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PUBLIC NOTICES

Public Notices

NOTICE OF HEARING
 Notice is hereby given that on **WEDNESDAY, AUGUST 12, 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:
 • Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 404-19-170 to allow for a 125-foot wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity (north of Cane Beds Road, southwest of State Highway 389), Mohave County, Arizona. **Destree Development LLC on behalf of A Property Consultants LLC.** (CONTINUED FROM JULY 8, 2026 MEETING)
 • **For Discussion Only:** Permitting process for RVs as temporary residences (CONTINUED FROM JULY 8, 2026 MEETING)
 According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services to

Public Notices

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 visiting www.mohave.gov or by visiting our office at 3250 E. Kink Avenue, Kingman, AZ 86409.
MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
 Scott Holtry, Director
 Pub# **2495315**
 Published **July 22, 2026**
The Spectrum
UPAXLP

NOTICE TO CREDITORS

OF
CAROLL JOAN TUCKER
 Tucker Living Trust, dated September 17, 2013
 Shelli Christine Merrion and Brenda K. Haslam, whose address is c/o Prov. enLaw, PLLC, 216 W. St. George Blvd., Ste. 200, St. George, UT 84770, are the Trustees of the Tucker Living Trust, dated September 17, 2013 (the "Trust"). Carol Joan Tucker, Grantor of the Trust, died on May 23, 2026. Utah Code Ann. § 75B-2-508 and 75-3-801 provide that any creditor having a claim against the Trust or the Estate of Carol Joan Tucker must file their claim with Shelli Christine Merrion or Brenda K. Haslam, Trustees, or Phillip G. Gubler, attorney for Shelli Christine Merrion and Brenda

Public Notices

K. Haslam, Trustees, at 216 W. St. 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
 July 15, 22, 29 2026
 LNV50556063

NOTICE TO CREDITORS

OF
LAUREL CALL KELSON
 Christopher Kelson whose address is 216 W. St. George Blvd., Ste. 200 St. George, UT 84770, is the Personal Representative, upon appointment, of the Estate of Laurel Call Kelson (the "Estate"). Laurel Call Kelson, died on June 4, 2026. Utah Code Annotated § 75-3-801 provides that any creditor having a claim against the Estate of Laurel Call Kelson, must file their claim with Christopher Kelson, Personal Representative, or Kaycee R. Link, attorney for Christopher Kelson, Personal Representative, at 216 W. St. 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
 July 15, 22, 29 2026
 LNV50556456

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Homes

Public Notices

NOTICE TO CREDITORS
 OF **LOUIS ANTHONY MUSSO**
 Maureen Musso, whose address is 216 W. St. George Blvd., Ste. 200 St. George, UT 84770, is the Personal Representative, upon appointment, of the Estate of Louis Anthony Musso. Louis Anthony Musso, died on March 25, 2026. Utah Code Annotated § 75-3-801 provides that any creditor having a claim against the Estate of Louis Anthony Musso, must file their claim with Maureen Musso, Personal Representative, or Kristin K. Woods, attorney for Maureen Musso, Personal Representative, at 216 W. St. 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
 July 22, 29, August 5 2026
 LNV50560017

BUSINESS & SERVICES

Home Improvement



HOWARD
 PAINTING & WELDING

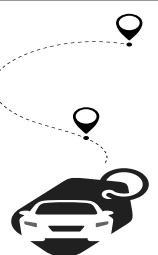
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Public Notices



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THE WORLD'S LIGHTEST WHEELCHAIR

For those of us—or our loved ones—who are finding our mobility slowing down and may need the use of a wheelchair, there's a remarkable breakthrough that's changing lives. The **Featherweight Wheelchair**, weighing just **13 pounds**, is nothing like the bulky, heavy models of the past that can weigh over 35 pounds. Imagine lifting your wheelchair in and out of a car without straining your back, gliding effortlessly through your garden, joining your family at the park, or going for a medical checkup, without the worry of fatigue. Why not take the first step toward renewed independence with this ultra-lightweight innovation?

In recent years, we've seen great advancements in mobility aids—from canes and walkers to rollators and scooters—all designed to help people stay active and independent. But until now, there hasn't been a truly revolutionary wheelchair. That's changed thanks to a team of engineers who've created something extraordinary: the **world's lightest wheelchair**, weighing only **13.5 pounds**. Aptly named the **Featherweight Wheelchair**, this breakthrough has already been called a game-changer by those who use it.



The first thing you'll notice about the Featherweight is just how incredibly light it is. At only 13.5 pounds, it's easy for just about anyone to lift into a car, store at home, or take on the go. It's not only lightweight but also strong, stylish, and easy to maneuver. **The lighter the chair, the easier it is to push, propel, and lift.** With its sleek design and custom color options, the Featherweight Wheelchair isn't just practical—it's something you'll feel good about using every day.

*13lbs. Without the rear wheels, 19 lbs. all in



Jennifer F. us
 Verified Buyer

★★★★★ **Lightweight Wheelchair**

It's so light weight that it's no problem to lift in and out of the back of my car. It's also easy to set up and collapse down. It is very compact and the wheels come off for compact packing alongside luggage or groceries etc. My Mom finds it very comfortable to ride in as well and enjoys the look. We both love it.



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855-520-6122

*13.5 lbs. with the rear wheels removed.
 Overall weight, with rear wheels, is 19 lbs.

1800 WHEELCHAIR.COM
 Since 1997



Scan Me

Only 13.5 lbs!*

01/09/25

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

Posting Information:

DS Building 3250 E. Kino Ave

Posted: _____

Time: _____

By: _____

**AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
AUGUST 12, 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

DOLAN SPRINGS / WHITE HILLS AREA

01. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation and a **REZONE** of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (north of Aspen Road, west of Coyote Road), Mohave County, Arizona. **KTH Consulting on behalf of Sunrise Rancheros, LLC. MS**

GOLDEN VALLEY AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (south of Unkar Drive, west of Don Luis Road), Mohave County, Arizona. **Melanie Windecker**. VB
03. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-10-003 to allow for a 195' wireless communications tower and facility in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity (north of Shinarump Drive, east of Teddy Roosevelt Road), Mohave County, Arizona. **Atlas Tower 1, LLC on behalf of S & S Family Trust**. MS

MOHAVE COUNTY GENERAL AREA

04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity (north of Mohave Center Boulevard, east of Yucca Frontage Road), Mohave County, Arizona. **Donald Guthrie**. VB
05. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity (north of Sundown Road, east of Bullhead Road), Mohave County, Arizona. **Yolanda Saucedo and Antonio Plascencia**. VB **(POSTPONED FROM JULY 8, 2026 MEETING)**

KINGMAN AREA

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to an R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity (north of Sierra Vista Avenue, west of Adams Street), Mohave County, Arizona. **Desert Unicorns II, LLC**. MS

OTHER

07. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 404-19-170 to allow for a 125-foot wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity (north of Cane Beds Road, southwest of State Highway 389), Mohave County, Arizona. **Destree Development LLC on behalf of A and A Property Consultants LLC**. VB **(WITHDRAWN BY APPLICANT)**
08. **For Discussion Only:** Permitting process for RVs as temporary residences **(CONTINUED FROM JULY 8, 2026 MEETING)**
09. **For Discussion Only:** Moccasin Area, North Canyon Zoning Status.
10. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.

11. Call to the Public

Adjournment

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 visiting www.mohave.gov or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

01. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation and a REZONE of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division in the Dolan Springs vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by KTH Consulting for Sunrise Rancheros LLC of Dolan Springs, Arizona.

Assessor's Parcel No. 317-06-349B is described as Gateway Acres Tract 1 Original Lot 35 Excepting Therefrom 15' on the East Line for Road Purposes, located in Township 25 North, Range 20 West, Section 9.

The site is approximately five (5) acres and is located north of Aspen Road and west of Coyote Road. The site is accessed from U.S. Highway 93, then west on 7th Street, then north on Coyote Road approximately .69 miles to the southeast corner of the lot.

The site has a structure, a few small drainages, and a gradual upslope from the northeast to the southwest. The surrounding area consists of primarily vacant public and private land, with scattered residential developments.

The applicant requests this:

1. Amendment to the Mohave County General Plan from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation, and
2. Rezone from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division.

The site is not located within a fire district. Electric, sewer, and water services do not appear to be available. Coyote Road is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3650G indicates the site is located 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 land use designations 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 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 lot will be rezoned to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Rec'd 6/24/26
10:15 AM
VB

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: 317-06-0349B Current Zoning: AR/SA Parcel Size 5.0 Acres

Legal Description:

GATEWAY ACRES, TRACT 1, ORIGINAL LOT 35, EXCEPTING 15' ON THE EAST LINE
FOR ROAD PURPOSES, A PORTION OF SEC. 9, T25N, R20W

Water Provider: HAUL Electric provider: UNS OR RENEWABLE Sewer provider: SEPTIC

Present use of property: UNDEVELOPED - VACANT LAND

Owner Information

Owner Name(must match current deed): SUNRISE RANCHEROS, LLC

Mailing Address: 16041 N. PIERCE FERRY RD - PMB 58 City: DOLAN SPRINGS State: AZ Zip: 86441

Phone number: [REDACTED]

Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED]

Email: [REDACTED]

Request

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

Proposed to be: 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:

developing 4 - one acre lots for agricultural-residential use

Authorization

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

* Eduardo

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

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: RURAL DEVELOPMENT AREA Proposed to be: SUBURBAN DEVELOPMENT

Describe how the change will benefit the county.

This parcel represents original lot 35 of the Gateway Acres, Tract One, legacy subdivision. The legacy Gateway Acres subdivisions include thousands of acres and are mostly RDA and SDA planning areas. The change from Rural to Suburban for this parcel will allow the rezone application to be considered and the new lots will be sold and developed which increases tax revenues to the County.

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

There are existing dirt roadways in and around this parcel, although graded access roads will need to be placed within the proposed roadway easements. Wastewater will be treated by septic systems, ensuring minimum setbacks to the drainage ways along the SE corner of the lot. Water service shall be with hauled water systems.

Describe any change in the character of the surrounding neighborhood.

This change from Rural Development to Suburban Development does not change the character of the area one bit. There are existing 1 / 5 / 10 acre parcels all around this parcel and some of these are RDA and some of them are SDA. Because of the legacy status of the lots, there is no uniformity at this time. As each rezone is requested the County is moving forward to gain compliance with the zoning designation and the general plan designation.

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 goals and policies of the County because state law requires conformity with land use designations and this requirement the change the general plan, including legacy parcels, meets that goal.

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

The change is required to ensure that the land uses are aligned with the general plan designations. The owner would like to create 4 AR lots to offer for sale – similar to the multitude of AR and AR/5A lots in this area.

Minor Plan Amendment Addendum

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

RURAL DEVELOPMENT AREA to SUBURBAN DEVELOPMENT AREA.

to accompany the requested rezone.

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/5A to AR for the purpose of creating up to 4 - 1 acre sized lots for residential uses.

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:

KTH CONSULTING / KATHY TACKETT-HICKS
3751 Martingale Drive, Kingman, AZ 86409

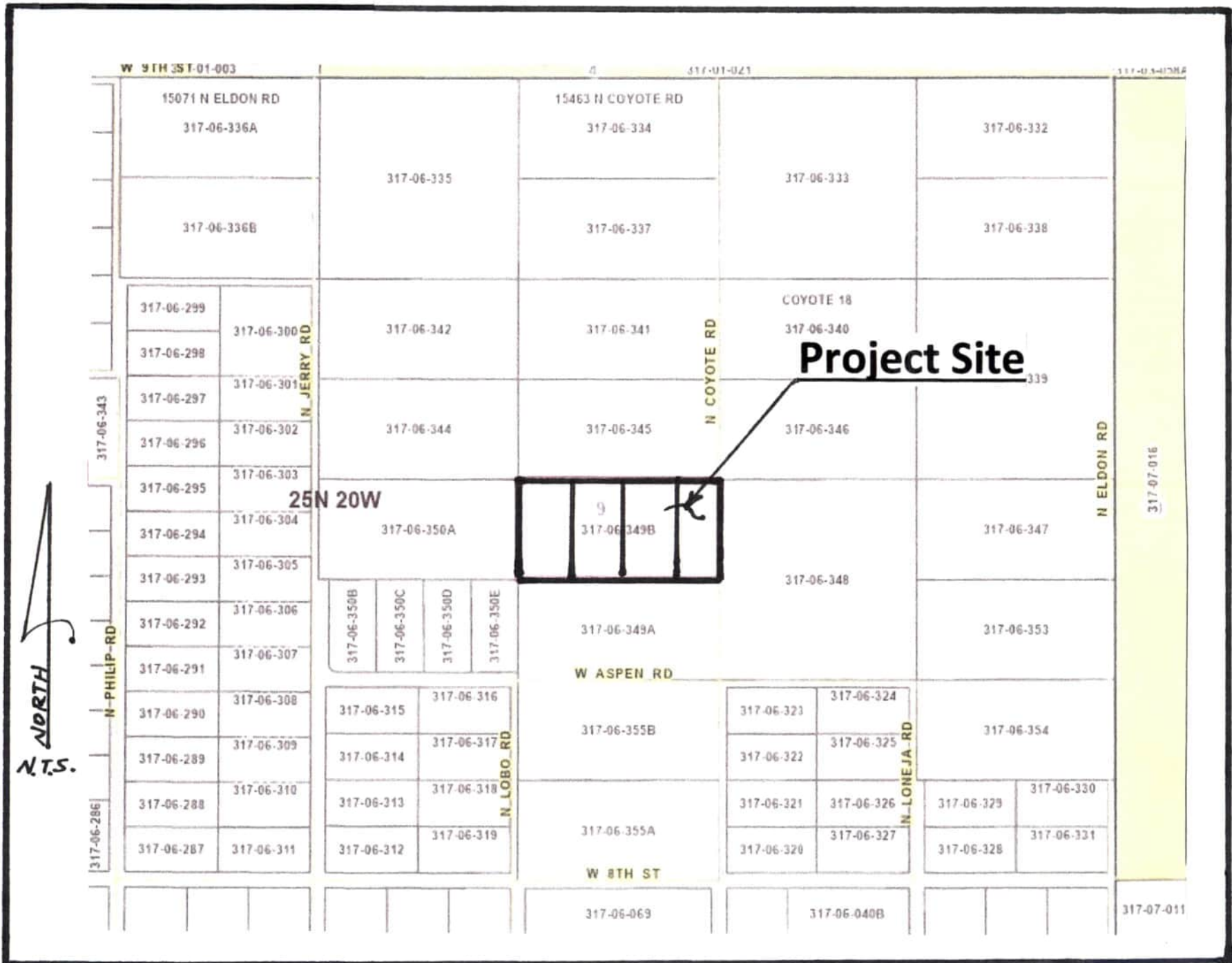
Assessor Parcel Number and Legal Description of proposed subject property: APN: 317-06-349B,
GATEWAY ACRES, TRACT 1, ORIGINAL LOT 35, EXCEPTING 15' ON THE EAST LINE
FOR ROADWAY PURPOSES, A PORTION OF SECTION 9, T25N, R20W,

Vicinity Map



NORTH
N.T.S.

Site Plan



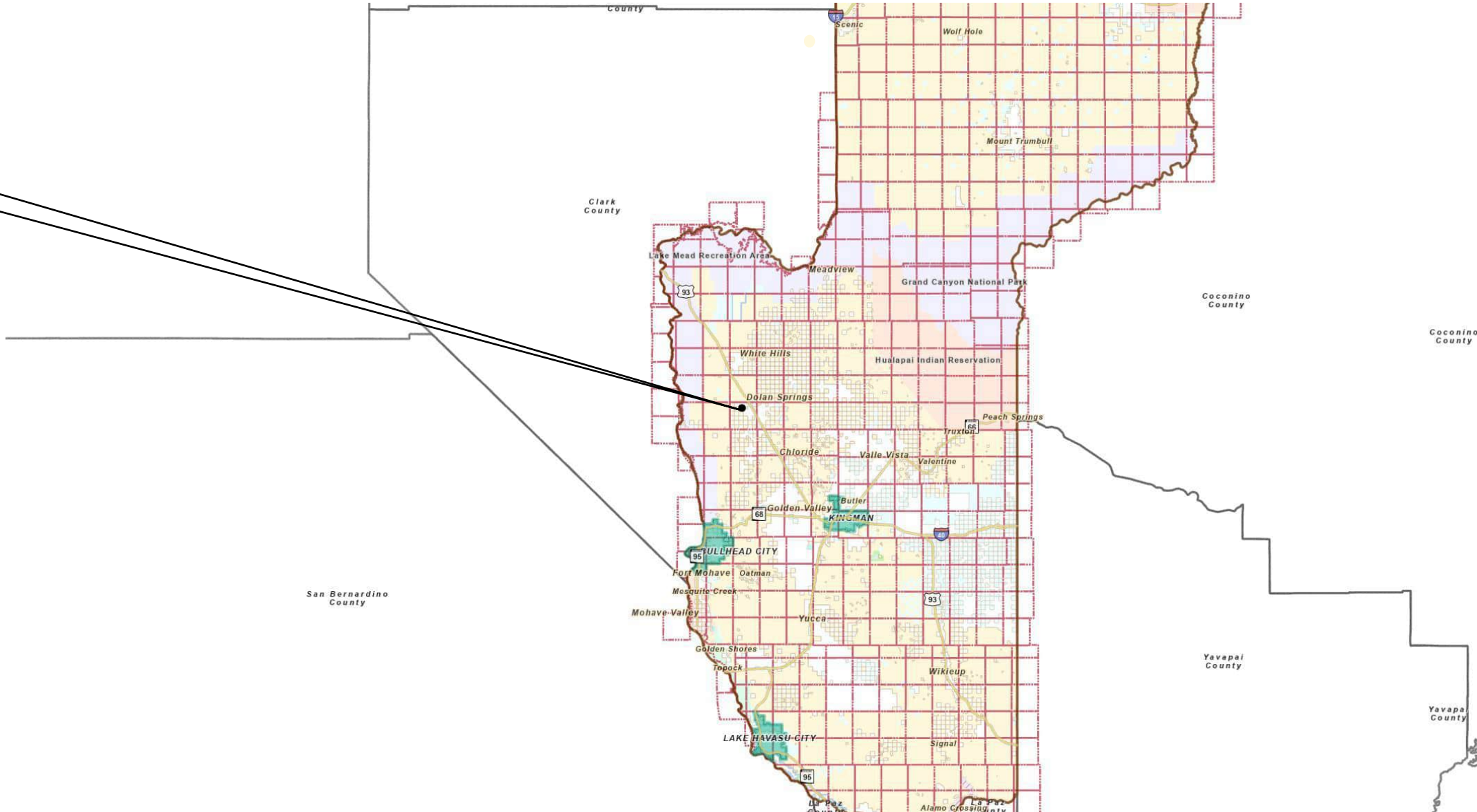
GENERAL PLAN AMENDMENT & REZONE 317-06-349B

