water Provider: Private (Well) Electric provider: UniSource Sewer provider: Private (Septic)

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Earthtek, LLC

Mailing Address: 2657 Kiowa Blvd N City: Lake Havasu City State: AZ Zip: 86403

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Iris Development Services, PLLC (Mac Hall)

Mailing Address: PO Box 2512 City: Lake Havasu City State: AZ Zip: 86405

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: C2H

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

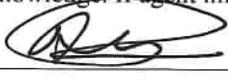
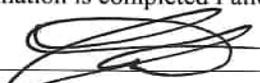
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

The purpose of the rezone is to allow for outdoor storage of bulk items such as animal feed, agricultural, lawn and garden supplies. The rezone will also allow for the sale of water and propane.

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.

  Holly Germinsky 

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from C2
to C2H for the purpose of The purpose of the rezone is to allow for outdoor storage of bulk items such as animal feed, agricultural, lawn and garden supplies. The rezone will also allow for the sale of water and propane.

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:

EarthTek LLC

2657 Kiowa Blvd Lake Havasu City

AZ 86403

Assessor Parcel Number and Legal Description of proposed subject property: 207-20-001
GEM ACRES AMENDED LOTS 1A,1B,1C,1D,4A,4B,4C,4D

Minor Plan Amendment Addendum

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

Suburban Estates

to

General Commercial

to accompany the requested rezone.

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: Suburban Estates

Proposed to be: General Commercial

Describe how the change will benefit the county.

The change will be beneficial to the county and the surrounding residents by providing feed goods for animals, hardware, farm and agricultural supplies household goods. This would serve a large community that currently has to travel long distances to obtain goods that we would supply.

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

The public infrastructure would be Electric from Unisource Energy, all other would be private provided by Owner.

Describe any change in the character of the surrounding neighborhood.

This change should not effect the character of the surrounding neighborhood, the original zoning of C2 would have been the same basic building but this would allow outside storage of mercantile and the property would be fenced.

Explain how the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

The change is consistent with the original intent of the zoning being commercial. The only difference is allowing for outside storage of mercantile.

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

The change would allow outside storage of mercantile.

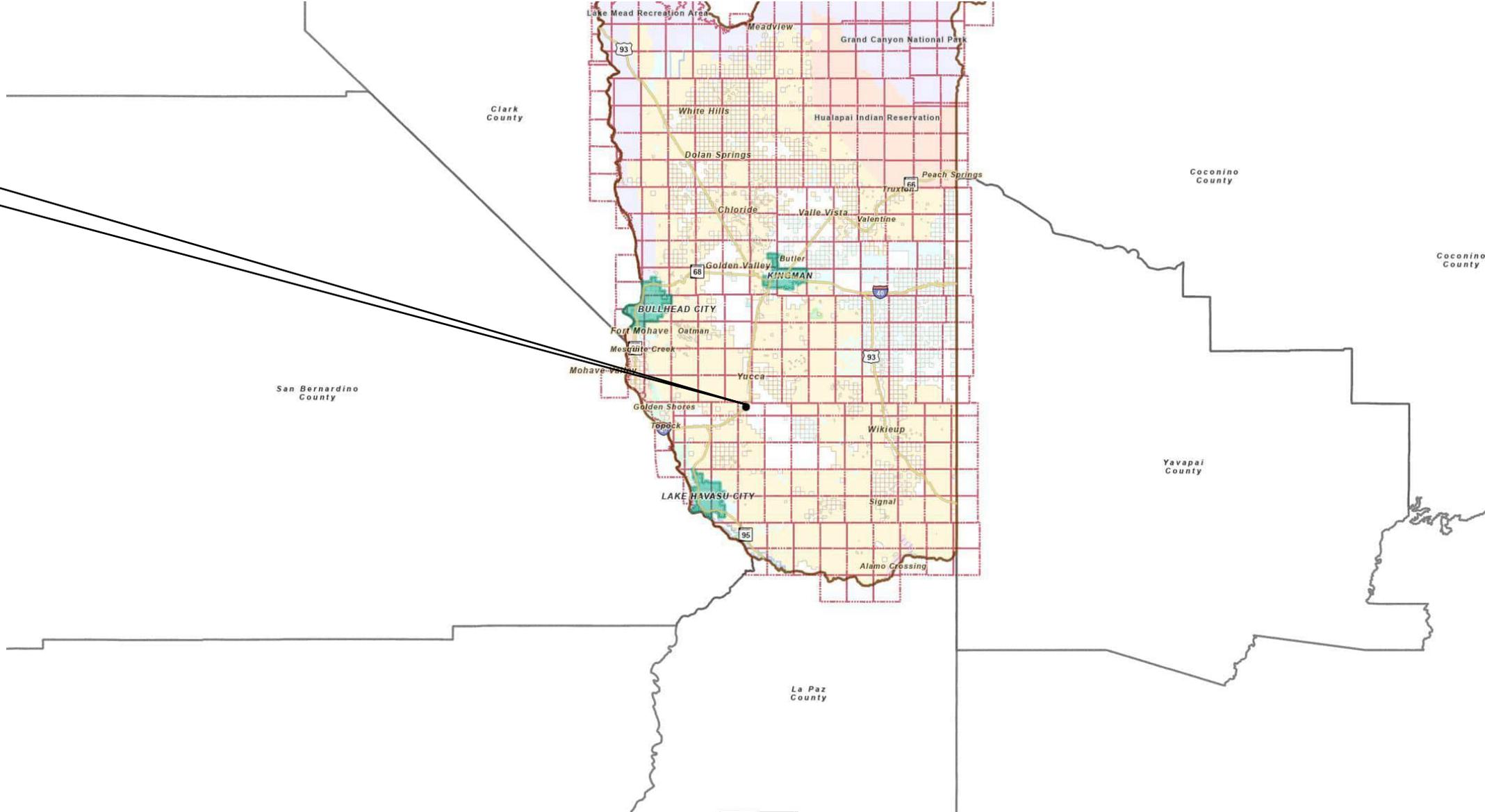
GENERAL PLAN AMENDMENT & REZONE 207-20-001

GENERAL MAP

Section 29
T 16.5 N, R 18 W

Subject
Property

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a REZONE of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca vicinity.



GENERAL PLAN AMENDMENT & REZONE 207-20-001

SITE MAP

Section 29
T 16.5 N, R 18 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a REZONE of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca vicinity.