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) and a REZONE of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 9
T 25 N, R 20 W

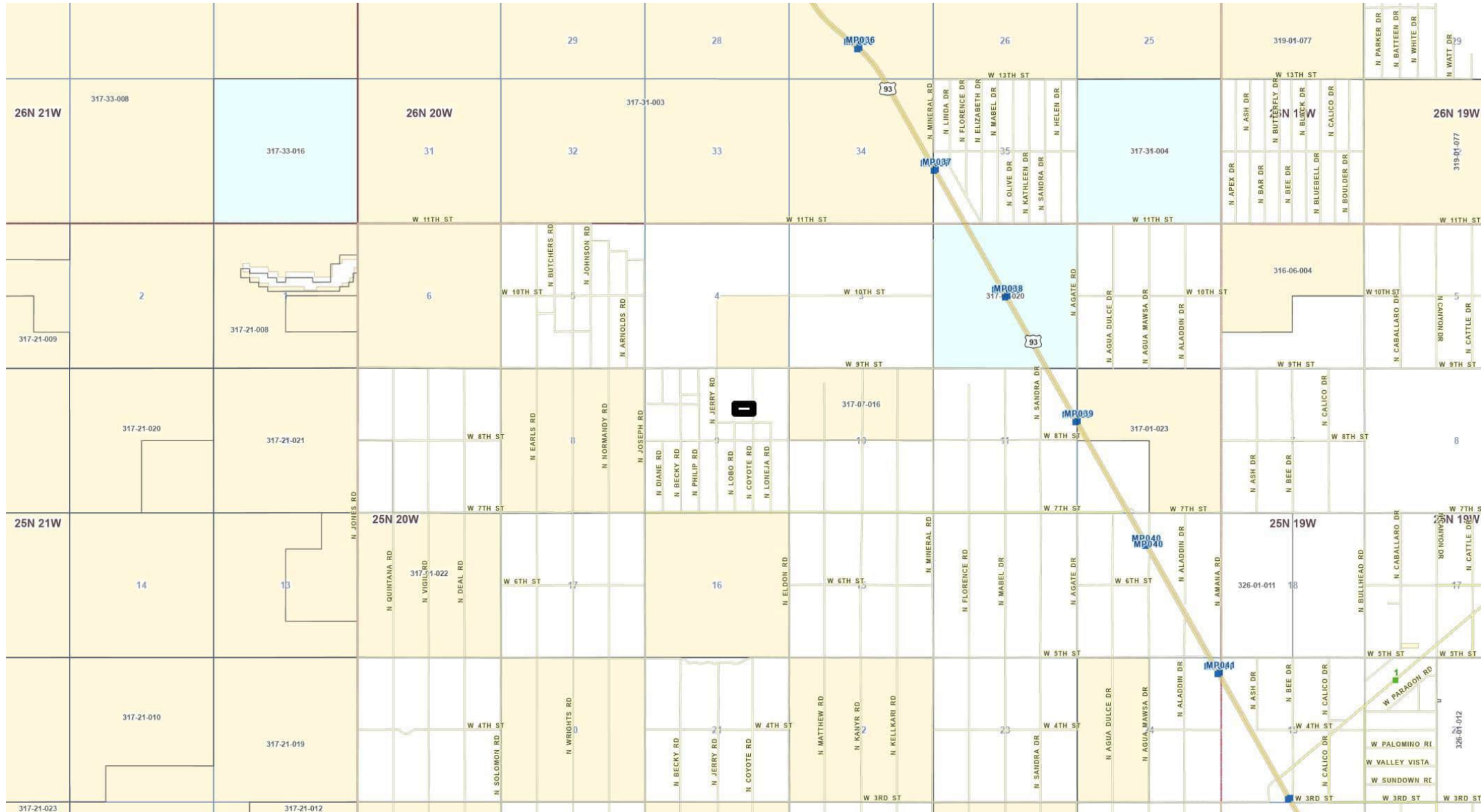
Subject
Property



VICINITY MAP

Section 9
T 25 N, R 20 W

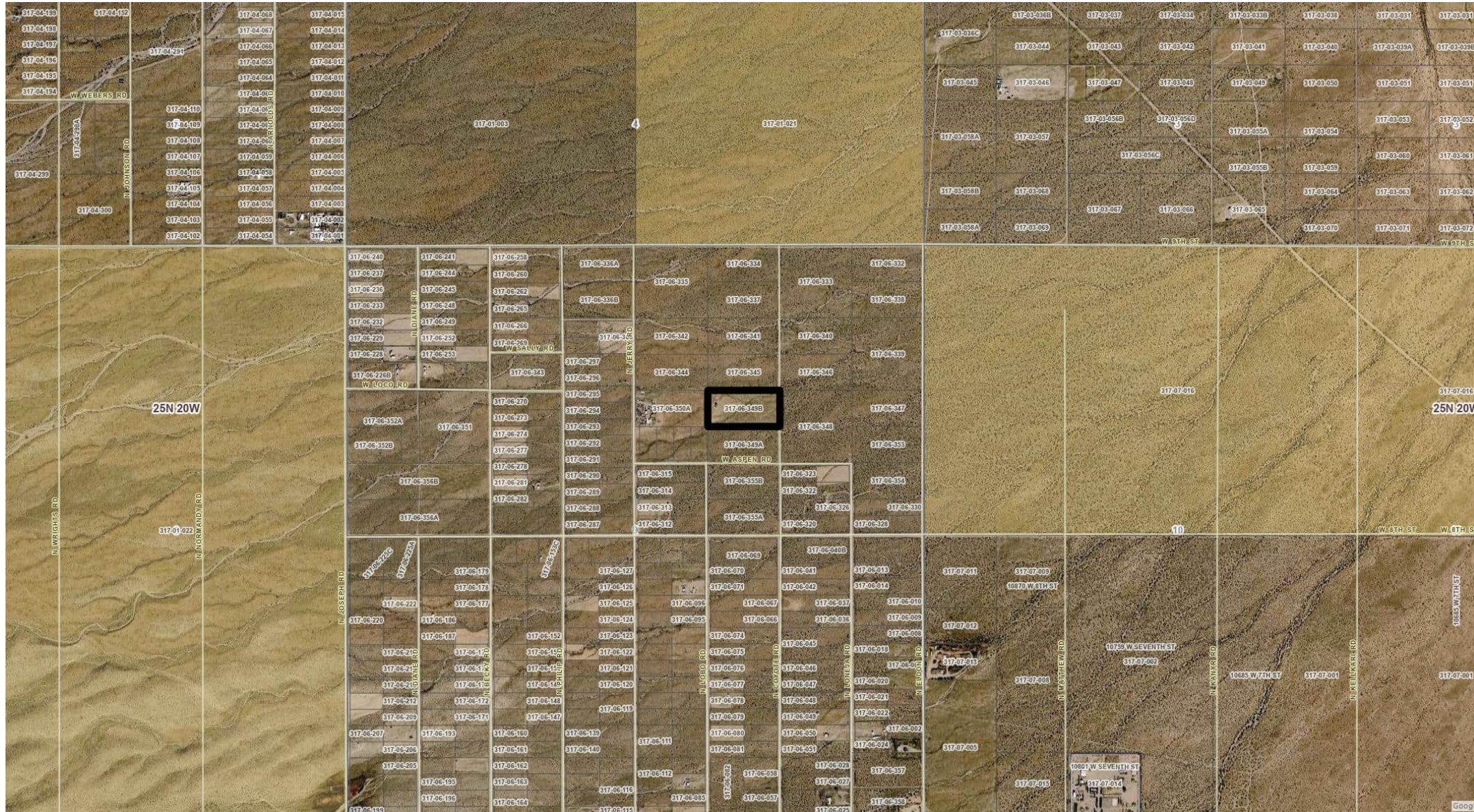
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) and a REZONE of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.



SITE MAP

Section 9
T 25 N, R 20 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) and a REZONE of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.



GENERAL PLAN AMENDMENT & REZONE 317-06-349B

GENERAL PLAN MAP

Section 9 T 25 N, R 20 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

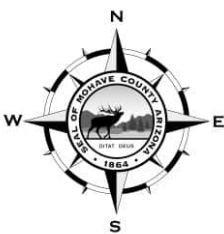


AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) and a REZONE of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

ZONING MAP

Section 9
T 25 N, R 20 W

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



GENERAL PLAN AMENDMENT & REZONE 317-06-349B

RIGHT OF WAY MAP

Section 9
T 25 N, R 20 W

Drainage

Utility

Public

Not Perfected

RS 2477

Abandonment

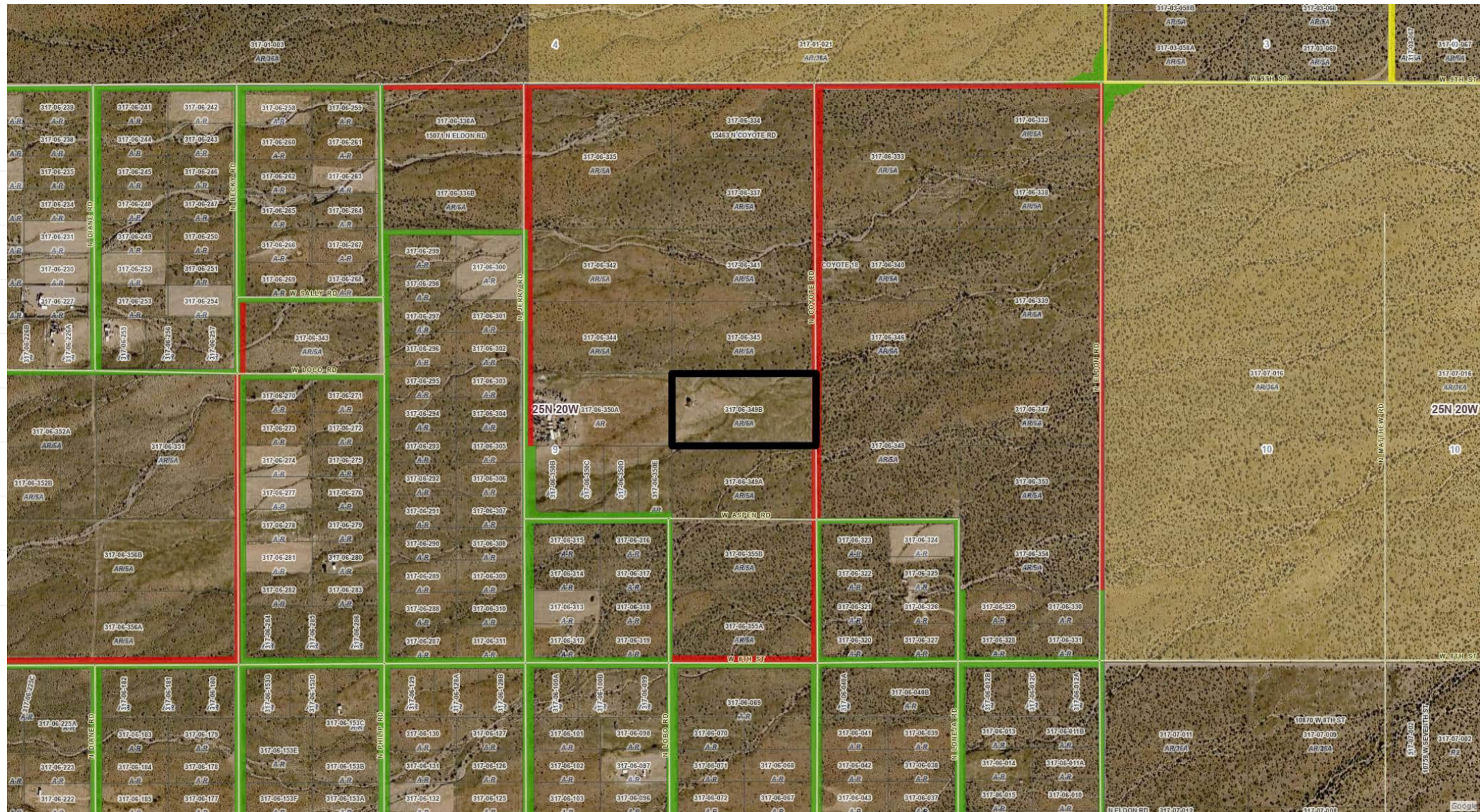
Further Research Req

Not Public

No R/W



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) and a REZONE of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

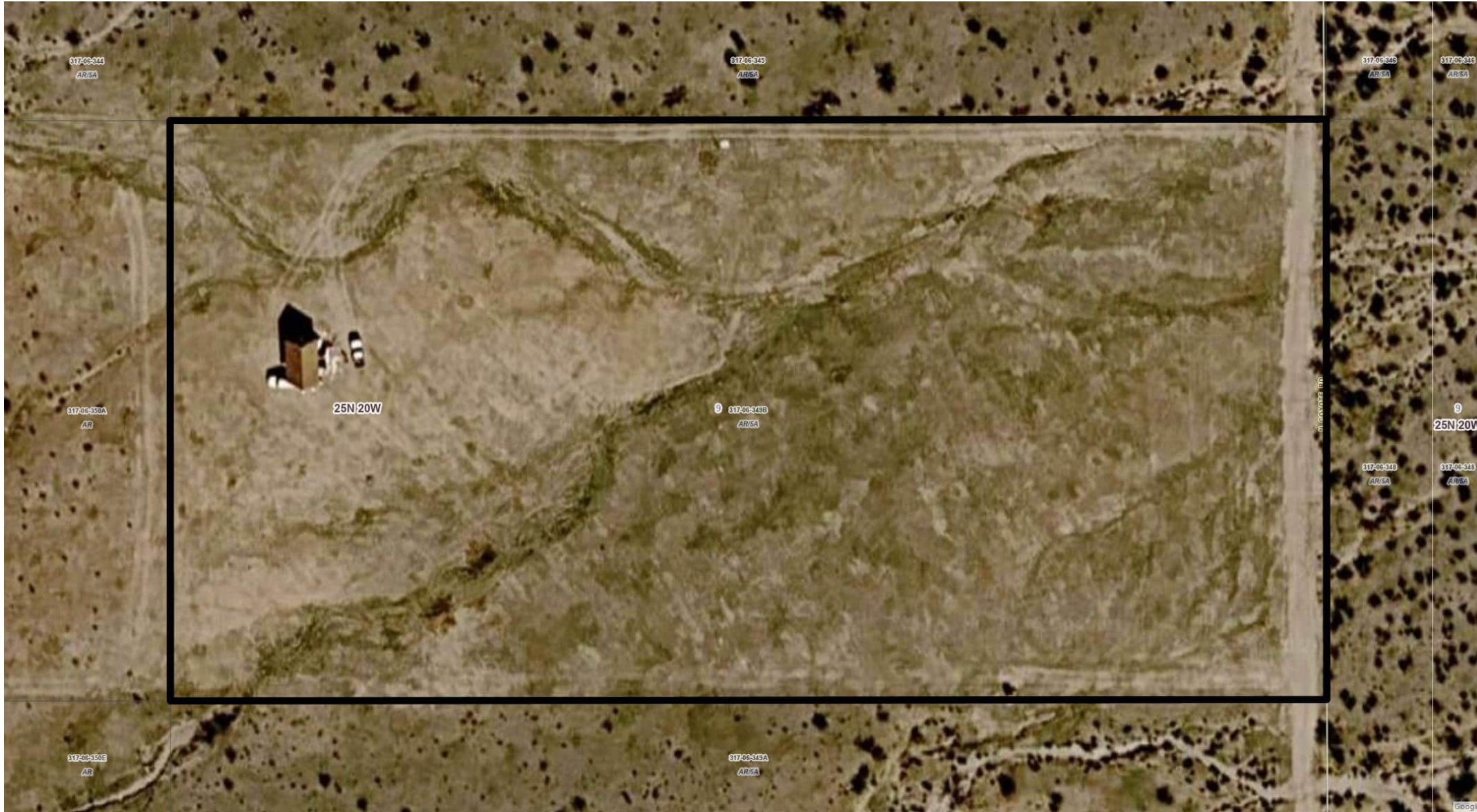


GENERAL PLAN AMENDMENT & REZONE 317-06-349B

REQUEST

Section 9
T 25 N, R 20 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) and a REZONE of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs 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. Boise Street, Kingman, Arizona, on Wednesday, August 12, 2020, at 10:00 A.M.

The following is a request for an amendment to the Mohave County General Ordinance No. 10,000, which is currently in effect, and is hereby being presented to the Planning and Zoning Commission for their consideration and action.

ORDINANCE NO. 10,000
AN ORDINANCE TO AMEND THE MOHAVE COUNTY GENERAL ORDINANCE NO. 10,000, WHICH IS CURRENTLY IN EFFECT, AND IS HEREBY BEING PRESENTED TO THE PLANNING AND ZONING COMMISSION FOR THEIR CONSIDERATION AND ACTION.

FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT 700 W. BOISE STREET, KINGMAN, ARIZONA 86401. TEL: 928-835-1234.

[illegible][illegible]

02. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Melanie Windecker of Kingman, Arizona.

Assessor's Parcel No. 306-22-063B is described as Golden Valley Ranchos Unit 12, Block E, Lot 2 of Section 33, Township 21 North, Range 19 West.

The site is approximately 2.35 acres and is located south of Unkar Drive and west of Don Luis Road. The site is accessed from Interstate 40, then west on Shinarump Drive, then north on Don Luis Road approximately .79 miles to the site.

The site appears to have one single family residence. The terrain appears relatively flat with a wash in the northwest corner. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this Rezone from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Development Area.

The site is located within the Golden Valley Fire District. Electric services appear to be available. Sewer and water services do not appear to be available. Don Luis Road is unpaved and approximately .04 miles and is on the County's road maintenance system. The remaining .02 mile of property frontage is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4515H describes the property 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 wash on the northwest corner of the lot is a significant environmental feature affecting the site.
- g. Electric service appears to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted, and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-22-063B Current Zoning: AR/2A Parcel Size 2.35 Acres

Legal Description:

Section: 33 Township: 21N Range: 19W T21N, R19W, Sec33 Golden Valley Ranchos Unit 12 BLK E LOT 2C ONT 102,300

SQ FT (2.35 acres)

Situs Address: 2065 Don Luis Rd.

Water Provider: water haul Electric provider: Unisource Sewer provider: Septic

Present use of property: residential

Owner Information

Owner Name(must match current deed): Melanie Windecker

Mailing Address: 3049 Sycamore Ave City: Kingman State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: A-R

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

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

For the purpose of:

land division that complies with A-R zoning requirements over one acre

Authorization

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



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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/2A
to A-R for the purpose of land division that complies with A-R zoning requirements over one acre.

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.

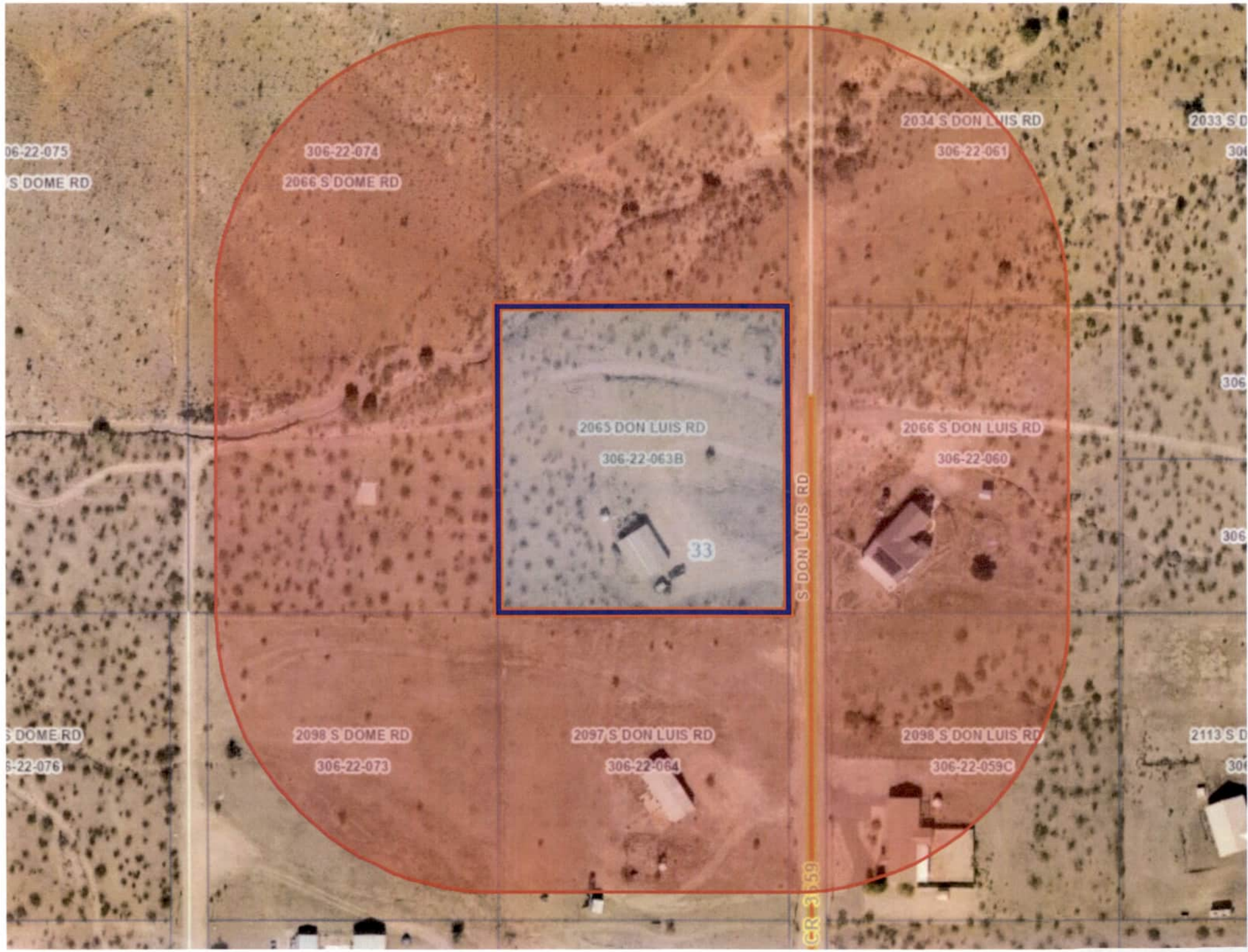
Sincerely,


Applicant / agent

Contact information:

Melanie Windecker
3049 Sycamore Ave.
Kingman, AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: 306-22-063B
Section:33 Township: 21N Range:19W T21N,R19W, Sec33 Golden Valley Ranchos Unit 12 BLK E LOT
2C-ONT 102,300-SQ FT (2.35 acres)
Situs Address:2065 Don Luis Rd.



06-22-075

S DOME RD

306-22-074

2066 S DOME RD

2034 S DON LUIS RD

306-22-061

2033 S D

306

2065 DON LUIS RD

306-22-063B

33

2066 S DON LUIS RD

306-22-060

S DOME RD

6-22-076

2098 S DOME RD

306-22-073

2097 S DON LUIS RD

306-22-064

2098 S DON LUIS RD

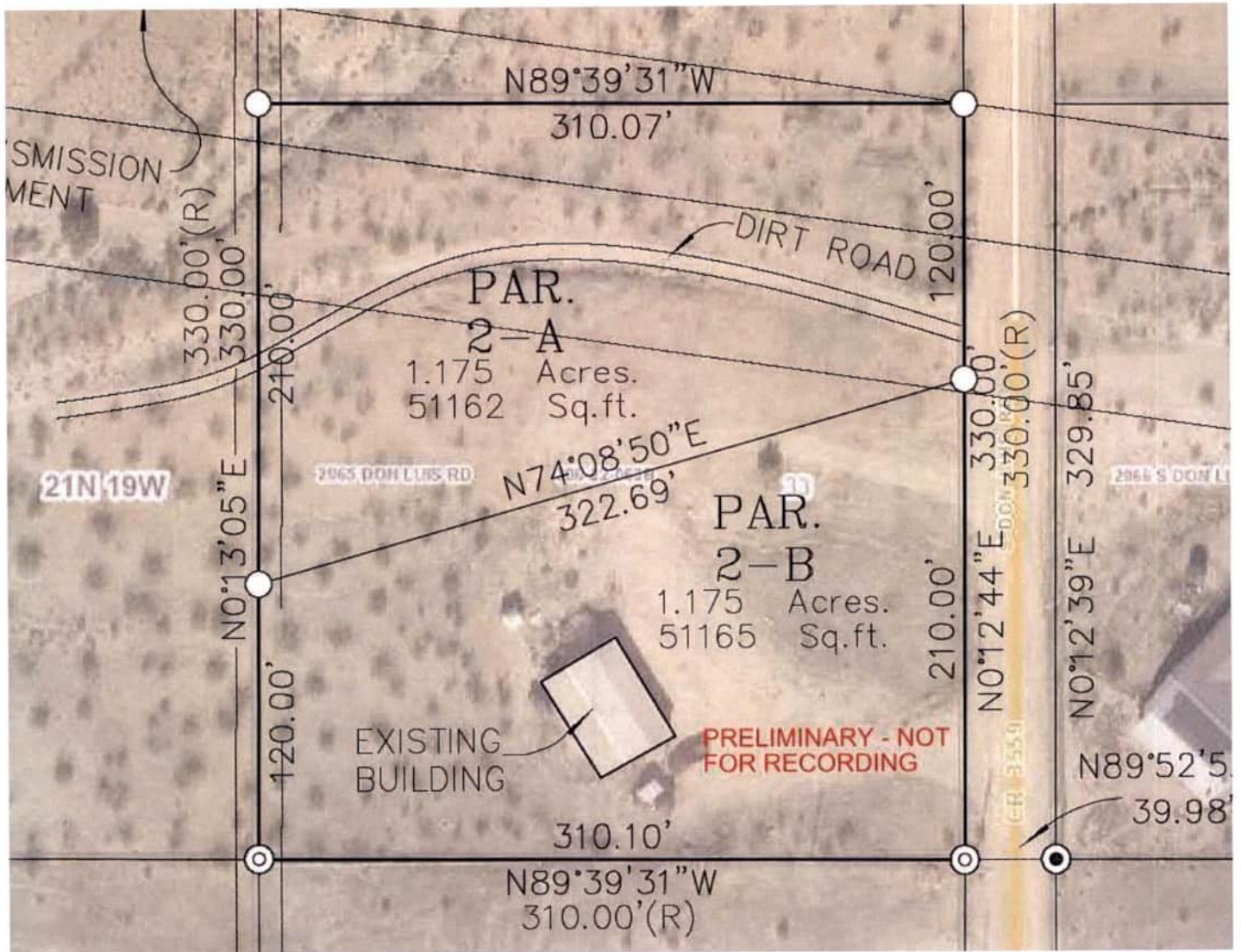
306-22-059C

2113 S D

306

S DON LUIS RD

CR 359



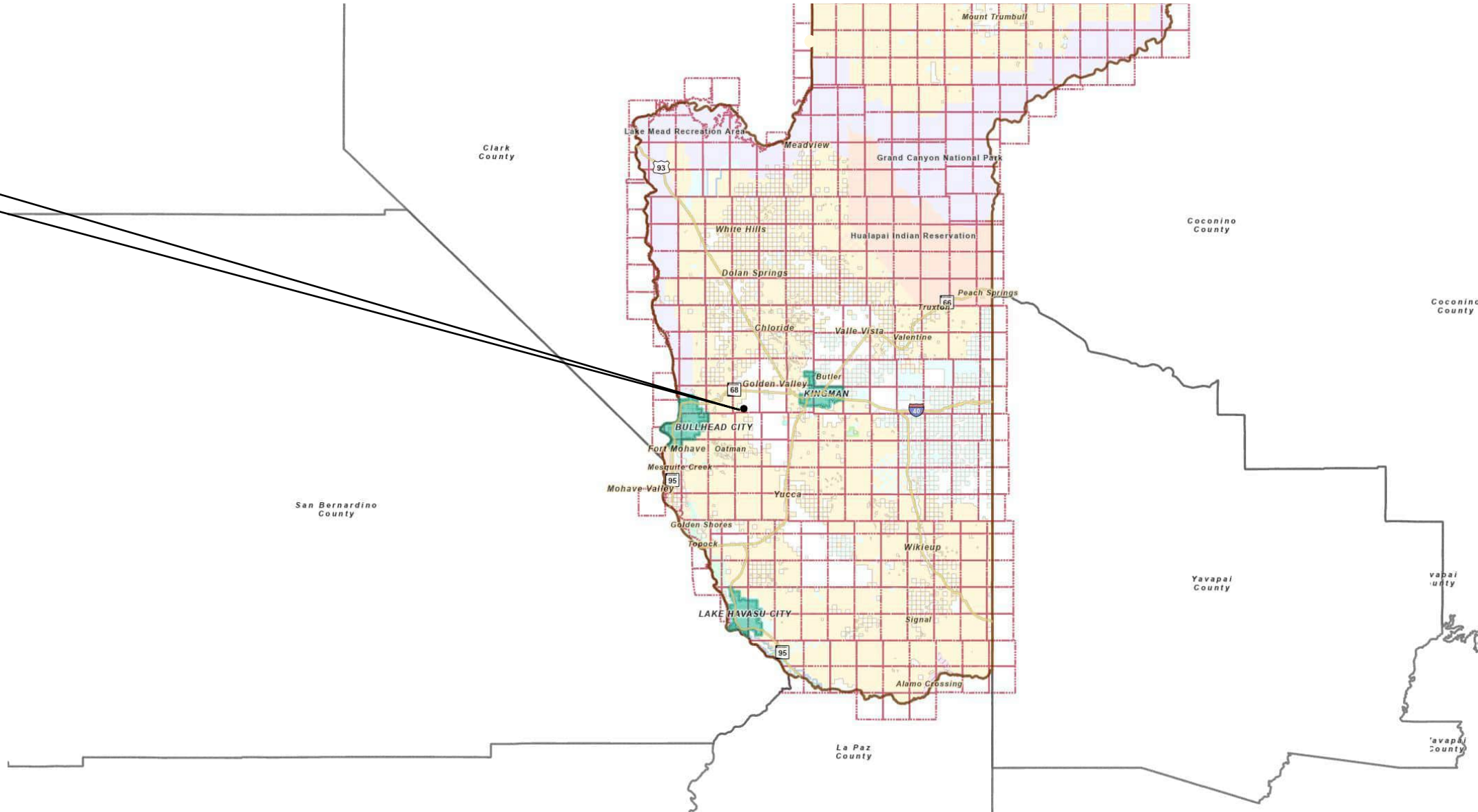
REZONE 306-22-063B

GENERAL MAP

REZONE of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 33
T 21 N, R 19 W

Subject
Property

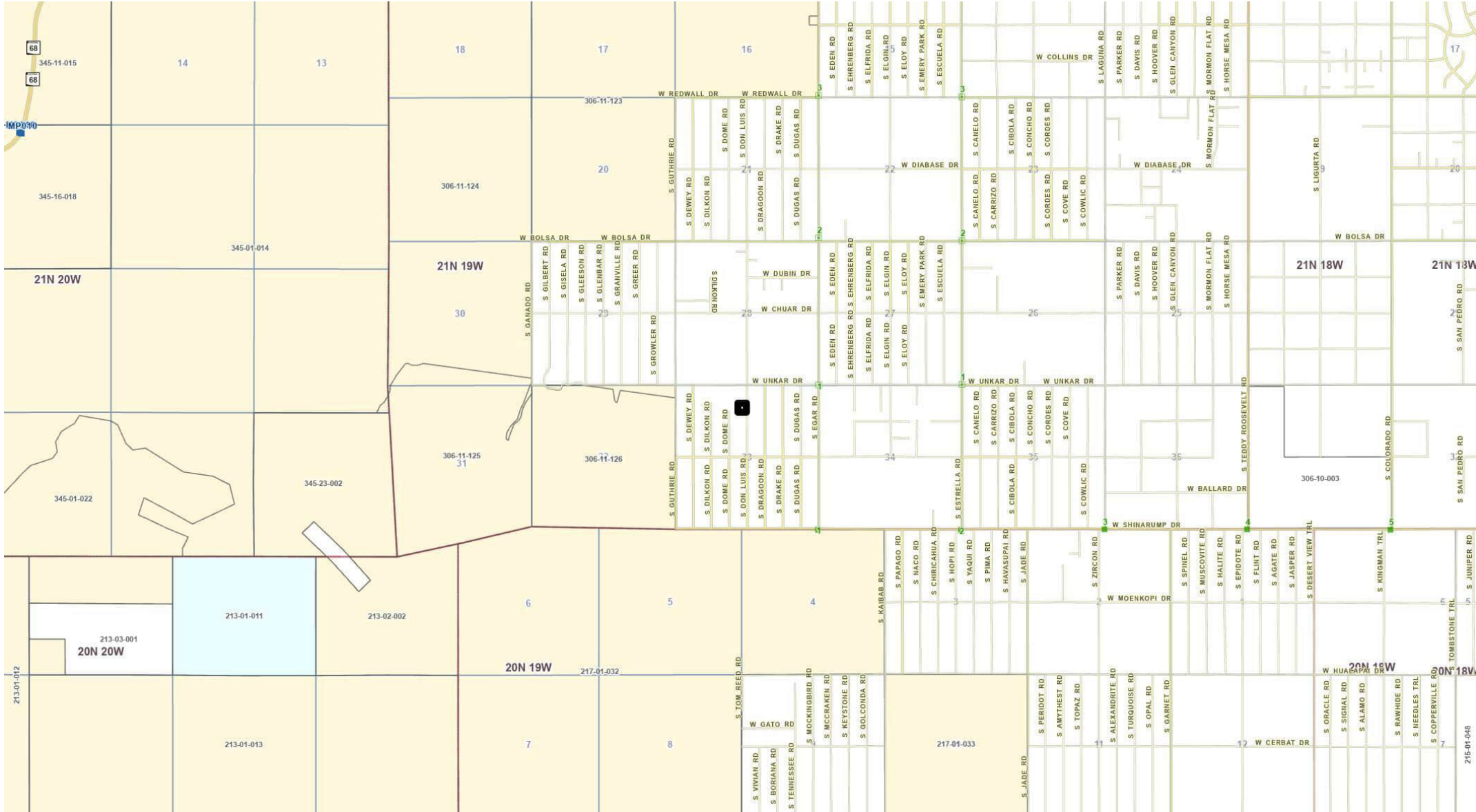


REZONE 306-22-063B

VICINITY MAP

REZONE of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 33
T 21 N, R 19 W



REZONE 306-22-063B

SITE MAP

Section 33
T 21 N, R 19 W

REZONE of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.