GENERAL PLAN AMENDMENT & REZONE 207-20-001

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a REZONE of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

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



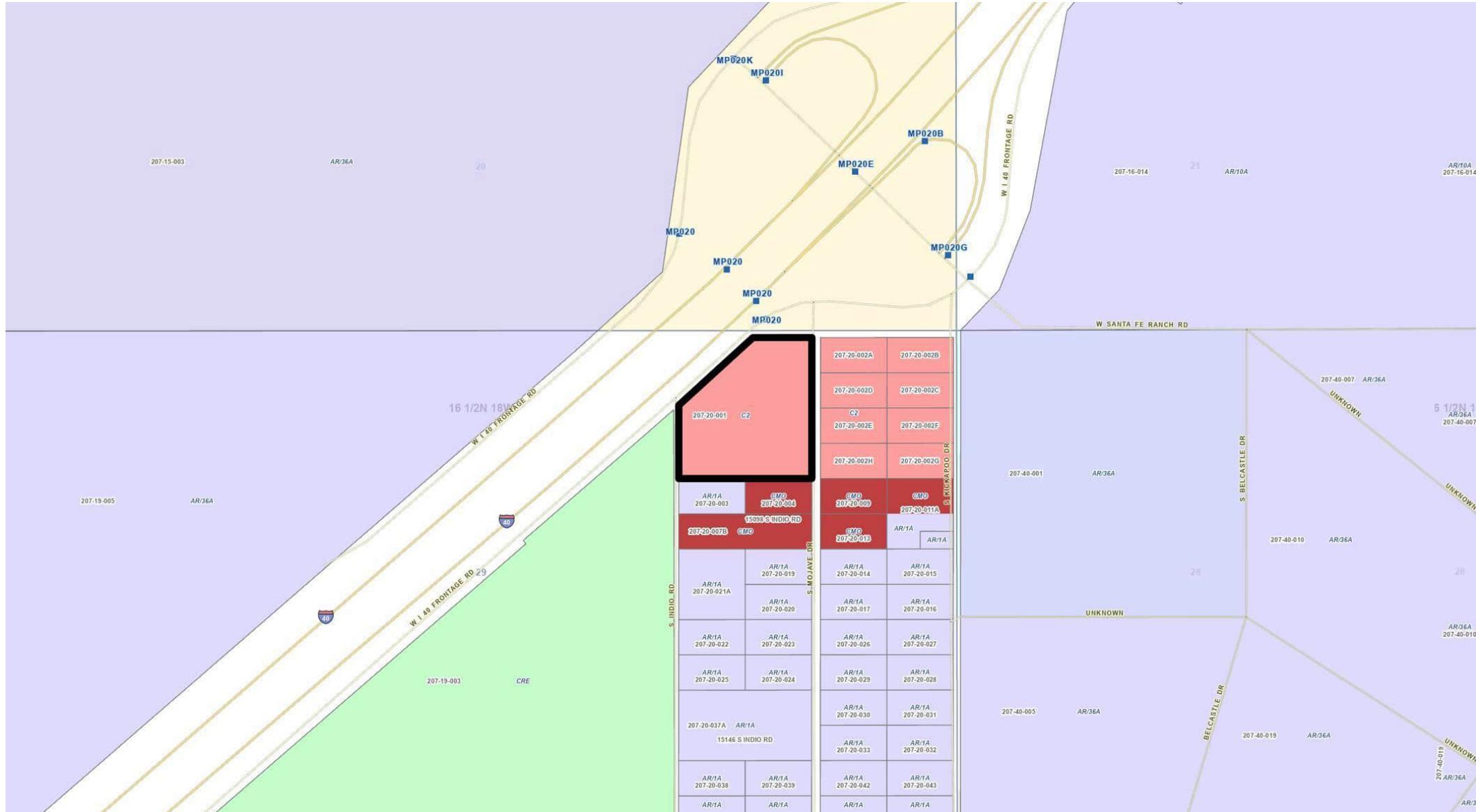
GENERAL PLAN AMENDMENT & REZONE 207-20-001

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a REZONE of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

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



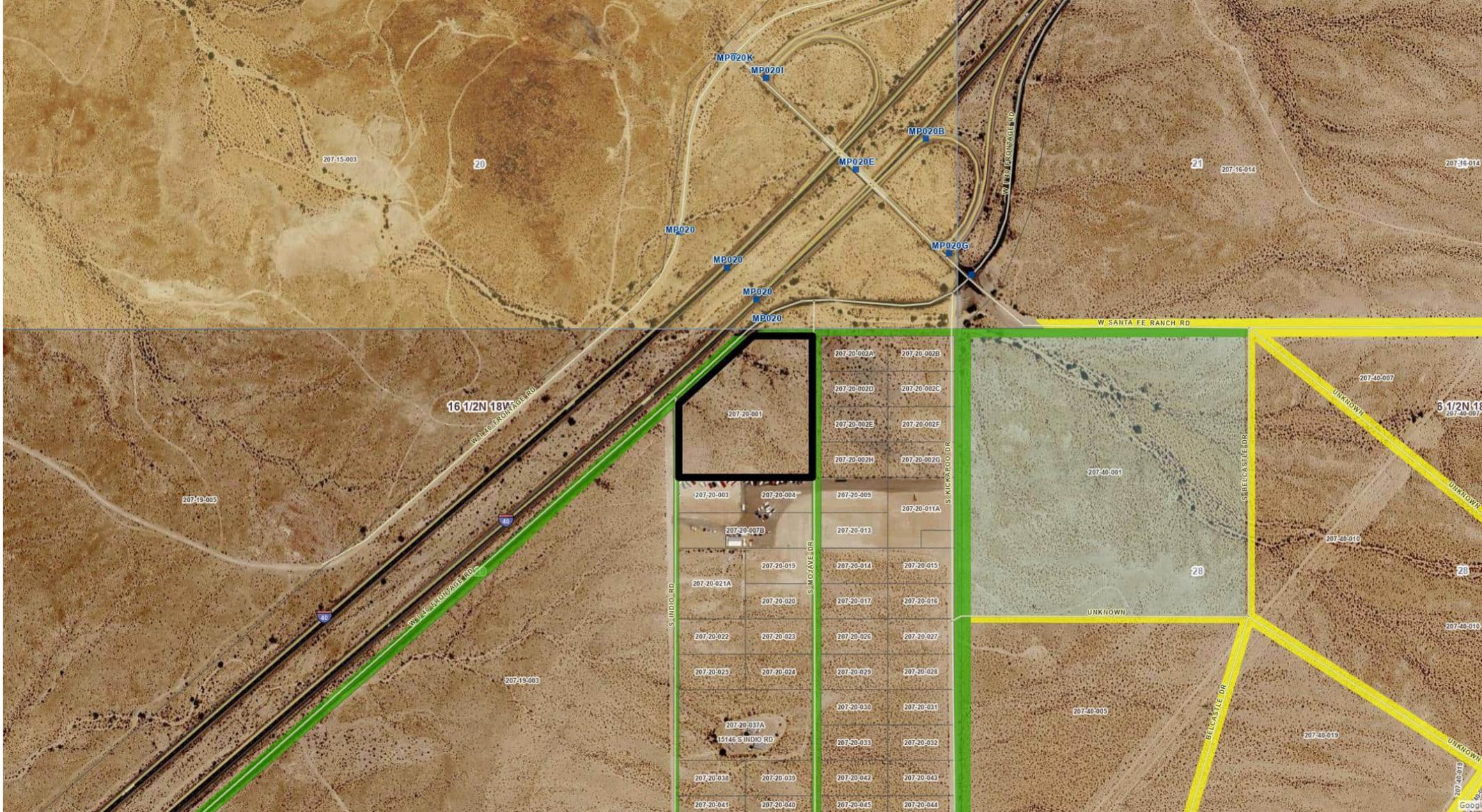
GENERAL PLAN AMENDMENT & REZONE 207-20-001

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a REZONE of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca vicinity.

Section 29
T 16.5 N, R 18 W

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

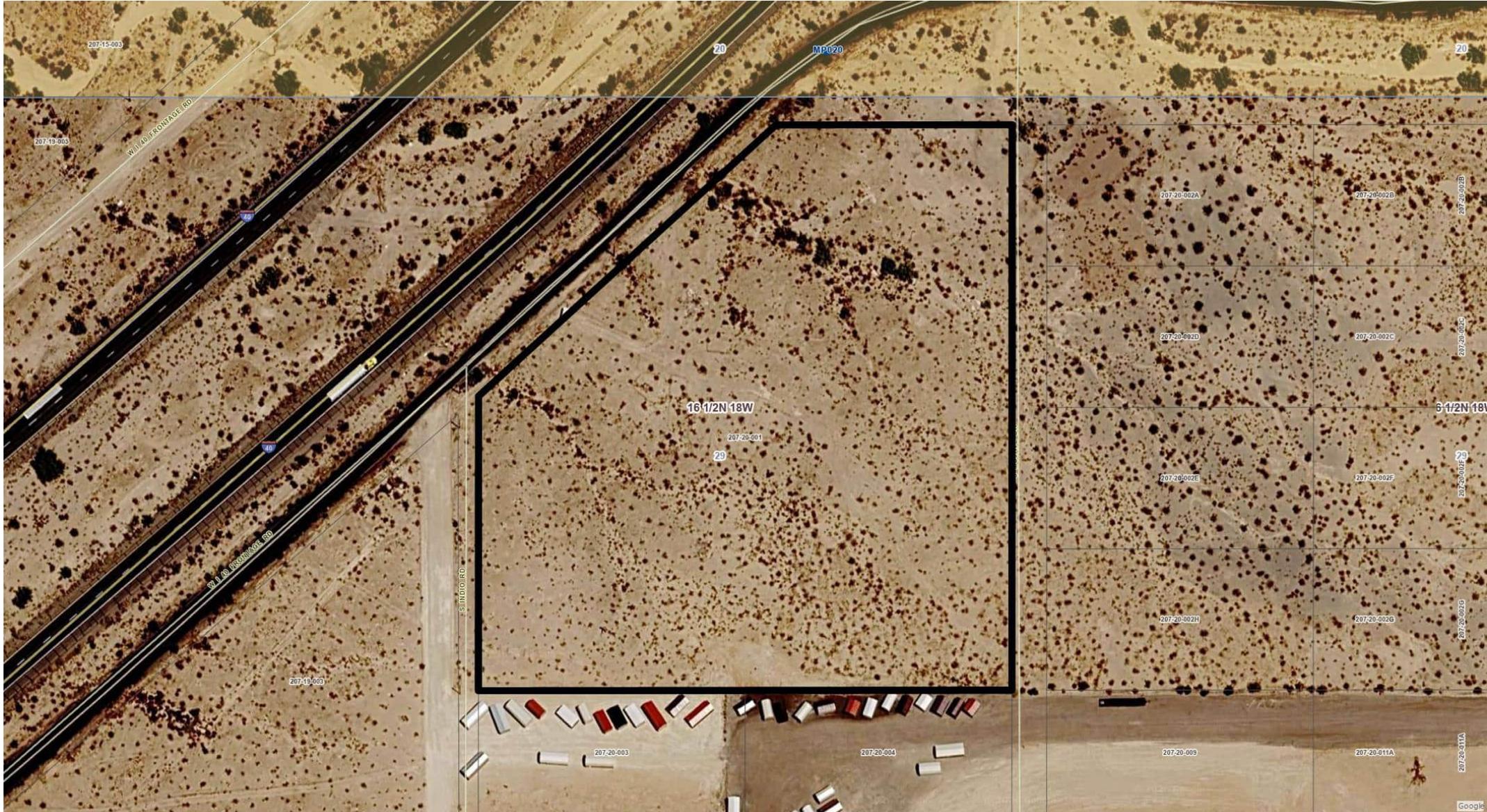


GENERAL PLAN AMENDMENT & REZONE 207-20-001

REQUEST

Section 29
T 16.5 N, R 18 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SE (Suburban Estates) land use designation, to a GC (General Commercial) land use designation and request for a REZONE of Assessor's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a feed store with associated outdoor sales, in the Yucca 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 room of the Commission, **700 W. Beale Street, Kingman, Arizona**, on **Wednesday, March 11, 2026, at 10:00 A.M.**

As Follows:
Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a NE (Suburban Estates) land use designation, to a C-2 (General Commercial) land use designation and request for a **REZONE** of Applicant's Parcel No. 207-20-001 from a C-2 (General Commercial) zone to a C-2H (Highway Commercial) zone, to allow for a food store with associated outdoor sales, in the Yucca vicinity (south east of Interstate 40, west of Mojave Drive), Mohave County, Arizona. Iris Development Services, PLLC for Earthlink LLC, Inc.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 787-0903 OR PLANNERS@MOHAVE.GOV

ZONING NOTICE
NOTICE is hereby given that a hearing will be held by the Planning and Zoning Commission on the application for a change of zoning from R-1 to R-2 for the property located at 10000 N. 100th St., Suite 100, Scottsdale, Arizona 85258. The hearing will be held on March 11, 2025, at 10:00 A.M. in the Council Chamber of the City of Scottsdale, 15000 N. Scottsdale Rd., Scottsdale, Arizona 85258.



05. **Evaluation of a request for a REZONE of Assessor's Parcel No. 254-30-015 from an AR/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an AR/4A (Agricultural Residential/Four Acre minimum lot size) zone, to bring the property into compliance in the Hackberry vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Gilbert and Mi Jin Donatelli of Henderson, Nevada.

Assessor's Parcel No. 254-30-015 is described as a portion of Parcel 5 (Tin Mountain Ranches Unit 1) as shown on Record of Survey 18-29, located in Section 3, Township 20 North, Range 13 West.

The site is approximately 4.73 acres and is located south of Tin Mountain Road and west of Hackberry Road. The site is accessed from State Highway 93, then northeast on Hackberry Road, then northwest on Tin Mountain Road approximately 0.25 miles to the northwest corner of the site.

The site is currently vacant. It has relatively flat terrain, with a natural wash running north to south in the northeast portion of the site. The surrounding land uses consist of vacant land and a few scattered 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/4A (Agricultural Residential/Four Acre minimum lot size) zone to bring the property into compliance. This parcel was created in 2001, while the A-R/10A zoning was put into place in 1986. The Mohave County General Plan designates this site as Suburban Development Area.