REZONE 306-22-063B

ZONING MAP

REZONE of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 33
T 21 N, R 19 W

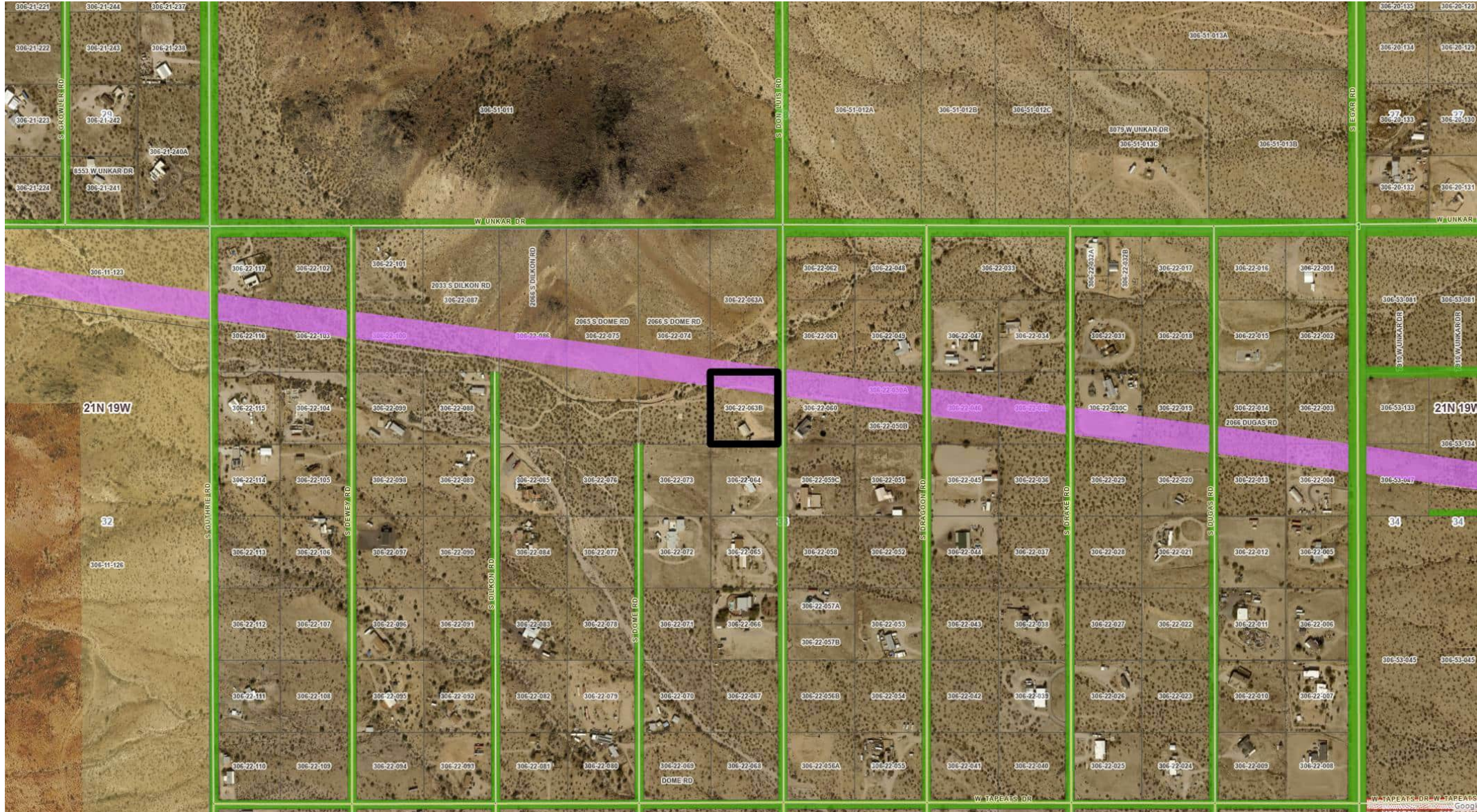


RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 33
T 21 N, R 19 W

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



REZONE

306-22-063B

REQUEST

REZONE of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 33
T 21 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, August 12, 2026, at 10:00 A.M.

As Follows:

Item 1: A request for a rezoning of the property located at 206 Dols Road, Kingman, Arizona, from its current zoning of R-1 to R-2. The property is located on the east side of the Beale Street, south of the intersection with the Dols Road. The property is currently zoned R-1, Single-Family Residential. The proposed rezoning is to R-2, Single-Family Residential. The property is owned by the Kingman Unified School District. The property is currently zoned R-1, Single-Family Residential. The proposed rezoning is to R-2, Single-Family Residential. The property is owned by the Kingman Unified School District. The property is currently zoned R-1, Single-Family Residential. The proposed rezoning is to R-2, Single-Family Residential. The property is owned by the Kingman Unified School District.

Item 2: A request for a rezoning of the property located at 206 Dols Road, Kingman, Arizona, from its current zoning of R-1 to R-2. The property is located on the east side of the Beale Street, south of the intersection with the Dols Road. The property is currently zoned R-1, Single-Family Residential. The proposed rezoning is to R-2, Single-Family Residential. The property is owned by the Kingman Unified School District. The property is currently zoned R-1, Single-Family Residential. The proposed rezoning is to R-2, Single-Family Residential. The property is owned by the Kingman Unified School District.

CAUTION
BURIED
CABLE

206
DOLS
RD

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, August 12, 2026, at 10:00 A.M.

Re: Petition:

For a change of zoning from R-1 to R-2000, as shown on the map, to allow for a single-unit detached dwelling, in the Garden Valley section of the City of Kingman, Mohave County, Arizona. (Enclosure: 1/18)

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 797-8887 OR PLANNING@MOHAVECOUNTY.AZ

CAUTION
SURF
ROAD

2017
0815
RD

03. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 306-10-003 to allow for a 195' wireless communications tower and facility in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Golden Valley 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 Atlas Tower 1, LLC on behalf of S & S Family Trust of Las Vegas, Nevada.

Assessor's Parcel No. 306-10-003 is described as S2 and W2, and NW4 of Section 31, Township 21 North, Range 18 West.

The site is approximately 394.37 acres and is located north of Shinarump Drive and east of Teddy Roosevelt Road. The site is accessed from Interstate 40, then west on Shinarump Drive, then north on Teddy Roosevelt Road approximately .40 miles to the proposed project area.

The site is currently vacant. The terrain gradually slopes to the south, with the Sacramento Wash bisecting the lot. The surrounding land uses consist of vacant land and scattered residential development.

The applicant requests this Special Use Permit to allow for a 195' wireless communications tower and facility. The Mohave County General Plan designates this site as an RDA (Rural Development Area).

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

A review of FEMA FIRM Panels #04015C-4517J and #04015C-4536J indicates approximately 193 acres along the Sacramento Wash to be in Zone AE (Floodway) and Zone AE and 21 acres in Zone A, in the Special Flood Hazard Area. The remaining area of the parcel described is in Zone X and Zone X (shaded), not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

Staff finds the proposed Special Use Permit proper for consideration subject to the following:

1. This Special Use Permit is for one (1) 195' wireless communication tower and facility in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone.
2. The appropriate permits will be obtained prior to construction.
3. Adherence to all requirements of Mohave County Zoning Ordinance Section 37.R – Wireless Communications Towers and Facilities.
4. If the use has not started within one (1) year of approval or has been discontinued for six (6) months, then approval shall terminate at that date.
5. 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: 306-10-003 Current Zoning: A-R Parcel Size approx. 400 Acres

Legal Description:

NW1/4 NW1/4; SW1/4 NW1/4; SW1/4; and SE1/4 of Sec. 31, T21N, R18W, G&SRB&M, Mohave County, AZ; except ROW conveyances and mineral reservations of record. See attached survey/deed for full legal.

Water Provider: No water required Electric provider: TBD/Unknown Sewer provider: No sewer required

Present use of property: Vacant/undeveloped rural land

Owner Information

Owner Name(must match current deed): S & S FAMILY TRUST JUN 24 2024

Mailing Address: 368 CLAYTON ST City: Las Vegas State: NV Zip: 89110

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Atlas Tower 1, LLC c/o Cornelius Whitehead

Mailing Address: 4041 Hanover Ave + City: Boulder State: CO Zip: 80305

Phone number: [REDACTED] Email: [REDACTED].com

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:

Construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of a 195-foot self-support tower (199 feet to top of lightning rod), 75-foot by 75-foot fenced lease area, gravel access drive/easement, utility service, antennas, and associated ground equipment.

Authorization

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

Kit Stokes

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

Construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of a 195-foot self-support tower (199 feet to top of lightning rod), 75-foot by 75-foot fenced lease area, gravel access drive/easement, utility service, antennas, and associated ground equipment.

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,

Atlas Tower 1, LLC c/o Cornelius Whitehead

Applicant / agent

Contact information:

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

Parcel Number: 306-10-003

Legal Description: NW4 NW4 SW4 NW SW4 SE4 EXCEPT THE N 50' OF W2 NW4 (DEEDS 221/239) NOT INCLUDING SLY 34' CONT 17,178,704 SQ ACRES)

Atlas Tower 1, LLC
4041 Hanover Ave
Boulder, CO 80305

ATLAS TOWER

June 26, 2026

RE: Zoning Narrative for Telecommunications Facility
Site Name: Golden Oat

To Whom It May Concern:

Atlas Tower 1, LLC is submitting an Admin Design Review to the Mohave County Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of Unassigned Address Teddy Roosevelt Rd, Golden Valley AZ 86413 in Mohave County, Parcel #: **306-10-003**. This letter shall serve as a narrative for the proposed 150 Lattice telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

S & S FAMILY TRUST JUN 24 2024
368 CLAYTON ST
Las Vegas, NV 89110

Applicant:

Atlas Tower 1, LLC
4041 Hanover Ave
Boulder, CO 80305

Zoning:

AR

Site Address:

Unassigned Address Teddy Roosevelt Rd, Golden Valley AZ
86413

Parcel #: **306-10-003**.

Coordinates:

Latitude: 35.16208
Longitude: -114.25298
Ground Elevation: 2571 (NAVD '88)*

Lease Area:

(75 feet x 75 feet, measuring 5625 sq. feet.)

PROPOSAL SUMMARY

The request is for approval of a new unmanned wireless telecommunications facility consisting of a 195-foot self-support tower, 199 feet to the top of the lightning rod, within a 75-foot by 75-foot lease area. The facility includes a fenced compound, gravel surface, 16-foot-wide gravel access drive, 20-foot-wide access and utility easement, utility service rack, and space for future carrier antennas and ground equipment. No water or sewer service is required. Electric provider is currently TBD and will be coordinated during final design and permitting.

The proposed tower is designed to support multiple wireless providers. The current zoning drawings identify future antenna elevations at approximately 170 feet, 180 feet, and 190 feet, which supports the County policy preference for co-location and reduces the need for additional tower structures in the area.

SECTION 37.R COMPLIANCE SUMMARY

Section 37.R Standard	Project Response	Status / Notes
Purpose / Co-location	The facility is proposed to provide wireless coverage and capacity in a rural area while allowing co-location by future providers. The tower is designed for multiple antenna arrays.	Complies / favorable weight.
Principal or Accessory Use	The wireless facility will function as the principal use within the leased area. A single self-support tower is proposed; no guy wires are proposed.	Complies; singular non-guyed structure.
Location Considerations	The proposed facility is sited on a large A-R parcel, away from the nearest property lines and not immediately adjacent to the public right-of-way. Access is from Teddy Roosevelt Rd via a proposed gravel drive.	Consistent with Section 37.R guidance.
Lot Size / Setbacks	The entire parcel controls for setbacks. Zoning drawings show tower setbacks of approximately 3,069 ft north, 5,078 ft 11 in east, 2,133 ft 2 in south, and 206 ft 1 in west.	Exceeds 1:1 A-R setback requirement for a 195-ft tower.
Height / Special Use Permit	A-R zoning allows 40 ft without a Special Use Permit and 41 to 195 ft with a Special Use Permit. The proposed tower height is 195 ft, with a lightning rod extending to 199 ft.	SUP required; requested tower height is within A-R SUP range.
Appearance / Screening	Improvements will use neutral, non-reflective materials and colors to blend with the rural desert setting to the extent practicable. Ground equipment will be located within the fenced compound.	Complies; final colors/materials may be confirmed at building permit.
Lighting	The tower will not be artificially lighted unless lighting is required by the FAA or another authority with jurisdiction.	Complies.
FAA / FCC / Building Code	The facility will comply with all applicable FAA, FCC, state, and local building and safety standards. Engineering submittals will be certified by Arizona-licensed professionals where required.	Complies.
Signs / Advertising	No advertising signs or banners are proposed. Only safety, identification, regulatory, and emergency contact signage will be installed as required.	Complies.
Proximity to Residences	The zoning drawings and survey show the tower location within a large rural parcel. Applicant will provide the County 300-foot notice list/map and any supplemental residence/separation information requested by staff.	To be verified with County 300-foot notice map.
Traffic / Operations	The facility is unmanned. Routine visits are expected for maintenance only, typically by one pickup truck. The zoning drawings note maintenance personnel may visit approximately twice per month.	Minimal operational impact.
Water / Sewer	No water or sewer facilities are required for operation of the unmanned facility.	Complies / not applicable.
Removal / Abandonment	If the tower or antennas are abandoned or not used for a permanent use, the owner will remove the facility within the time required by Section 37.R and restore the site consistent with natural surroundings.	Complies.
Modifications	Future modifications or co-locations will comply with the approved SUP, Section 37.R, and all applicable federal, state, and County requirements.	Complies.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

The facility has been sited on a large rural parcel to maximize separation from surrounding property lines and reduce visibility impacts. The proposed self-support tower avoids guy wires and is designed for co-location by future carriers. Ground-level improvements will be contained within the fenced compound and finished with neutral, non-reflective materials where practicable.

Maintenance and Traffic

The facility is unmanned and will not generate daily traffic. Routine maintenance is expected to involve one pickup truck and limited-duration visits. The zoning drawings identify maintenance personnel visiting the site approximately twice per month. Additional visits may occur for carrier installation, emergency repairs, or equipment upgrades.

Expected Noise Levels

Wireless telecommunications facilities are essentially silent during normal operation. Any emergency backup generator, if installed by a carrier in the future, would operate only during outages or required testing and would be subject to applicable County requirements.

Building Codes; Safety Standards

Atlas Tower 1, LLC will ensure that the facility is designed, constructed, and maintained in compliance with applicable state and local building codes, Mohave County requirements, and applicable tower industry standards. Any engineering information submitted with the application or subsequent building permit will be certified by a professional engineer licensed in the State of Arizona where required.

FAA/FCC Compliance

The proposed facility will comply with the requirements of the Federal Communications Commission, Federal Aviation Administration, and any other federal or state agency with jurisdiction over wireless communication facilities. The tower will not be artificially lighted unless required by the FAA or other applicable authority.

Conclusion

The Golden Oat facility is consistent with the intent and performance criteria of Section 37.R because it is an unmanned, non-guyed, co-location-capable wireless facility located on a large rural A-R parcel with setbacks exceeding the required 1:1 tower setback. The proposed facility will improve wireless service reliability and capacity while minimizing operational, traffic, noise, and visual impacts. Atlas Tower 1, LLC respectfully requests approval of the Special Use Permit for the proposed wireless telecommunications facility.

Best Regards,

Cornelius Whitehead
Project Manager
4041 Hanover Ave
Boulder, CO 80305
[REDACTED]

Atlas Tower 1, LLC
4041 Hanover Ave
Boulder CO 80305

June 26, 2026

ATLAS TOWER

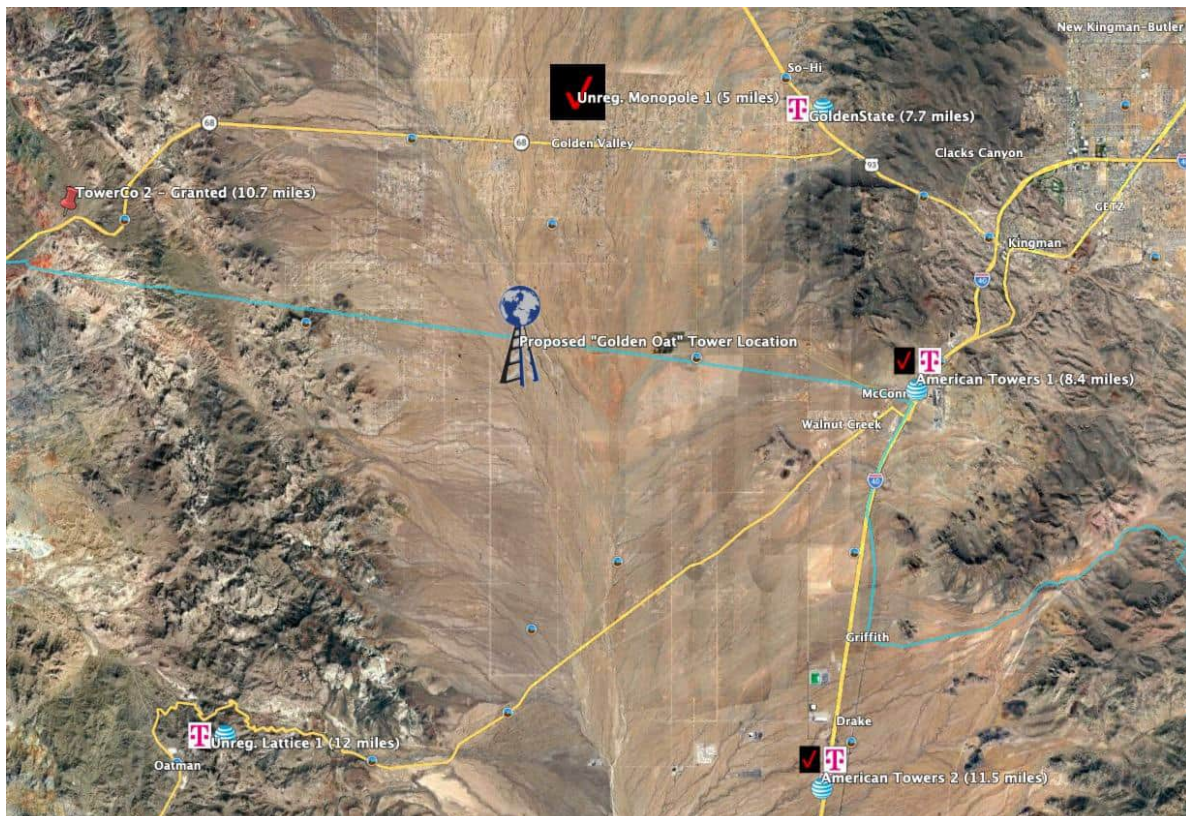
Wireless Tower Inventory and Coverage Gap Narrative Golden Oat Telecommunications Facility

To: Mohave County Planning and Zoning

Pursuant to Mohave County Zoning Ordinance Section 37.R.5.c.5, Atlas Tower 1, LLC has provided the attached map identifying wireless communication towers and the coverage gap within an area exceeding the required two (2) mile radius around the proposed Golden Oat facility.