The site is not located within a fire district. Electric service appears to be in the vicinity. Water and sewer services do not appear to be available. Tin Mountain Road is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4650G indicates approximately 1.77 acres of the north portion of the site described to be in Zone A, a Flood Hazard Area and the remainder of the parcel is described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The noted flood zone is a significant environmental feature affecting the site.
- g. Electric service appears to be available in the vicinity. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to an A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone.
2. The appropriate permits will be obtained prior to construction.
3. 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: 254-30-015 Current Zoning: AR10A Parcel Size: 4.97 gross Acres
4.71 Net
Legal Description: Section 3 Township 32N Range 13W T20N R13W SEC 3 That (Per survey 9-13-2023 BK 61 pg 32)
Portion of Parcel 5 (Tin Mountain Ranches UNIT 1) As shown on RS 18/29 7/16/1999 99-43214
Water Provider: WELL (done) Electric provider: SOLAR/MOHAVE Sewer provider: Septic submitted
J+J Plumbing
October 2025
Present use of property: Storage
Owner Information (cont.) Located in the NE4 of SEC 3 CONT 4.73 Acres " ← cont.

Owner Name (must match current deed): Gilbert Donatelli and Mi Jin Donatelli
Mailing Address: 735 Orange Plum Walk City: Henderson State: NV Zip: 89011
Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: N/A
Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Email: _____

Request

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

- Proposed to be: A-R/4A

Will all parcels comply with the minimum lot size requirements of the new zone? Yes No
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

- For the purpose of:
To bring the property into zoning compliance.

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.

Gilbert Donatelli Jan 9, 2026
Mi Jin Donatelli Jan 9, 2026

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/4A for the purpose of To Bring property into zoning compliance.

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,

Gilbert Donatelli 
Mi Jin Donatelli 
Applicant / agent 11/9/2026

Contact information:

735 Orange Plume Walk
Henderson, NV 89011

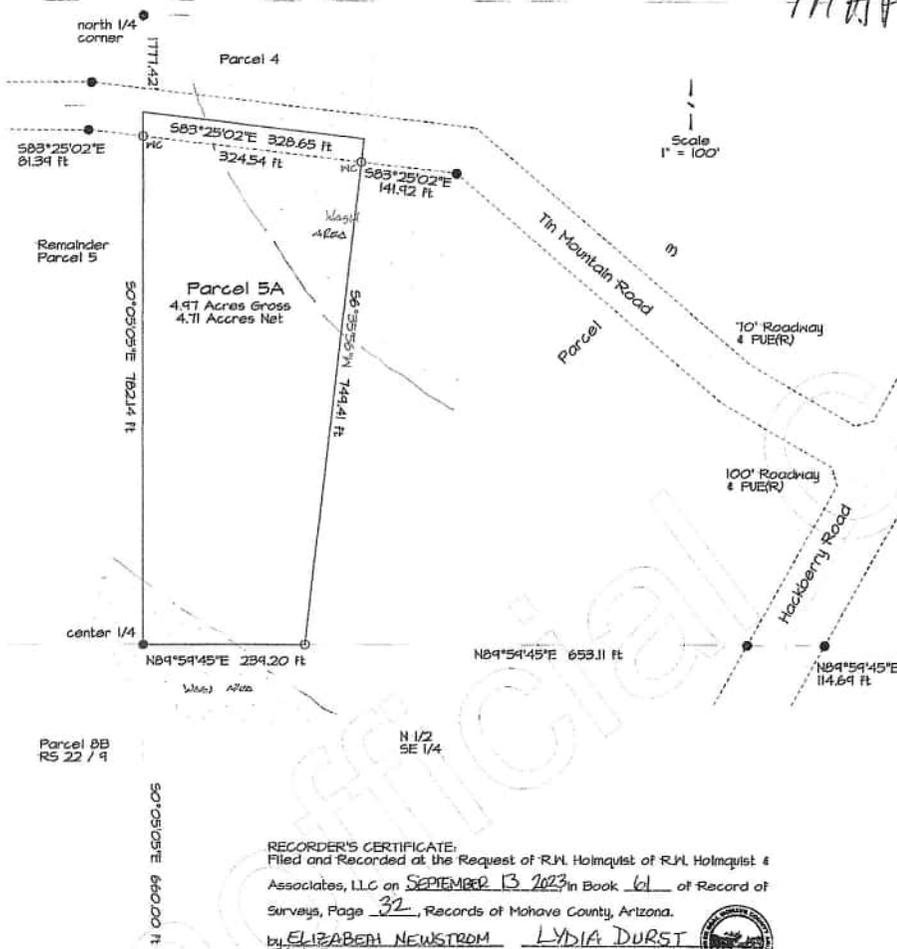
Assessor Parcel Number and Legal Description of proposed subject property: 254-30-015

"That portion of Parcel 5 (Tin Mountain Ranches Unit 1), as shown on survey recorded July 16, 1999 in Book 18 of Records of Survey, Page 29, records of Mohave County, Arizona, lying in The Northeast Quarter (NE1/4) of Section 3, Township, 20 North, Range 13 West, of the Gila and Salt River BASE and Meridian, Mohave County, Arizona."

MAP #1

RECORD of SURVEY

The Dependent Resurvey and Original Segregation of a portion of Parcel 5 of Tin Mountain Ranches Unit 1, Section 30, Township 20 North, Range 15 West of the Gila & Salt River Meridian, Mohave County Arizona



Scale 1" = 100'

SURVEYOR'S NOTES:

(R) = Record of Survey 18 / 29 by LS 25074, circa 1999. All courses shown are measured.

○ = Set 1/2" Rebar with Cap, LS 25074
● = Fd. 5/8" Rebar with Cap, LS 25074

BASIS of BEARING is NAD-83 Arizona State Plane, Western Zone Grid as measured this survey.

This parcel does not appear to meet current zoning requirements. Contact Mohave County Planning & Zoning for more information.

Surveyor's Certificate:

The survey and monumentation of the above described property was made under my direction and supervision and is based upon an actual field survey. The monuments described as found were found; the monuments described as set were set, this plat meets the requirements of A.R.S. 33-105'

RECORDER'S CERTIFICATE:

Filed and Recorded at the Request of R.J.N. Holmquist of R.J.N. Holmquist & Associates, LLC on SEPTEMBER 13 2023 in Book 61 of Record of Surveys, Page 32, Records of Mohave County, Arizona.

by ELIZABETH NEWSTROM Deputy Recorder
LYDIA DURST Recorder



R.J.N. Holmquist & Associates LLC
Rural & Remote Land Surveying & R/W Services
103 E. Beale Street
Kingman, Arizona 86401
(928) 753-7114
contact@rjnholmquist.com



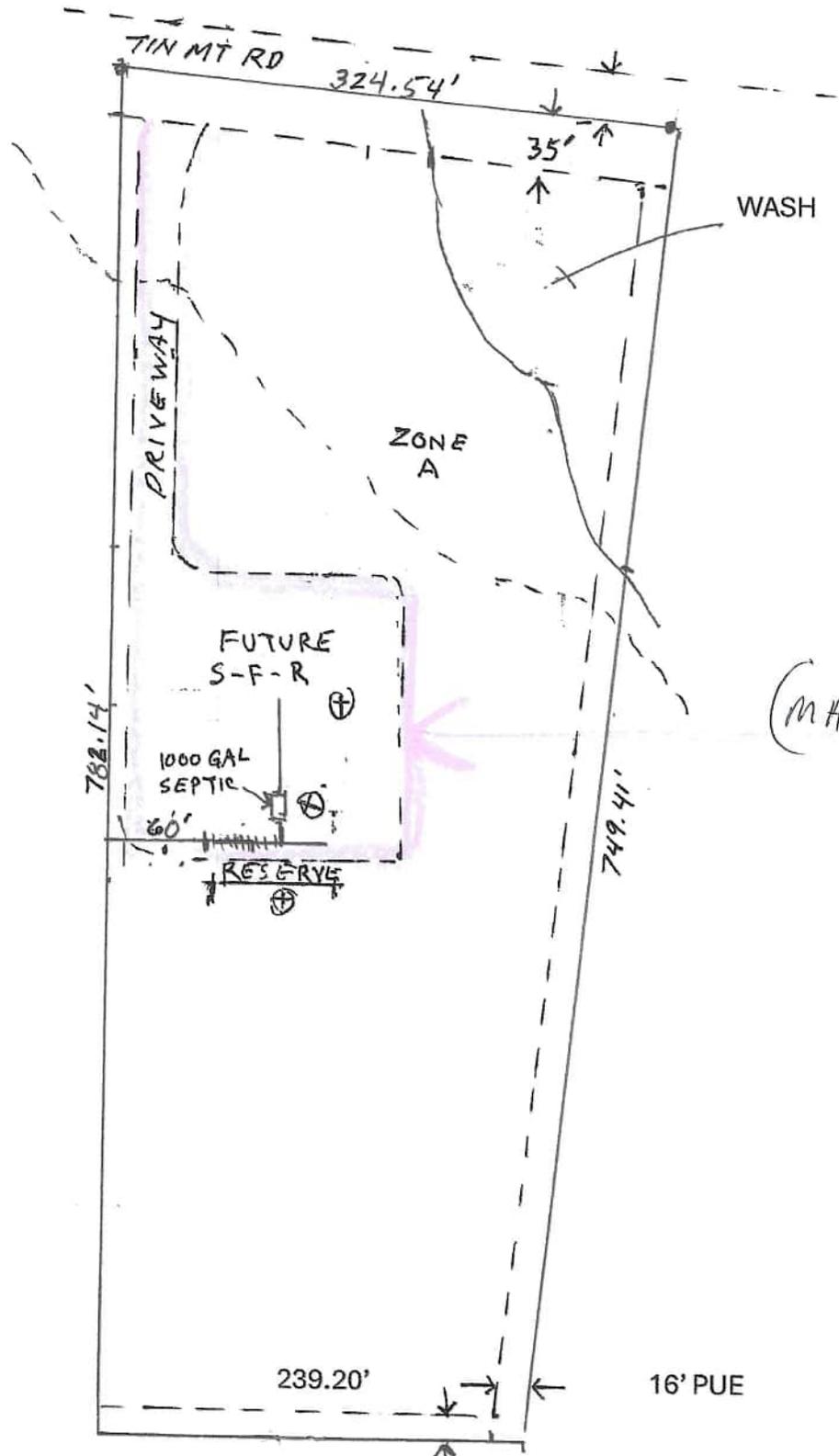
PREPARED FOR:
Gilbert Donatelli
143 Orange Plume Walk
Henderson, NV 89011

Expires 3/31/2024

230702

13047 E Tin Mountain Rd. Mohave County, AZ
APN: 254-30-015
Tin Mountain Ranches Unit 1
Portion of Parcel 5
4.73 Acres
Scale: 1" = 100'

MAP #2



⊕ = Soil Log #1 150"
35.1465098
113.64336

#2 - 145"

#3 - 130"

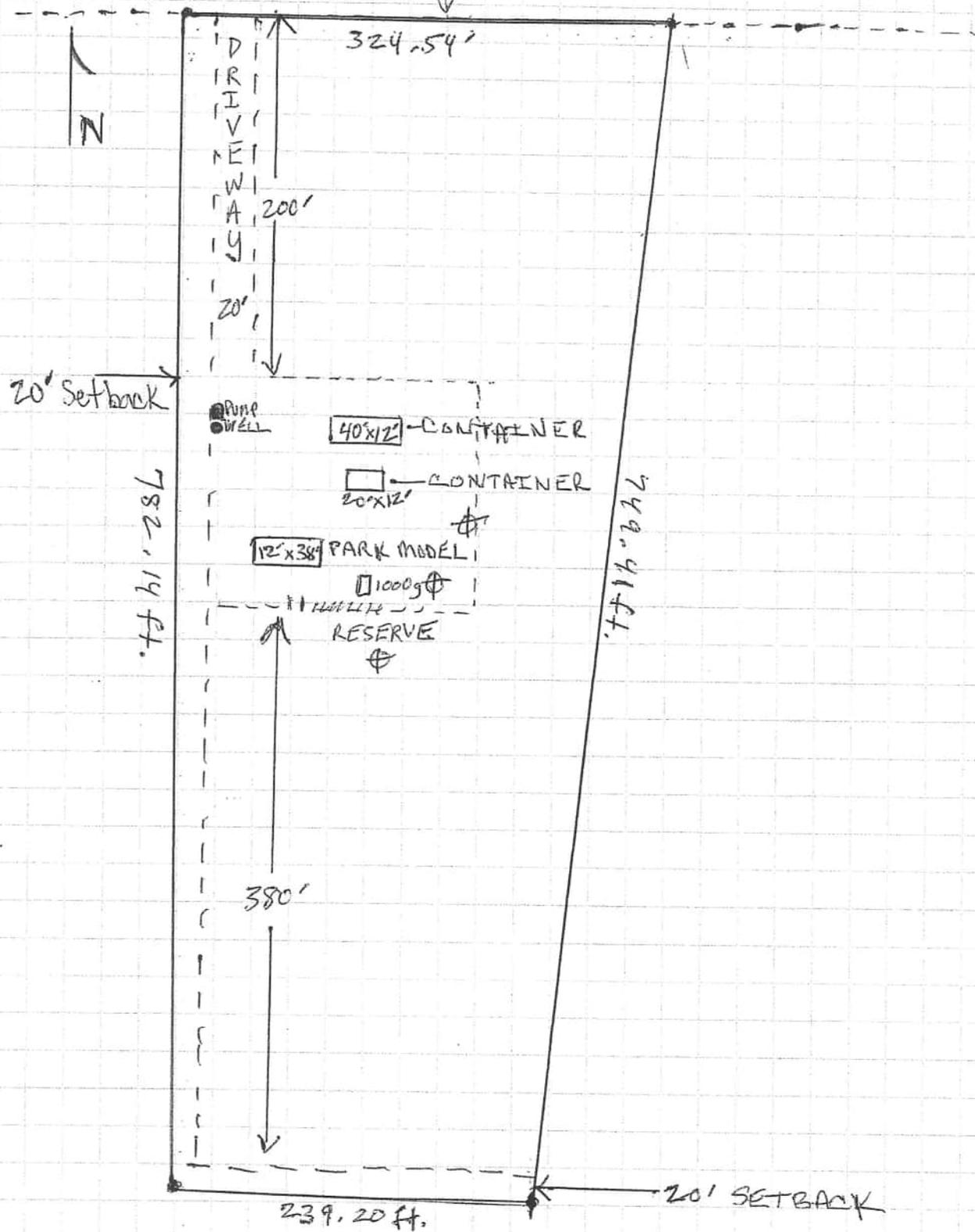
(MAP #3)

MAP #3 DONATELLI PARCEL 254-30-015

CONCEPTUAL SITE PLAN 1-9-26

Scale = 1/25" = 25'

63' TIN MOUNTAIN RD.