The map demonstrates that the proposed site is located in a service gap, with the nearest identified wireless facility approximately 5.0 miles away and other surrounding facilities located approximately 7.7 to 12.0 miles from the proposed tower location. Due to the distance between existing facilities, rural spacing, and surrounding terrain, the existing tower network is insufficient to provide reliable coverage in the immediate project area.

The proposed Golden Oat facility will help close this coverage gap, improve wireless service reliability, and provide a new co-location opportunity for multiple carriers, thereby reducing the need for additional future towers in the area.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-AWP-11579-OE

Issued Date: 06/09/2026

ATLAS TOWER 1, LLC
MIKE POWERS
2500 30th St
Suite 304
Boulder, CO 80301

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower GOLDEN OAT_STOKES
County, State: Mohave, Arizona

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	35-9-44.12N	114-15-11.02W	2569 Ft	199 Ft	2768 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 12/09/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-4559, or luke.w.wray@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-AWP-11579-OE.

Signature Control No: 708283124-708879299

(DNE)

Luke Wray
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2026-AWP-11579-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
3.7	4	GHz	3280	W
3.7	4	GHz	1640	W
3.7	4	GHz	30	dBm
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W
3700	3980	MHz	3280	W



LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/LEASE CORNER
- EXIST. METER
- EXIST. TRANSFORMER
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- 4650-- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OHW--- OVERHEAD WIRE
- F--- BURIED FIBER
- G--- GAS LINE
- R/W--- RIGHT-OF-WAY
- X FENCE
- EXISTING TREE LINE

SITE COORDINATES

LATITUDE: N 35° 9' 43.48" (NAD '83)
 LONGITUDE: W 114° 15' 10.72" (NAD'83)
 GROUND ELEVATION: 5852± (AMSL NAVD '88)

TOWER SETBACKS

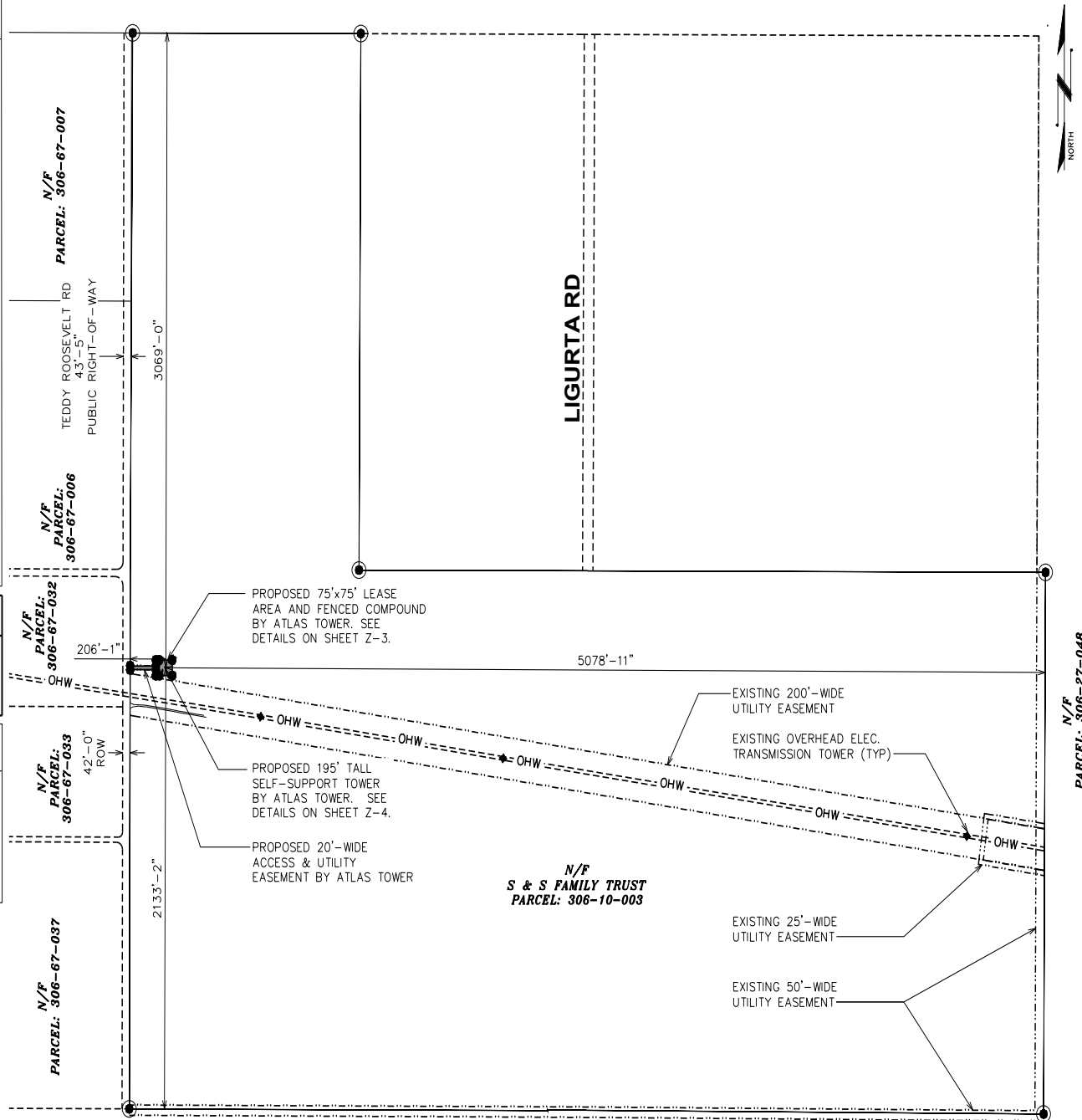
PROPERTY LINE	REQUIRED	PROPOSED
NORTH	TBD	3069'-0"
EAST	TBD	5078'-11"
SOUTH	TBD	2133'-2"
WEST	200'-0"	206'-1"

NOTES:

- THE BASIS OF BEARINGS OF THIS SITE PLAN ARE BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, SOUTH ZONE.
- THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(GEOID12B) IS EXPRESSED IN U.S. SURVEY FEET.
- SITE IS LOCATED IN ZONE "X", AREA OF UNDETERMINED FLOOD RISK, ACCORDING TO FEMA FLOOD HAZARD MAP 04015C4517J, EFFECTIVE 12/02/2015.

OVERALL SITE PLAN

SCALE: 1" = 600'



PROJECT INFORMATION:

GOLDEN OAT

S TEDDY ROOSEVELT RD
 GOLDEN VALLEY, AZ 86413
 (MOHAVE COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

4041 HANOVER AVE
 BOULDER, CO 80305
 Office: (888) 609-9596

PLANS PREPARED BY:



4570 IVY STREET, SUITE B-100
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:



B	06-16-26	ZONING
A	05-08-26	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: KES

SHEET TITLE:

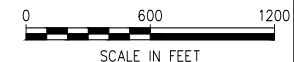
OVERALL SITE PLAN

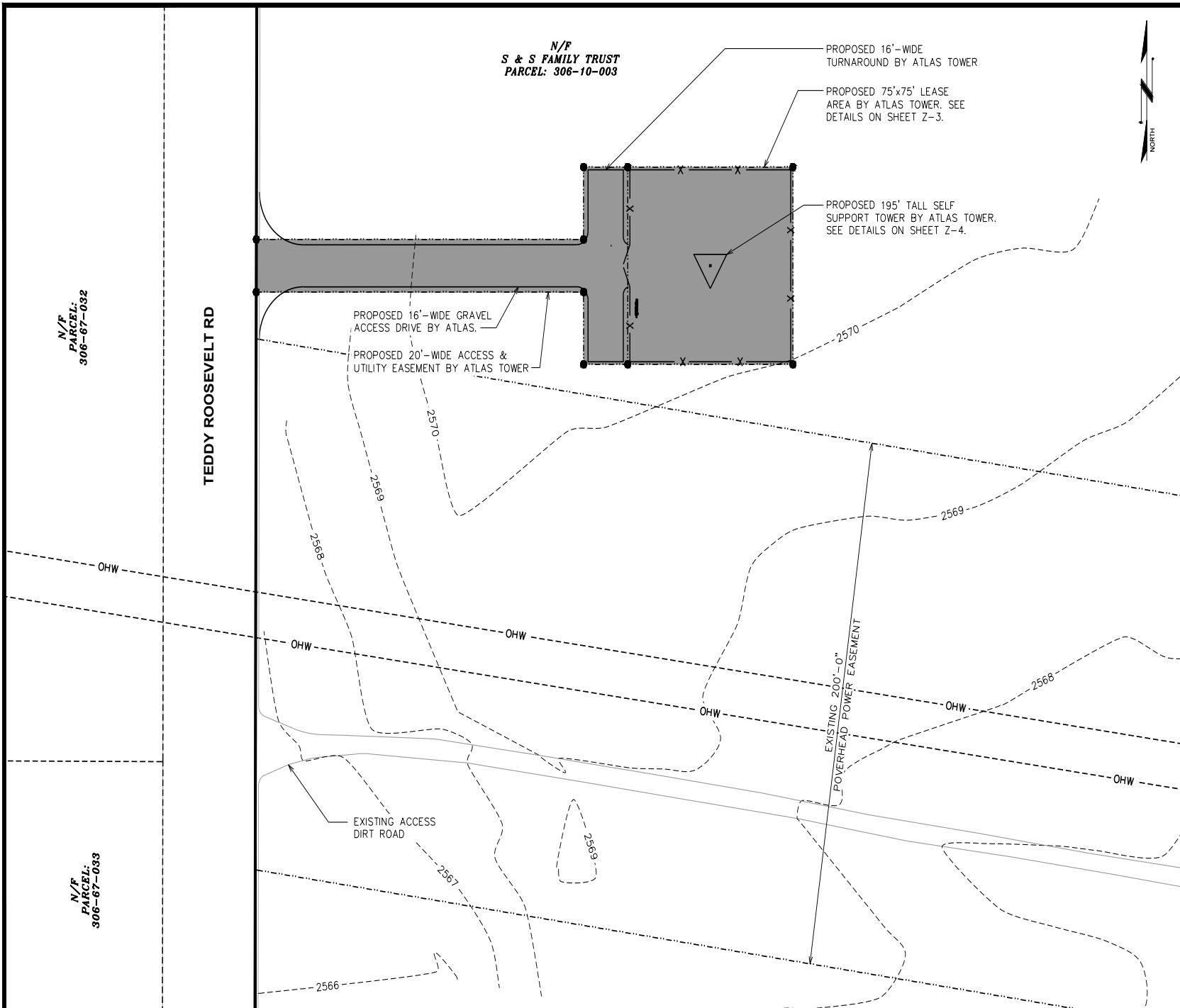
SHEET NUMBER: REVISION:

Z-1

B

TEP#362542.1264289





PROJECT INFORMATION:

GOLDEN OAT

S TEDDY ROOSEVELT RD
GOLDEN VALLEY, AZ 86413
(MOHAVE COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

4041 HANOVER AVE
BOULDER, CO 80305
Office: (888) 609-9596

PLANS PREPARED BY:

TEP

4570 IVY STREET, SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

ZONING REVIEW

B	06-16-26	ZONING
A	05-08-26	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: KES

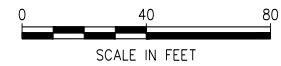
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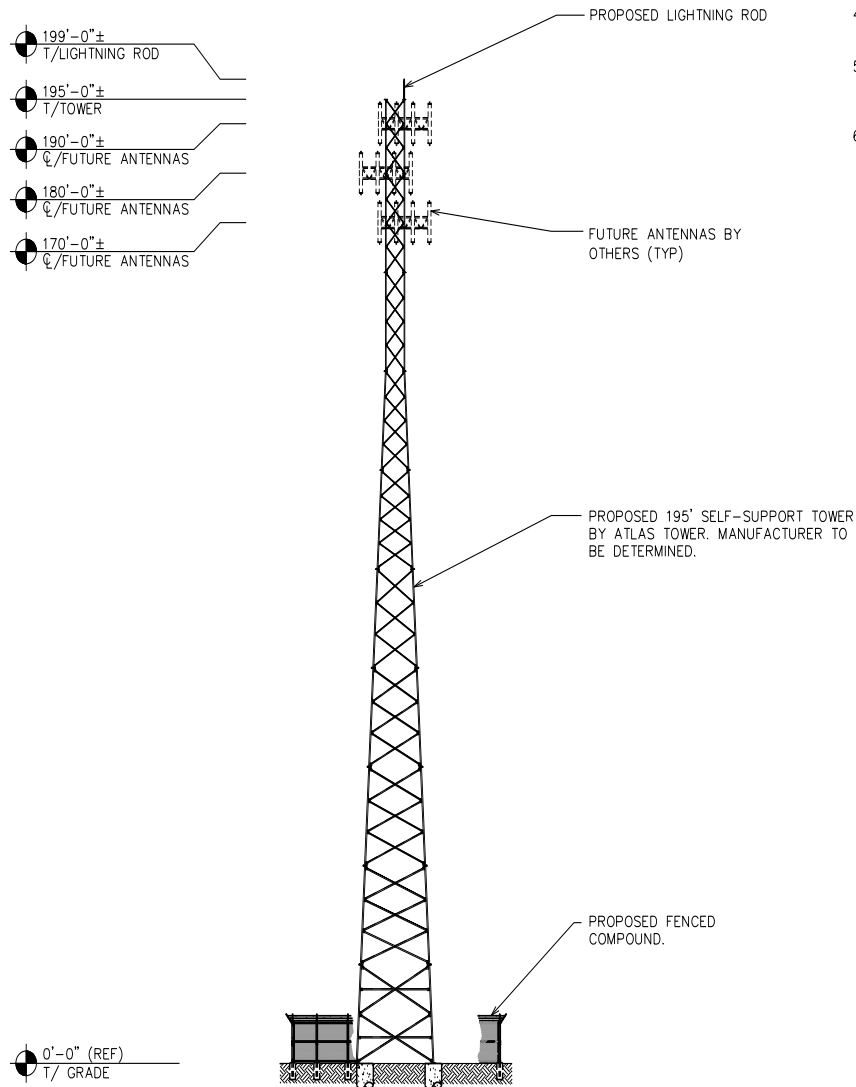
SITE PLAN

SHEET NUMBER:	REVISION:
Z-2	B
TEP#362542.1264289	

SITE PLAN

SCALE: 1" = 40'





NOTES:

1. TOWER TO REMAIN GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED UP TOWER USING WAVEGUIDE LADDER.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
6. TOWER TO BE DESIGNED TO WITHSTAND HIGH WINDS IN ACCORDANCE WITH ANY/ALL APPLICABLE STANDARDS.