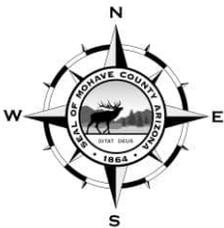
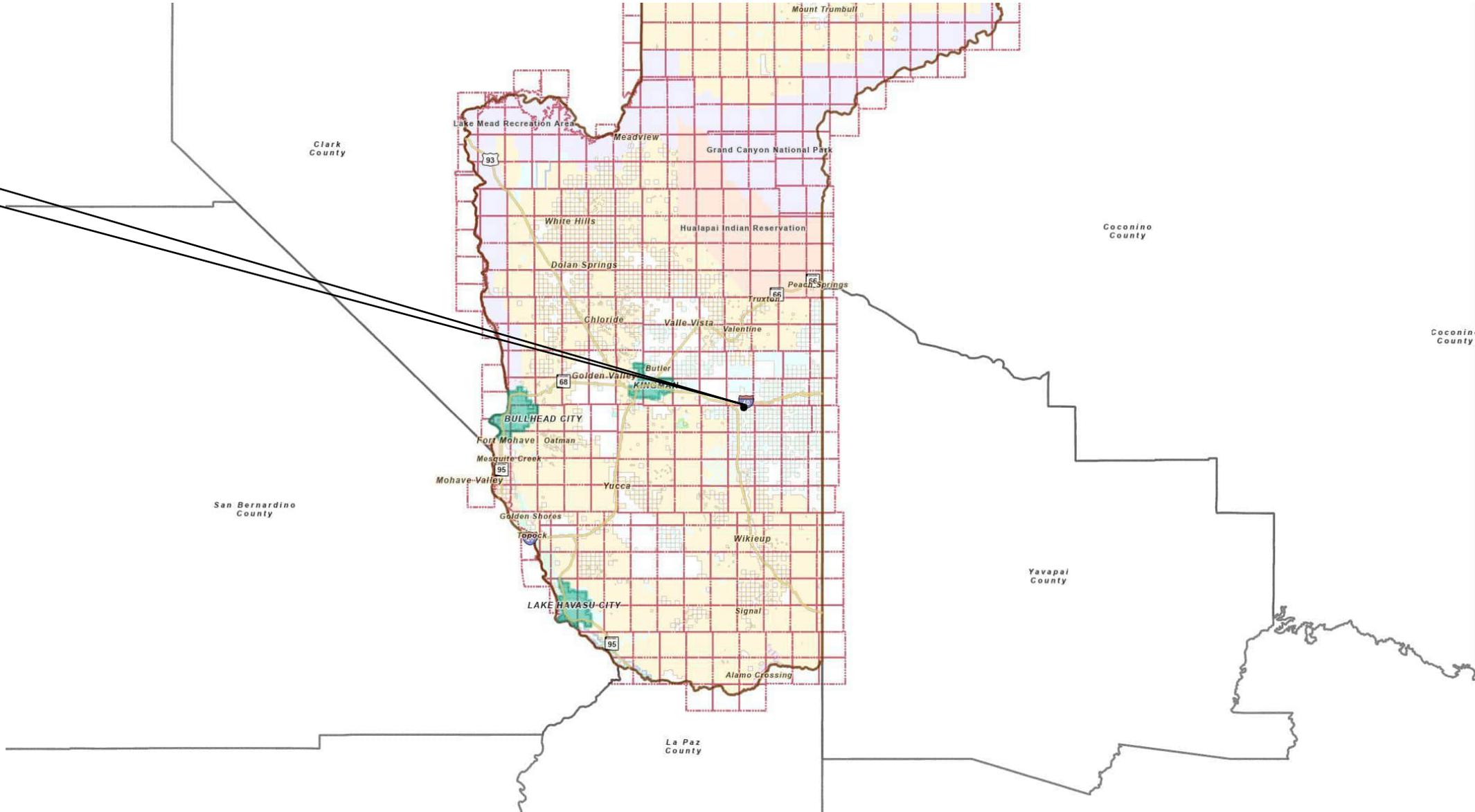


REZONE 254-30-015 GENERAL MAP

REZONE of Assessor's Parcel No. 254-30-015 from an A-R/10A (Agricultural Residential/ Ten 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 Hackberry Road Vicinity.

Section 3
T 20 N, R 13 W

Subject
Property

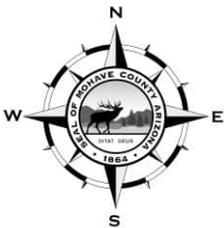


REZONE 254-30-015

VICINITY MAP

REZONE of Assessor's Parcel No. 254-30-015 from an A-R/10A (Agricultural Residential/ Ten 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 Hackberry Road Vicinity.

Section 3
T 20N, R 13W



REZONE 254-30-015

SITE MAP

REZONE of Assessor's Parcel No. 254-30-015 from an A-R/10A (Agricultural Residential/ Ten 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 Hackberry Road Vicinity.