PROJECT INFORMATION:

GOLDEN OAT

S TEDDY ROOSEVELT RD
GOLDEN VALLEY, AZ 86413
(MOHAVE COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

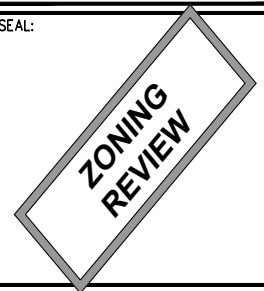
4041 HANOVER AVE
BOULDER, CO 80305
Office: (888) 609-9596

PLANS PREPARED BY:



4570 IVY STREET, SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



B	06-16-26	ZONING
A	05-08-26	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: KES

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

Z-4

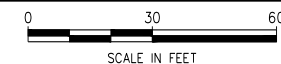
REVISION:

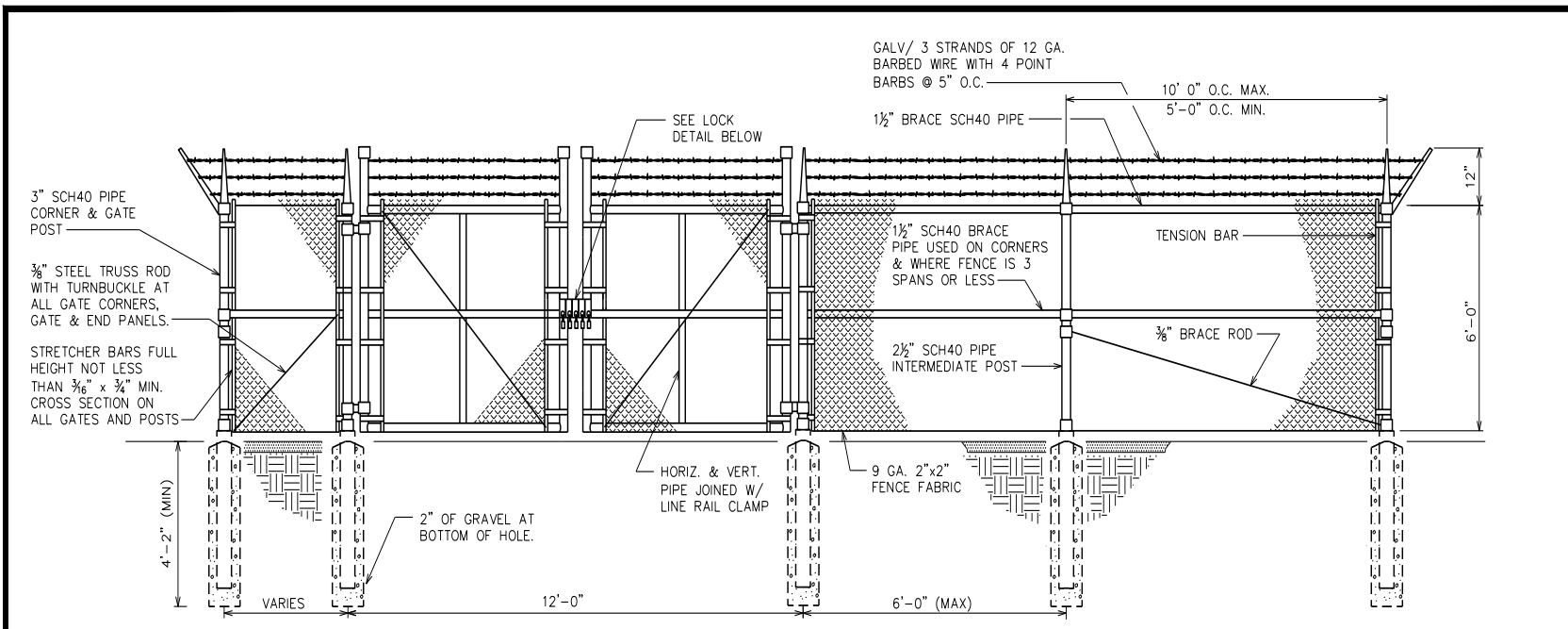
B

TEP#362542.1264289

TOWER ELEVATION

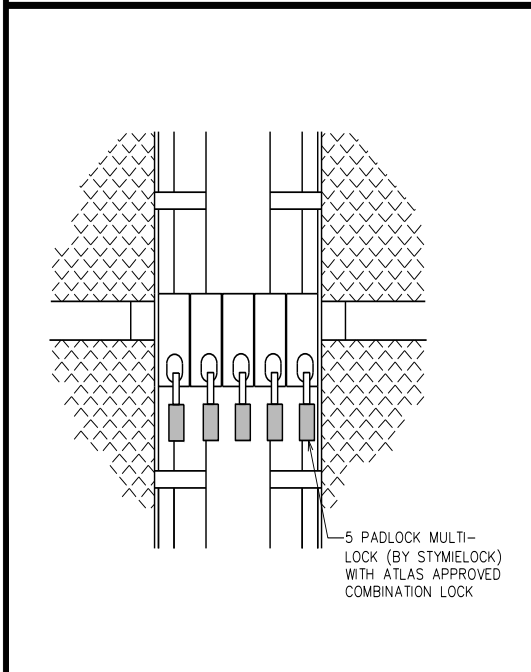
SCALE: 1" = 30'-0"





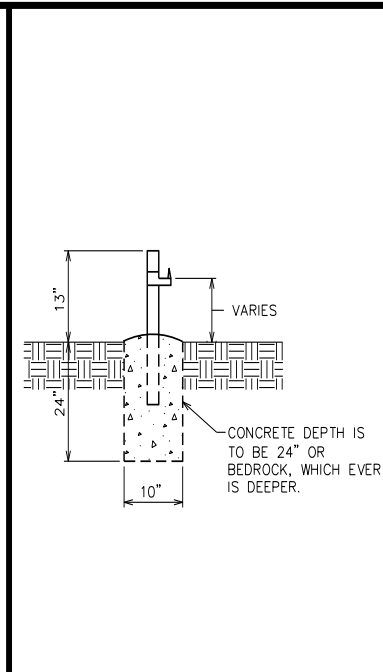
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



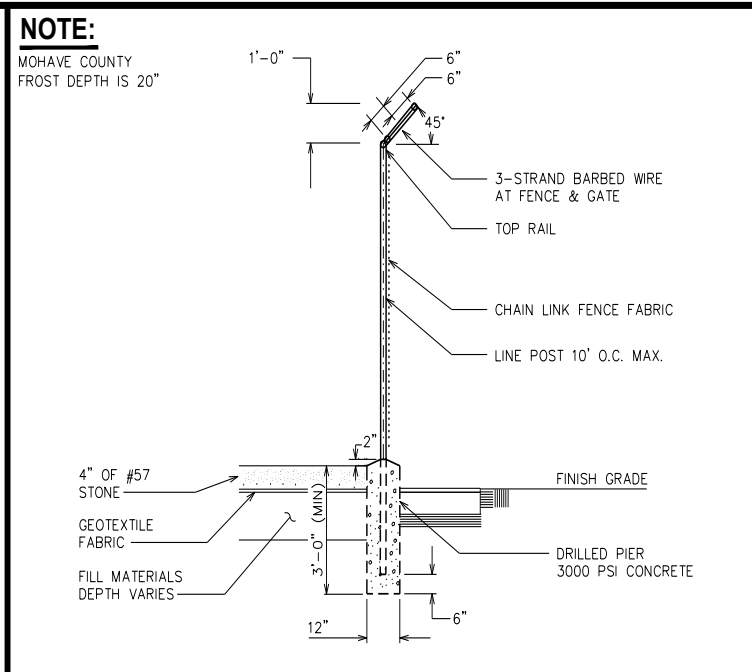
GATE LOCK DETAIL

SCALE: N.T.S.



GATE STOP/KEEPER DETAIL

SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PROJECT INFORMATION:

GOLDEN OAT

S TEDDY ROOSEVELT RD
GOLDEN VALLEY, AZ 86413
(MOHAVE COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

4041 HANOVER AVE
BOULDER, CO 80305
Office: (888) 609-9596

PLANS PREPARED BY:



4570 IVY STREET, SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



REV	DATE	ISSUED FOR:
B	06-16-26	ZONING
A	05-08-26	ZONING
DRAWN BY: KES CHECKED BY: KES		
SHEET TITLE:		
FENCE DETAILS		

SHEET NUMBER:	REVISION:
Z-5	B
TEP#362542.1264289	

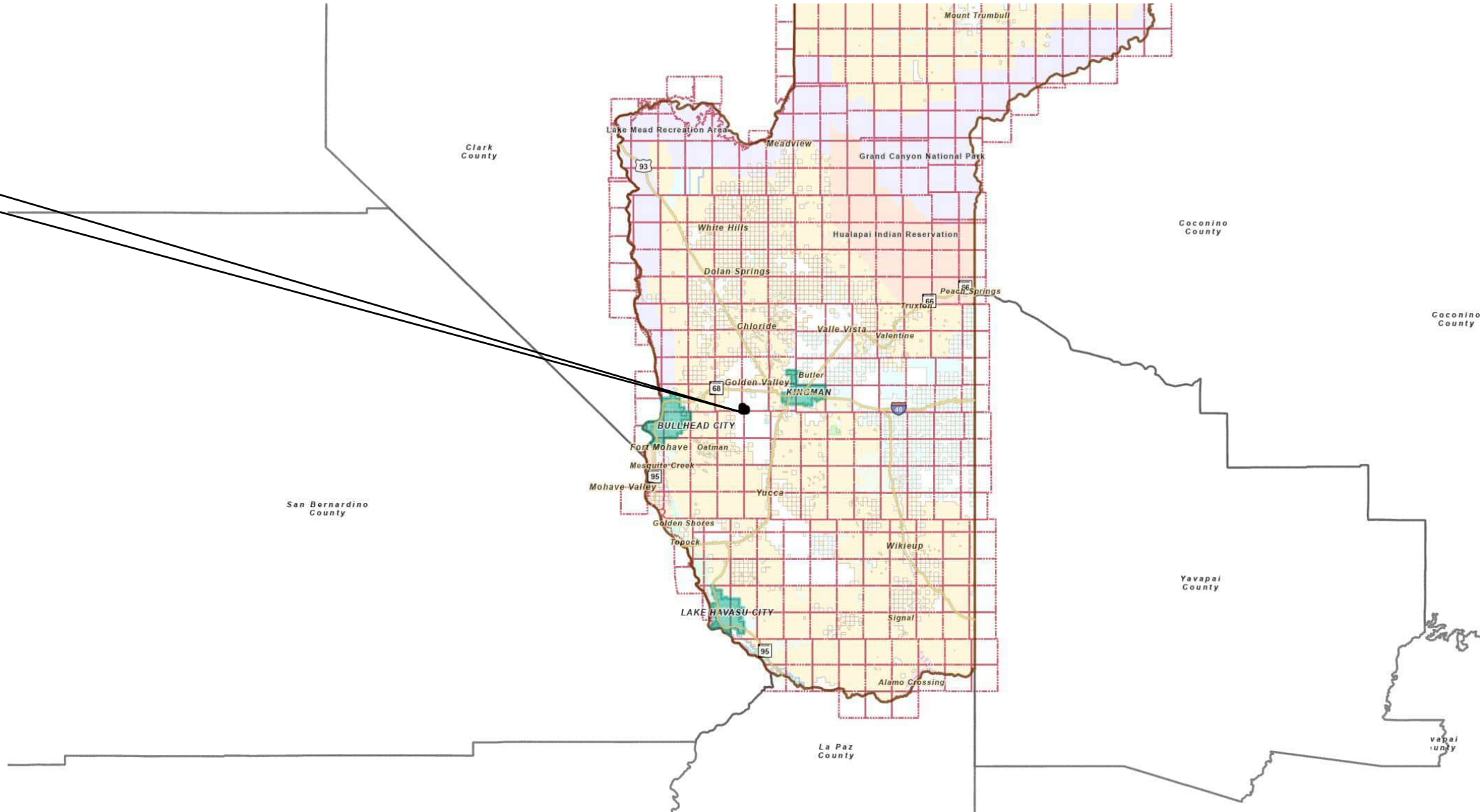
SPECIAL USE PERMIT 306-10-003

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-10-003 to allow for a 195 foot wireless communication tower and facility in an A-R/36A (Agricultural Residential / Thirty-six Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W

Subject
Property



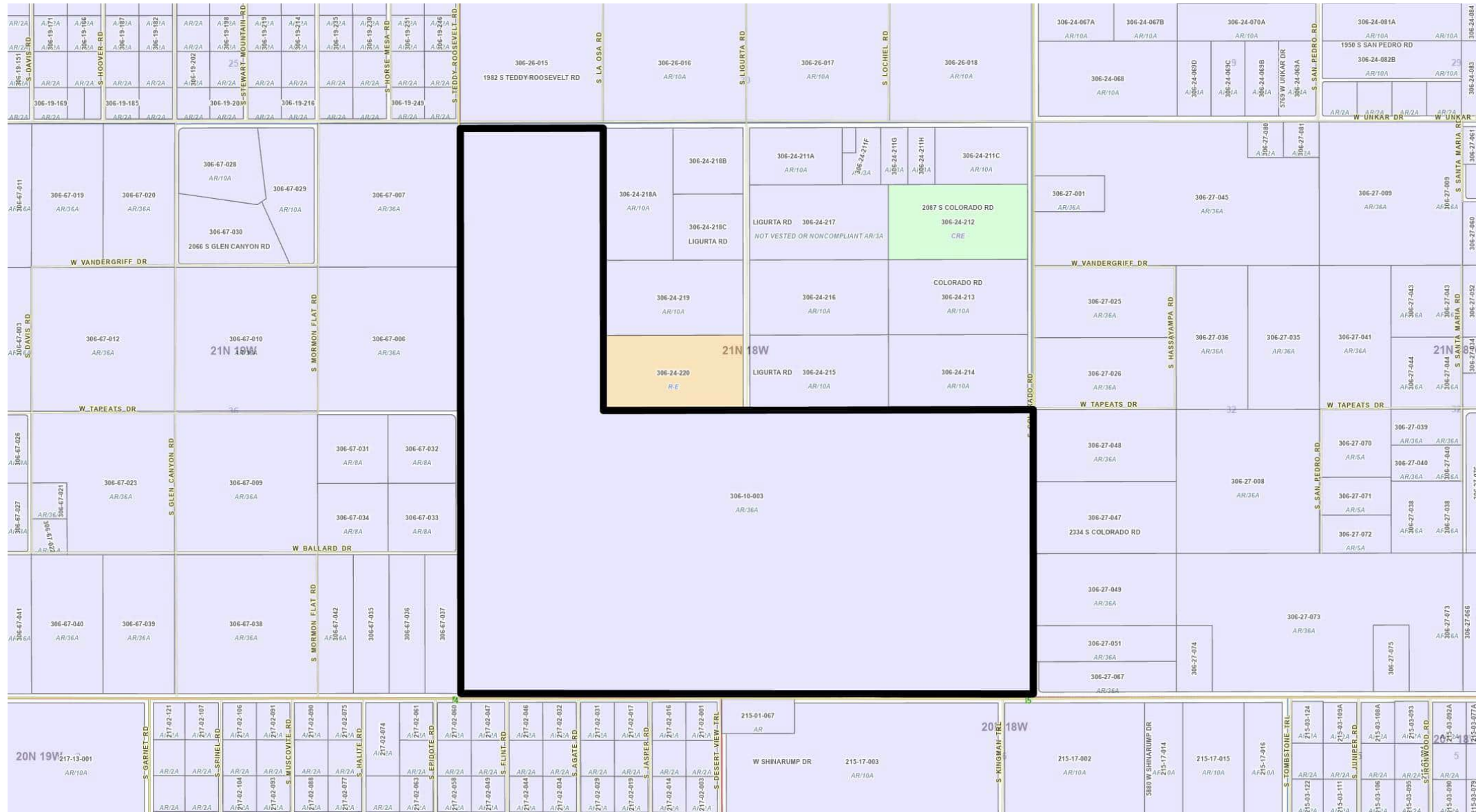
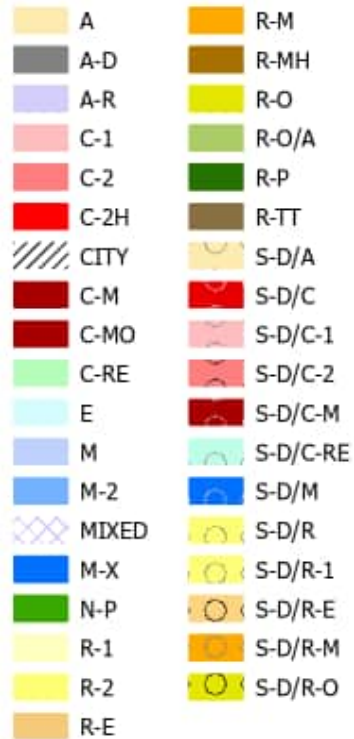
Section 31
T 21 N, R 18 W

SPECIAL USE PERMIT 306-10-003

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-10-003 to allow for a 195 foot wireless communication tower and facility in an A-R/36A (Agricultural Residential / Thirty-six Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W

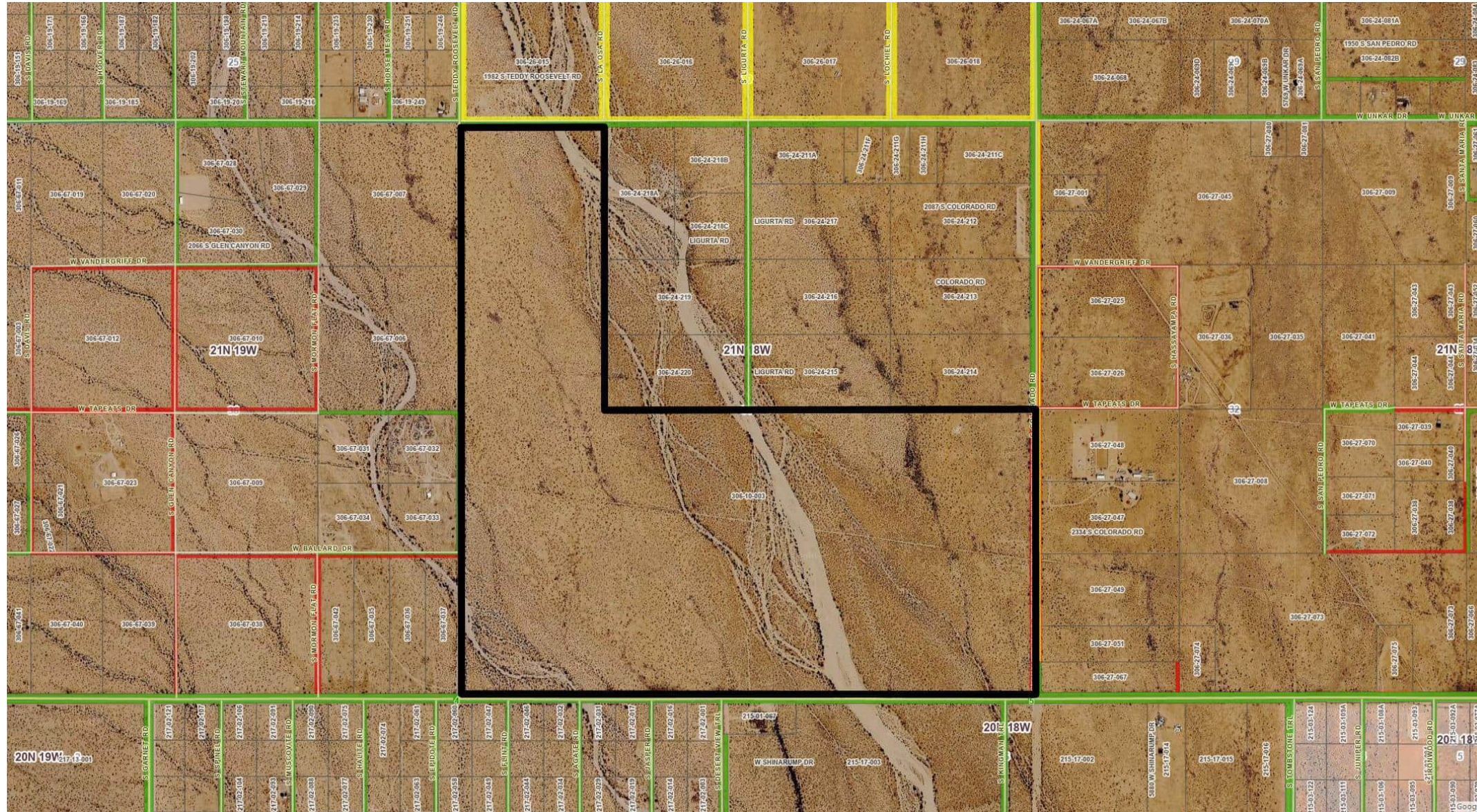


SPECIAL USE PERMIT 306-10-003
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-10-003 to allow for a 195 foot wireless communication tower and facility in an A-R/36A (Agricultural Residential / Thirty-six Acre minimum lot size) zone, in the Golden Valley vicinity.