Section 3
T 20 N, R 13 W



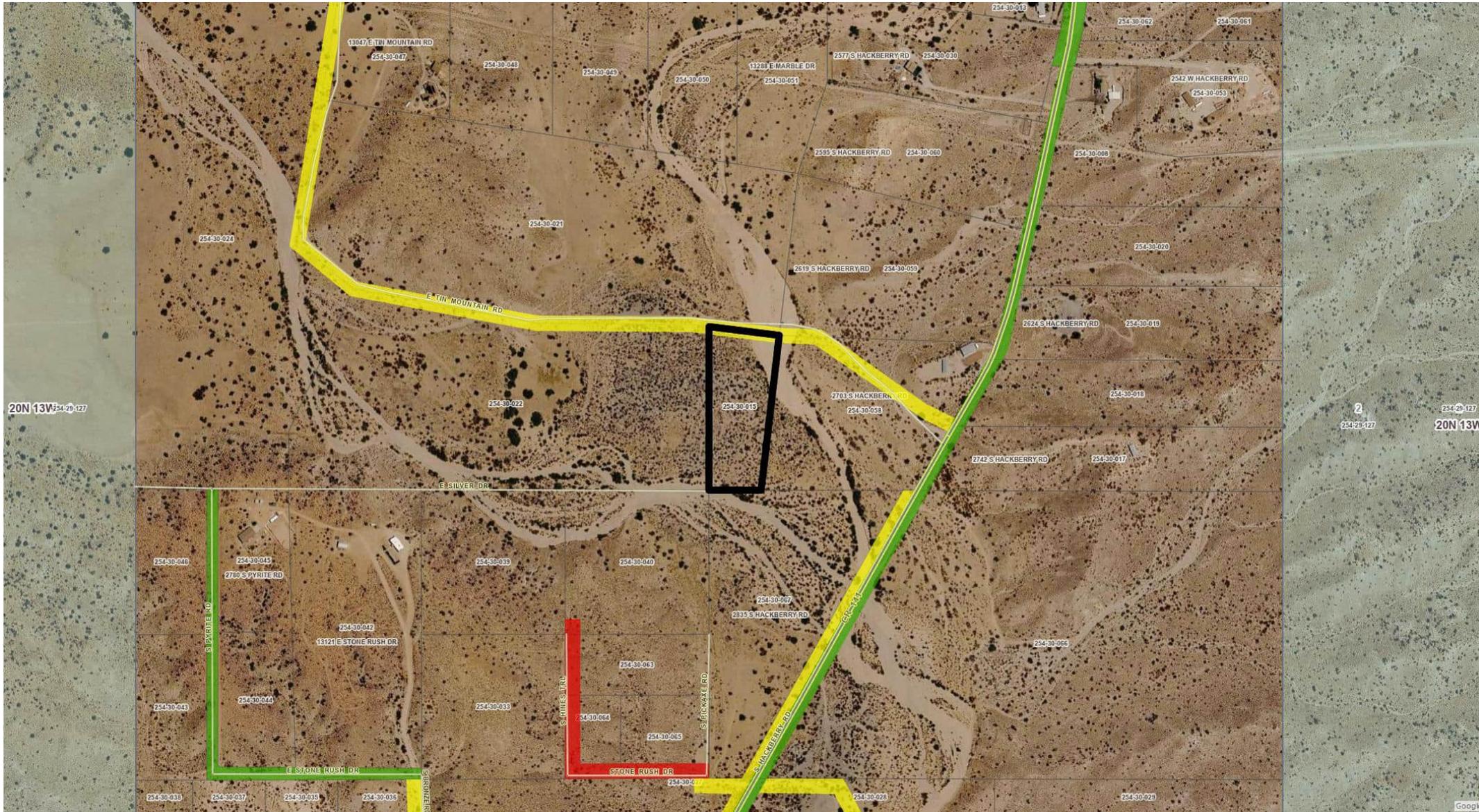
REZONE 254-30-015

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 254-30-015 from an A-R/10A (Agricultural Residential/ Ten 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 Hackberry Road Vicinity.

Section 3
T 20 N, R 13 W

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



REZONE 254-30-015 REQUEST

REZONE of Assessor's Parcel No. 254-30-015 from an A-R/10A (Agricultural Residential/ Ten 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 Hackberry Road Vicinity.

Section 3
T 20 N, R 13 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, March 11, 2020, at 10:30 A.M.

As follows:
1. A proposed change to the Zoning Ordinance of Mohave County, Arizona, to amend the Zoning Ordinance to allow for the use of a mobile home as a second dwelling unit in the R-1 Single-Family Residential Zone.

IF YOU HAVE ANY COMMENTS OR QUESTIONS, PLEASE CONTACT THE PLANNING AND ZONING COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401, OR CALL 937-838-2222.

06. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 46.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan.**

This evaluation is to determine whether approval should be granted for an Amendment to the Mohave County Zoning Ordinance, as requested by Mohave County.

A Major Amendment is a proposed change to the General Plan or an adopted Area Plan that will cause a substantial alteration of the land use mixture or balance, as established by the General Plan or Area Plan.

Currently, proposed non-alternative energy projects of 1,800 acres or larger, or as determined by the Board of Supervisors, will require Major Amendments. Major Amendments are also required for proposed alternative energy projects of 1,800 acres or larger in Urban Development Areas and Suburban Development Areas, and for proposed alternative energy projects of 3,800 acres or more in Rural Development Areas.

The recently approved 2025 Mohave County General Plan was changed to identify the new threshold for Major Amendments to the Mohave County General Plan to be 640 acres. This amendment is done in an effort to codify that change within the Zoning Ordinance.

FINDINGS OF FACT:

- 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 proposed action and effect comply with the Arizona Revised Statutes.

STAFF RECOMMENDATION:

Staff recommends AMENDING Section 46.2 of the Mohave County Zoning Ordinance as follows (wording to be deleted is ~~struck~~; wording to be added is **bolded and double underlined):**

Section 46.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS

B. Amendments to the General Plan or an adopted Area Plan

4. Actions consider a Major Amendment

- a. The following proposed amendment actions will be considered Major Amendments:
 - 1) A proposed change to the General Plan or an adopted Area Plan which causes a substantial alteration of the land use mixture or balance established for a defined area in the land use element of the General Plan or adopted Area Plan as follows:
 - a) ~~For development proposals other than alternative energy projects 1,800 acres and larger will typically require Major Amendment; however, the Board of Supervisors will consider each proposal and make that determination prior to~~

~~processing the actual amendment item.~~ **Developments over 640 acres will be considered a major amendment to the Mohave County General Plan; however, the Board of Supervisors may consider a proposal and make that determination prior to the processing the actual amendment item.**

- ~~b) Any proposed amendment in an Urban Development Area or a Suburban Development Area for an alternative energy proposal consisting of 1,800 gross acres or more.~~
- ~~e) Any proposed amendment in a Rural Development Area (RDA) for an alternative energy project consisting of 3,800 acres or more. For alternative energy proposals in RDAs involving both public and private lands, only the private lands will be counted toward the acreage in determining whether the proposal requires a Major or Minor Amendment (if any) to the General Plan.~~
- ⊕) **b)** The Board of Supervisors may determine that any proposal requiring an amendment to the General Plan constitutes a Minor Amendment if it finds, consistent with A.R.S. 11-805, that the proposal is beneficial to the County, and does not present a substantial alteration of the County's land use mixture or balance to the land use element for that area of the County as depicted in the General Plan.

NORTHERN ARIZONA 79 | SACRAMENTO STATE 74

NAU men's basketball sends seniors, and Sacramento State, off right in win

BY BRENDEN MARTIN
Arizona Daily Sun

The three players NAU men's basketball honored before its Senior Day game on Saturday against Sacramento State all played huge roles in the Lumberjacks' 79-74 win over the Hornets in the Walkup Skydome.

Diego Campisano, Oakland Fort and Traivar Jackson have all seen their roles change throughout their varied tenures in Flagstaff. They all came together to fight for a win that moved NAU out of last place in the Big Sky Conference. The trio combined for 29 points, including half of NAU's first-half scoring production.

Campisano matched his season-high from

Thursday of 18 points and went 3 for 8 from distance. He also smashed his previous career high of seven rebounds with 11 for his first career double-double.