Section 31
T 21 N, R 18 W

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



SPECIAL USE PERMIT 306-10-003
REQUEST

Section 31
T 21 N, R 18 W

SPECIAL USE PERMIT for Assessor's Parcel No. 306-10-003 to allow for a 195 foot wireless communication tower and facility in an A-R/36A (Agricultural Residential / Thirty-six Acre minimum lot size) zone, in the Golden Valley vicinity.







ZONING NOTICE

NOTICE TO PROPERTY OWNERS: A zoning change is being considered for the property located at the intersection of State Street and Highway 101, in the City of Bismarck, North Dakota. The property is currently zoned R-1 (Single-Family Residential) and is being proposed for rezoning to R-2 (Medium-Density Residential). The rezoning is necessary to allow for the development of a new residential development in the area. The property owner is hereby notified of this proposed rezoning and is given the opportunity to be heard at a public hearing on the matter. The public hearing will be held on the 15th day of May, 2024, at 7:00 PM, in the City of Bismarck, North Dakota. The property owner is encouraged to attend the public hearing and provide input on the proposed rezoning. The rezoning is subject to the approval of the City Council. The property owner is hereby notified of this proposed rezoning and is given the opportunity to be heard at a public hearing on the matter. The public hearing will be held on the 15th day of May, 2024, at 7:00 PM, in the City of Bismarck, North Dakota. The property owner is encouraged to attend the public hearing and provide input on the proposed rezoning. The rezoning is subject to the approval of the City Council.

04. **Evaluation of a request for a REZONE of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for construction yard and outdoor storage, in Yucca vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Donald Guthrie of Yucca, Arizona.

Assessor's Parcel No. 208-04-008 is described as S2 NW4 NE4 NW4 SE4 Section 12, Township 17 North, Range 18 West.

The site is approximately 1.25 acres and is located east of Yucca Frontage Road. The site is accessed from Interstate 40, exit 26, then east on Proving Ground Road, then South on Yucca Frontage Road approximately .43 miles to property 12320 S Yucca Frontage Road which is parcel in front of 208-04-008. Access to 208-04-008 is gained from 12320 S Yucca Frontage Road. Both properties have the same owner.

The site appears to be used for open lot storage. The terrain appears relatively flat. The surrounding land use consists of commercial properties and vacant land.

The applicant requests this Rezone from an A (General) zone to a C-MO (Commercial-Manufacturing-Open Lot Storage) zone to allow for the expansion of existing business. The adjoining properties to the north and west are zoned C-MO and have the same owner. The Mohave County General Plan designates this site as UDA (Urban Development Area).

The site is located within the Golden Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Yucca Frontage Road is paved and on ADOT's road maintenance system.

A review of FEMA FIRM Panel #04015C-5450G describes the property 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 does not appear to have legal access.
- f. There are no known significant environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to a C-MO (Commercial Manufacturing-Open Lot Storage) zone.
2. Adherence to all requirements of Mohave County Zoning Ordinance Section 37.N – Site Plan Requirements.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 208-04-008 Current Zoning: A Parcel Size 1.25 Acres

Legal Description:

S2 NW4 NE4 NW4 SE4 Cont. 1.25 AC

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

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Donald Guthrie Trustee

Mailing Address: P.O. Box 73 City: Yucca State: AZ Zip: 86438

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: Sept. 8th 2024

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

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

For the purpose of:

Storage, auto storage, Const. yard

Authorization

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

Donald Guthrie

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from A
to CMO for the purpose of Storage, Auto Storage, Const. Yard

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

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

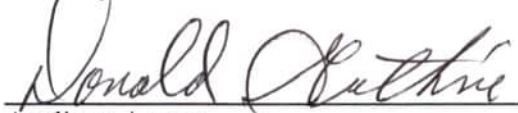
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

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

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

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

Sincerely,



Applicant / agent

Contact information:

Don Guthrie
P.O. Box 73
Yucca, AZ. 86438

Assessor Parcel Number and Legal Description of proposed subject property: 208-04-008
S2 NW4 NE4 NW4 SE4 Cont. 1.25 AC

**Legend**

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

1:2,077



0 173.1 346.2 Feet

(approximate scale)

Map Created: 6/1/2026

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

Notes:

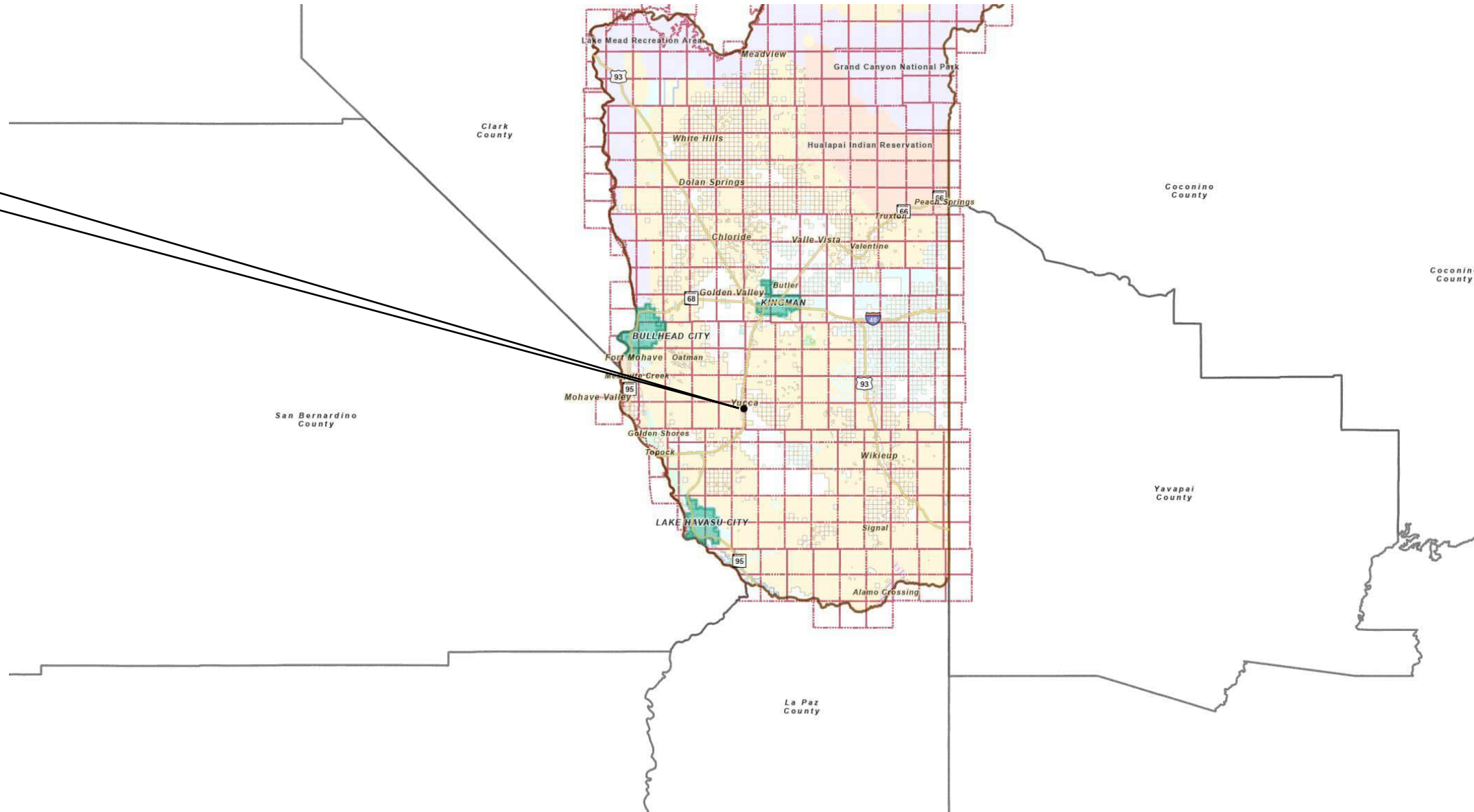
REZONE 208-04-008

GENERAL MAP

REZONE of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity.

Section 12
T 17 N, R 18 W

Subject
Property



REZONE 208-04-008

VICINITY MAP

Section 12
T 17 N, R 18 W

REZONE of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity.



REZONE 208-04-008

SITE MAP

Section 12
T 17 N, R 18 W

REZONE of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity.



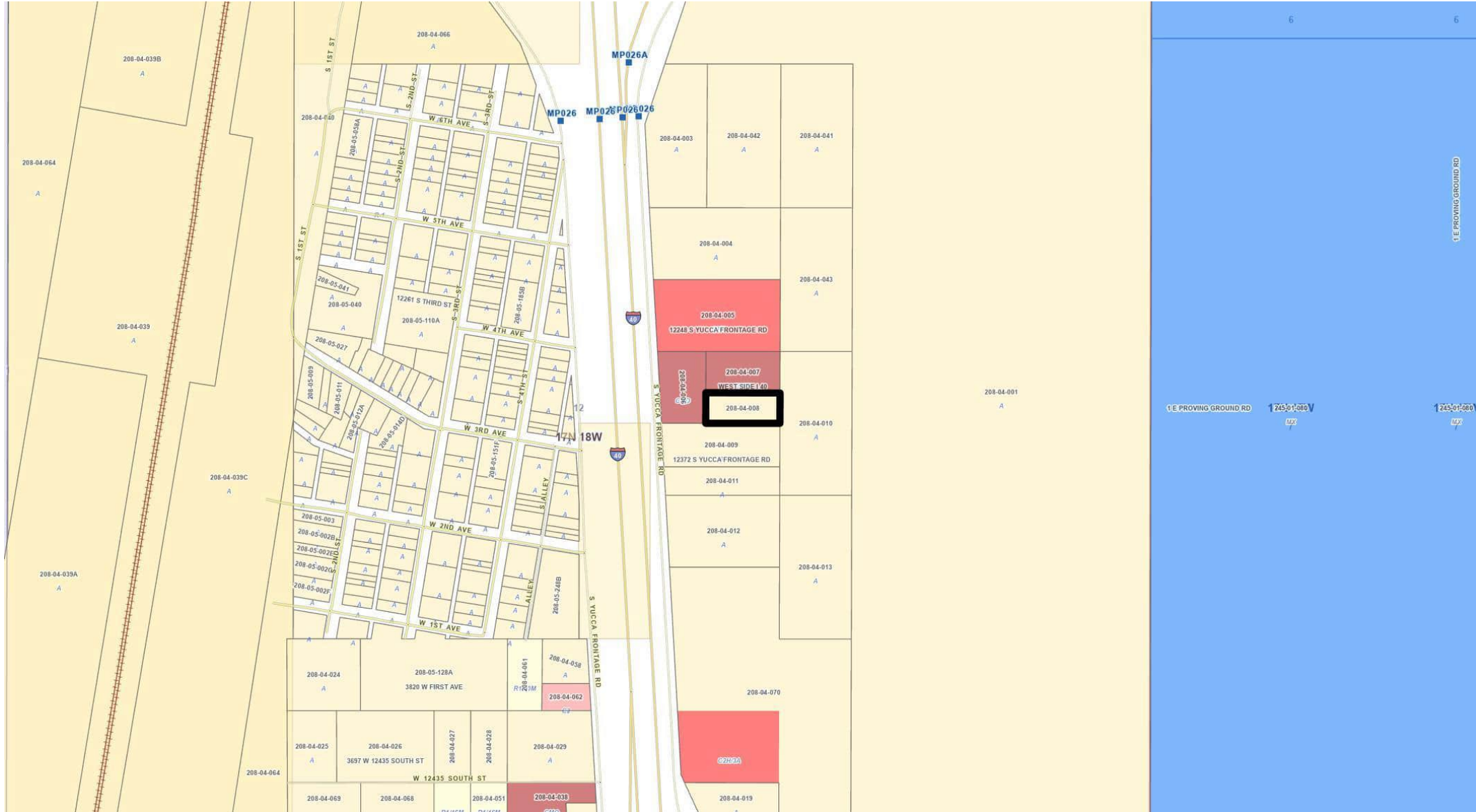
REZONE 208-04-008

ZONING MAP

REZONE of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity.

Section 12
T 17 N, R 18 W

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



REZONE 208-04-008
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity.

Section 12
T 17 N, R 18 W

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



REZONE 208-04-008 REQUEST

Section 12
T 17 N, R 18 W

REZONE of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity.





ONA

24 Hr. Towing
Auto Repair
Tires

12320 Frontage Road
Guthrie
Service Center

GENERAL
CONTRACTOR
Septic Systems

**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Moravia County, Arizona at the regular meeting room of the Commission, 700 W. Basile Street, Kingman, Arizona, on Wednesday, August 12, 2020, at 10:00 A.M.

As Requested: The Planning and Zoning Commission of Moravia County, Arizona, on August 12, 2020, at 10:00 A.M., held a public hearing and received testimony from the applicant, Mr. [Name], regarding the proposed use of the property located at 12320 Frontage Road, Kingman, Arizona. The applicant requested that the Commission approve the proposed use of the property for a [Type of Use]. The Commission will consider the applicant's request and the testimony received at the hearing. The Commission will make a decision on the proposed use of the property at its next meeting on August 19, 2020, at 10:00 A.M.

THE MORAVIA COUNTY COMMISSION, 700 W. BASILE STREET, KINGMAN, ARIZONA 86401, IS THE OFFICIAL ADDRESS FOR ALL CORRESPONDENCE.



24 Hr.
Towing
Auto Repair
Tires

12220 Prestige Road
Guthrie
Service Center

**GENERAL
CONTRACTOR**
Septic Systems

**ZONING
NOTICE**

NOTICE TO RESIDENTS: A zoning change is being considered for the property located at 12220 Prestige Road, which is currently zoned R-1 (Single-Family Residential). The proposed change is to R-2 (Medium-Density Residential). This change would allow for the construction of a second unit on the property. The zoning change is being considered by the City of Tempe Planning and Zoning Commission. A public hearing will be held on the 15th day of May, 2024, at 7:00 PM. The hearing will be held at the City of Tempe Administration Center, 10000 N. Tatum Road, Suite 100, Tempe, AZ 85284. For more information, please contact the City of Tempe Planning and Zoning Department at (480) 964-6000.

366
F-1112

05. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring the property into compliance in the Dolan Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described properties, as requested by Yolanda Saucedo and Antonio Plascencia of Las Vegas, Nevada.

Assessor's Parcel Nos. 326-04-099A and -099B are described as Pleasant Valley Acres Lot 105, located in Section 20, Township 25 North, Range 19 West.

The site total is approximately 2.12 acres and located north of Sundown Road and east of Bullhead Road. The site is accessed from U.S. Highway 93, then northeast on Pierce Ferry Road, then south on Bullhead Road approximately 0.50 miles to the northeast corner of parcel 326-04-099B.

The site has a manufactured home awaiting set up. The terrain is flat. The surrounding land uses consist of vacant land and a few scattered single-family homes.

The applicant requests this rezone from an A (General) zone to an A-R (Agricultural Residential) zone to bring the property into compliance. The Mohave County General Plan designates this site as Suburban Residential.

The sites are located in the Lake Mohave Ranchos Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Bullhead Road is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G describes both parcels 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. There are no known significant environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. 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 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: 326-04-099B, 099A Current Zoning: A. Parcel Size 1.06 Acres

Legal Description:

T25N R10W Sec 20 N1/2 Pleasant Valley Acres 10+105

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

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Yolanda Saucedo & Antonio Plascencia

Mailing Address: 3380 E Owens^{apto} Ave 107 City: Las Vegas State: NV Zip: 89110

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:

* Bring into 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.

* Yolanda Saucedo
* Antonio Lamas Plascencia

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

Rezone Notice of Hearing

Dear Property Owner:

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

to AR for the purpose of Bring into Compliance.