"Honestly, they're a small team too," Campisano said. "I know they've had some injuries. A lot of tonight was guarding a light guy. They had one big. We usually have one big in a time. It was good to get some rebounds. It's not my stroh-gest suit, but it was good to get some."

NAU head coach Shane Burcar knew well in advance the three would get the start, marking the team's 12th different starting lineup combination this season. He said they were not just handed those starts. Fort, in



ZACH MELENDEZ/NAU ATHLETICS
Northern Arizona Lumberjacks forward Diego Campisano (12) dribbles the ball while looking across the court in a game against the Sacramento State Hornets in the Walkup Skydome on Feb. 14.

particular, made just his fourth start of the season. "Oakland gives us good pace offensively, and he does a good job defensively too," Burcar said. "Oakland was great tonight."

Both teams came into the night shorthanded.

NAU was down redshirt junior guard Isiah Shaw for the second straight game with a groin pull. Fortunately for the Lum-

berjacks, the Hornets were not in the best shape either. Sophomore guard Mickey Williams missed his second straight game. Sacramento State's second-leading scorer missed both matchups with NAU this season.

The Hornets only had seven players available on Saturday. The Lumberjacks employed a short rotation to counter, with only seven players seeing the court as well.

The energy in the Skydome was unlike anything it had seen all season. The message got out that Mike Bibby, a state champion at Shadow Mountain High School

in Phoenix, a national champion at the University of Arizona and an NBA veteran, was on the sideline as Sacramento State's head coach. The student section roared during the scoreless drought, asking Bibby to lace them up and hit the court.

Bibby left his mark on the Skydome. He was assessed a technical foul with nine seconds left, with the game all but over.

Fans also got a kick out of seeing senior forward Shaqir O'Neal, son of NBA Hall of Famer Shaquille O'Neal, play 21 minutes and score a season-high 15 points.

ACADEMY FROM PAGE 6

moving the ball compared to last season. Page is happy to have Brisco back in the lineup as her squad moves deeper into the post season.

"I think we do a lot better at moving the ball than we did before," she said. "Our communication is great. The players trust each other a lot more. We've got Rylie up there where we didn't have her last year, so they just move the ball, completely different than they did last year with just having a cou-

ple of different changes to the lineup."

With this win the Lady Tigers are now 10-1 and advanced to the second round of the 2026 2A AIA Girls Winter Soccer State Tournament where they faced No. 4 San Miguel on Feb. 14 at the Kino Sports Complex, winning

3-2 in overtime.

The Tigers now face No. 1 Phoenix Country Day in the semifinals on Tuesday, Feb. 17 at 6 p.m. The winner will face either No. 3 Horizon Honors or No. 2 Glendale Prep in the Championship on Saturday, Feb. 21 at 10 a.m. at Mesa High School.

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NOTICE OF PUBLIC HEARING

WHEN:
Wednesday, March 11, 2026, 10:00 AM

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

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

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

Written comments can be sent by mail to P.O. Box 7000, Kingman, Arizona, 86402 or email: planners@mohave.gov.

Individuals requiring assistance may contact the Development Services office at 757-0903 at least 48 hours prior to the meeting so that arrangements may be made.

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
Scott Holtry, Director



Release Date: Saturday, February 7, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

- ACROSS**
- 1 Franciscan philosopher who inspired the main character in "The Name of the Rose"
 - 6 Nap spot
 - 10 Bands that stabilize knees, for short
 - 14 "Care to explain?"
 - 16 Grand
 - 17 Squeals
 - 18 Stubbs of the Four Tops
 - 19 Nurse
 - 20 Utter
 - 21 Pointer from a proofer
 - 22 Possible start of a folk tale
 - 24 Volga ... Turkic people in western Russia
 - 27 Body work?
 - 29 Celebrity gossip
 - 30 High kicks
 - 32 Howe'er
 - 33 Director Coogler
 - 34 Nirvy
 - 35 Jalopy
 - 36 "Newhart" production co.
 - 37 Guy who made one helluva deal?
 - 38 Western Australian port
 - 39 Like things?
 - 41 Lofty nests
 - 42 Get drinks on tap, say?
 - 45 Be worthy of
 - 46 Swear off?
 - 47 Young dog
 - 50 Some, in Spanish
 - 51 Challenges for some gamers
 - 53 Some flatfish
 - 54 Takeout deliveries?
 - 55 Meadow moms
 - 56 Volcano seen on "The White Lotus"
 - 57 Fender guitar, for short
- DOWN**
- 1 up to
 - 2 Masala

ANSWER TO PREVIOUS PUZZLE:

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

CLUES ACROSS

- Cut quickly
- A way to state clearly
- River in NE Scotland
- Expansive
- Lacking social polish
- Amount of time
- Frame
- Automobile
- Foodstuffs
- High school dances
- Utilize
- Experimented with
- One-sided
- Acquisitive
- Potted plants
- Everyone has one
- Kalahari Desert lake
- Unidentified flying object
- People 65 and over
- Small amount
- Daughter of Aetnaeus
- Ornamental box
- Government agents
- Uncertain
- A cotton fabric with a satiny finish
- Treless plains
- One's sense of self-importance
- Consumer advocate
- Type of fougner
- Body part
- Can be persuaded
- Woman (French)
- Ready and willing to be taught
- Arab ruler title
- Unhappy
- Gradually went away
- Able to think clearly

SUDOKU

Fun By The Numbers
Like puzzles? Then you'll love sudoku! This mind-bending puzzle will have you hooked from the moment you square off, or sharper your pencil and put your sudoku savvy to the test!

				5	4			
7	8					1	3	9
	2	4	1					
			5	9	6			
4	9							7
1	5							
6	2	8						

Here's How It Works:
Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. 16 solve it sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

ANSWER

1	2	3	4	5	6	7	8	9
2	1	9	8	6	7	5	4	3
3	4	5	6	7	8	9	1	2
4	5	6	7	8	9	1	2	3
5	6	7	8	9	1	2	3	4
6	7	8	9	1	2	3	4	5
7	8	9	1	2	3	4	5	6
8	9	1	2	3	4	5	6	7
9	1	2	3	4	5	6	7	8

CLUES DOWN

- Brushed
- Small water spirit (Germ.)
- Heroes
- Monetary units
- Some don't want to share theirs
- Free-swimming invertebrate
- Litigates
- Outer
- Parallelograms
- Uneasy feelings
- Cross
- A way to remove
- Pages can be dig_
- Ukrainian city
- A citizen of Denmark
- Month
- Hindu goddess
- Group of chemicals
- Rider of Rohan
- Wet dirt
- Southwestern Russia city
- Observed
- Angry
- Drivers' licenses
- Musical composition
- Auction
- They
- Women
- Be filled with love for
- Thick-soled sock
- Appears
- Old World lizard
- The leading performer
- Protein
- "Gunga Din" script writer
- Art around 1920
- Byton, children's author
- Abnormal breathing
- A place to rest

ANSWER

1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54
55	56	57	58	59	60	61	62	63