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

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

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

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

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

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

Sincerely,

Antonio Lamas Plascencia

Applicant / agent

Contact information:

[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: 324-04-099A & B



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Maintained Rds / County Route:
 - AcquireR/W
 - Unsurfaced
 - Surfaced
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested)
- Zoning Symbolized
 - A
 - A-D
 - A-R
 - C-1
 - C-2
 - C-2H
 - C-M
 - C-MO
 - C-RE
 - E
 - M
 - M-2
 - M-X

1:2,077



0 173.1 346.2 Feet

(approximate scale)

Map Created: 5/21/2026

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Notes:

PLEASANT VALLEY ACRES



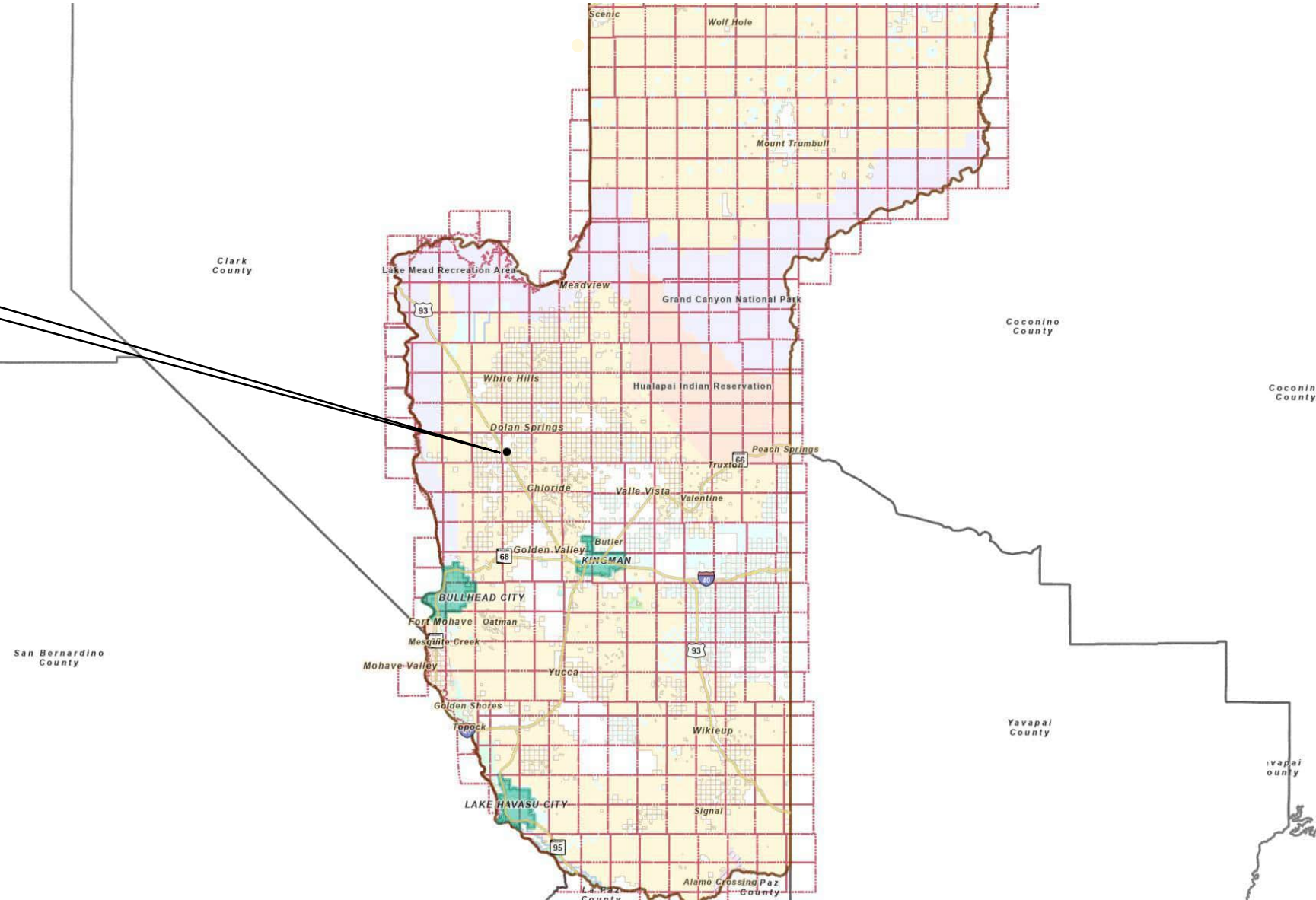
The highlighted number on this map is/are your new Assessor Parcel Number(s). The Mohave County Assessor's Cartography Department has completed the split/combine and this parcel will now appear on the GIS, however some time may elapse before the associated ownership and valuation data appears on the Mohave County website. If you have any questions, please contact us at (928) 753-0703 #4611.

REZONE 326-04-099A and -099B GENERAL MAP

REZONE of Assessor's Parcel No. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity.

Section 20
T 25 N, R 19 W

Subject
Property



REZONE of Assessor's Parcel No. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity.

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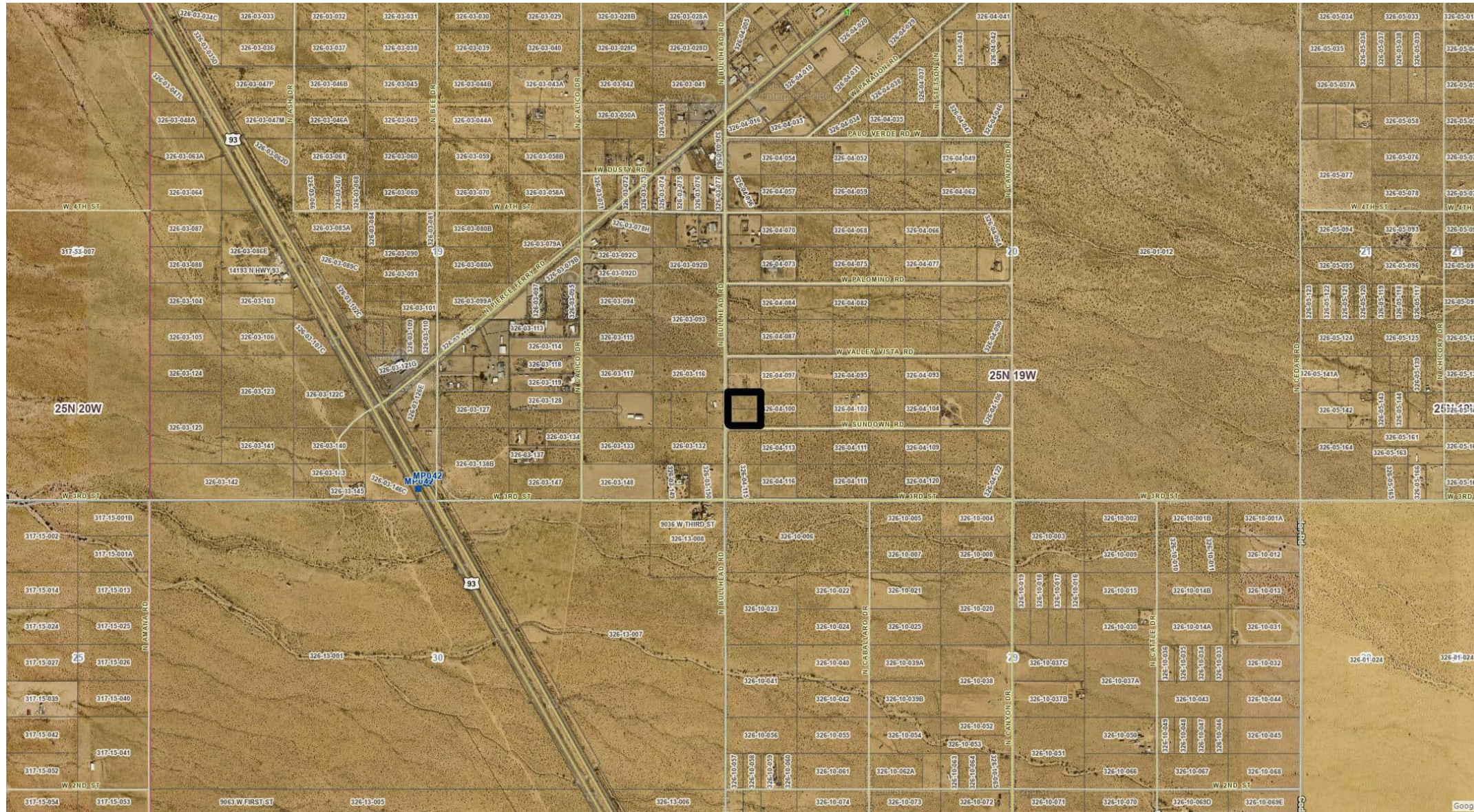
REZONE

326-04-099A and -099B

SITE MAP

Section 20
T 25 N, R 19 W

REZONE of Assessor's Parcel No. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity.



326-04-099A and -099B

ZONING MAP

REZONE of Assessor's Parcel No. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity.

Section 20
T 25 N, R 19 W

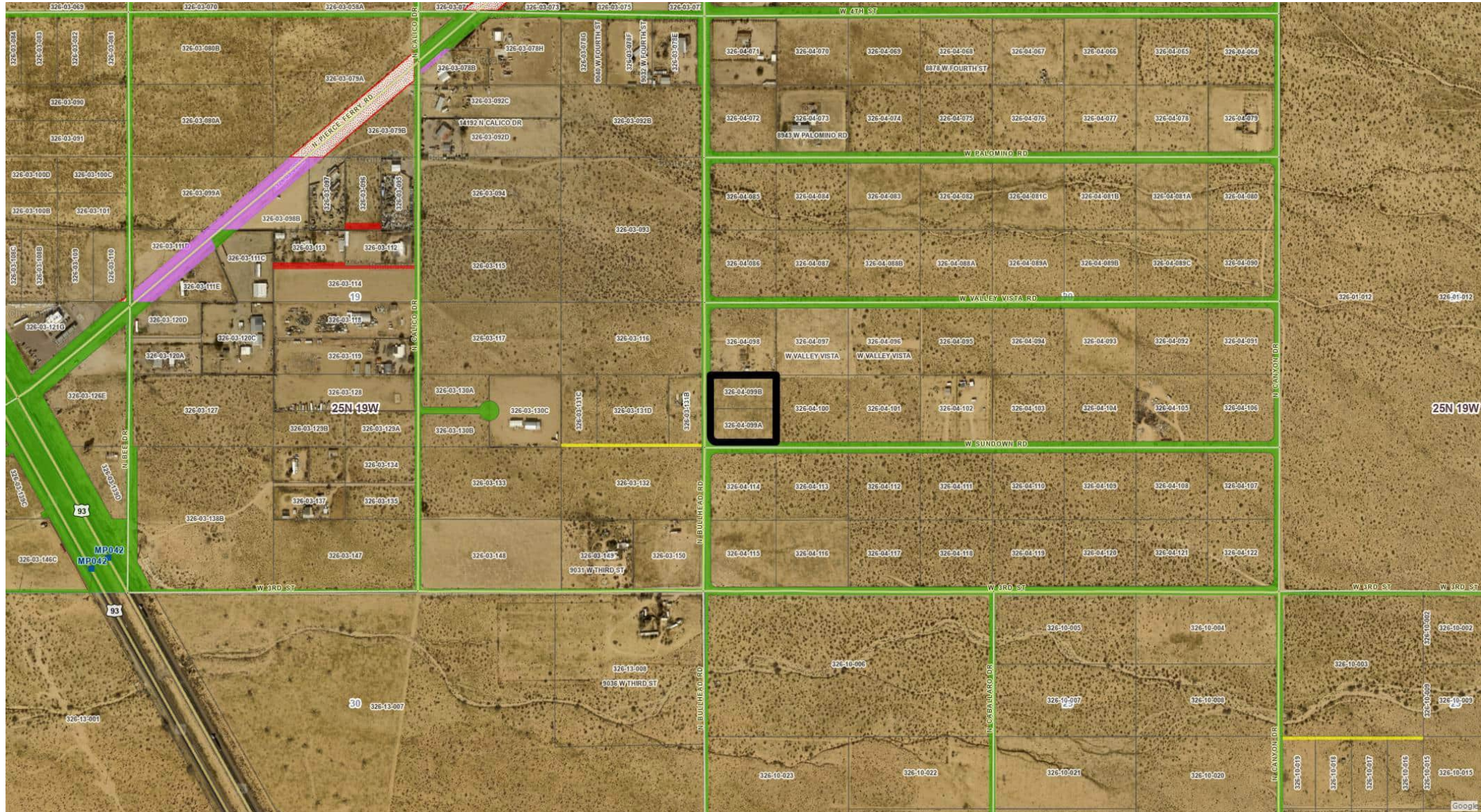


REZONE 326-04-099A and -099B RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity.

Section 20
T 25 N, R 19 W

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



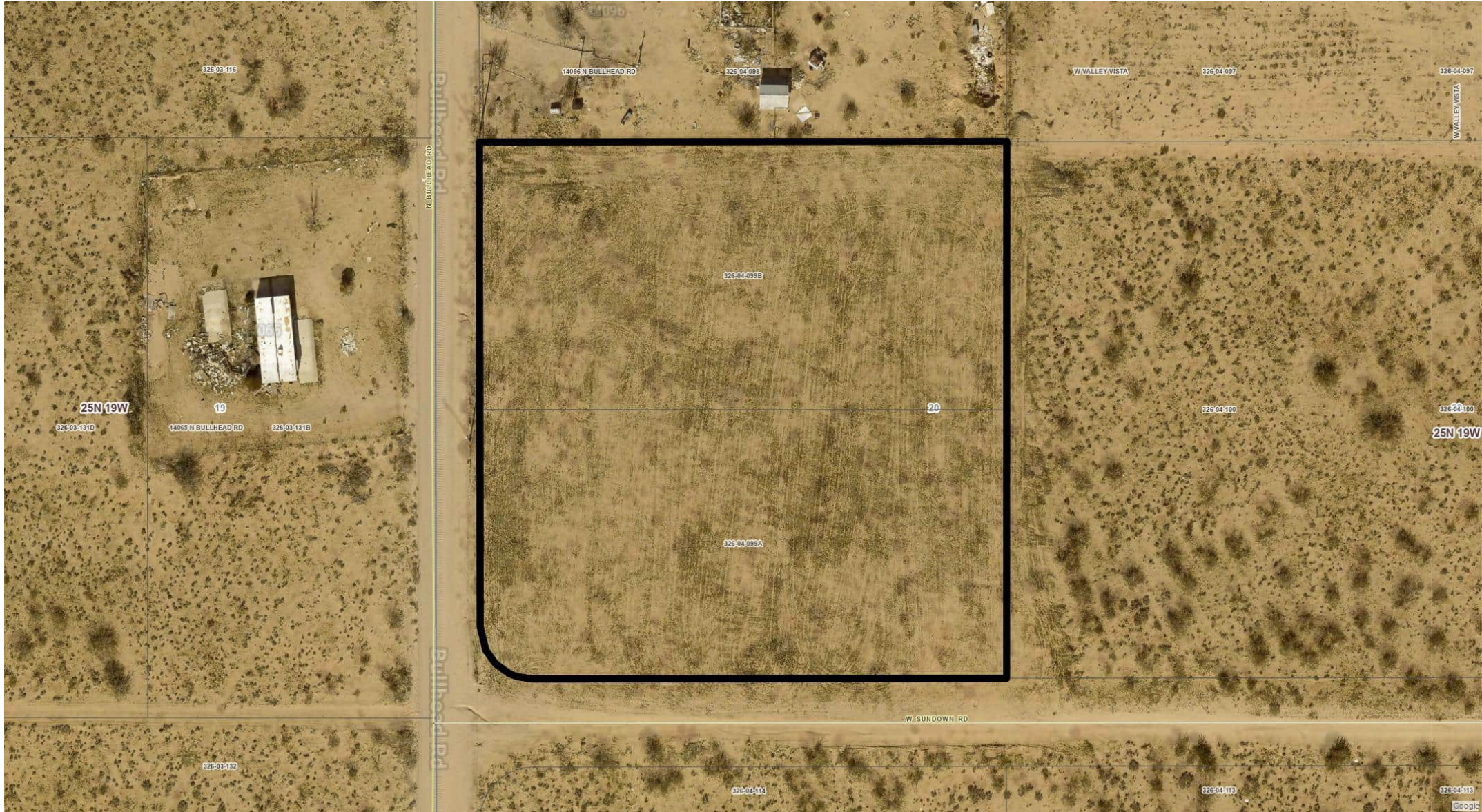
REZONE

326-04-099A and -099B

REQUEST

REZONE of Assessor's Parcel No. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity.

Section 20
T 25 N, R 19 W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, August 12, 2026, at 10:00 A.M.

As Follows:
Evaluation of a request for a **REZONE** of Applicant's Parcel No. 128-04-0090-A, 4.49983 Acres, 40 (Formerly zoned to an A-1 Agricultural (Residential) zone, to bring into compliance, to the Urban Sprague Valley, east of Highland Road, north of Sandown Road, Mohave County, Arizona. Yolanda Sanchez and Antonio Plascencia, 138

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 897-0801 OR PLANNING@MOHAVE.CO.VA

06. **Evaluation of a request for a REZONE of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to an R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Desert Unicorns II, LLC of Kingman, Arizona.

Assessor's Parcel No. 324-09-296 is described as Lake Mohave Country Club Estates Unit 3 Amended Block G Lot 12, located in Section 31 of Township 22 North, Range 16 West.

The site is approximately 1.02 acres and is located north of Sierra Vista Avenue and west of Adams Street. The site is accessed via Interstate 40, then north on Stockton Hill Road, then east on Sierra Vista Avenue, then north on Adams Street approximately .04 miles to the southeast corner of the lot.

The site is relatively flat, with two manufactured homes and two septic systems. The surrounding land uses consist of primarily residential development.

The applicant requests this Rezone from an A-R (Agricultural Residential) zone to an R-E (Residential Recreation) zone to allow for a minor land division while keeping agricultural uses. The Mohave County General Plan designates this site as Low Density Residential.

The site is located within the Northern Arizona Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Adams Street is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4557H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. The site will be Rezoned to an R-E (Residential Recreation) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 324-09-296 Current Zoning: AR Parcel Size 1.02 Acres

Legal Description:

T22 N R16W SEC 31 LAKE MOHAVE COUNTRY CLUB ESTATES UNIT 3
AMENDED BLK G LOT 12

Water Provider: KINGMAN Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: RESIDENTIAL

Owner Information

Owner Name(must match current deed): DESERT UNICORN II, LLC

Mailing Address: 3748 CINCH DR City: KINGMAN State: AZ Zip: 86409

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: R-E

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

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

For the purpose of:

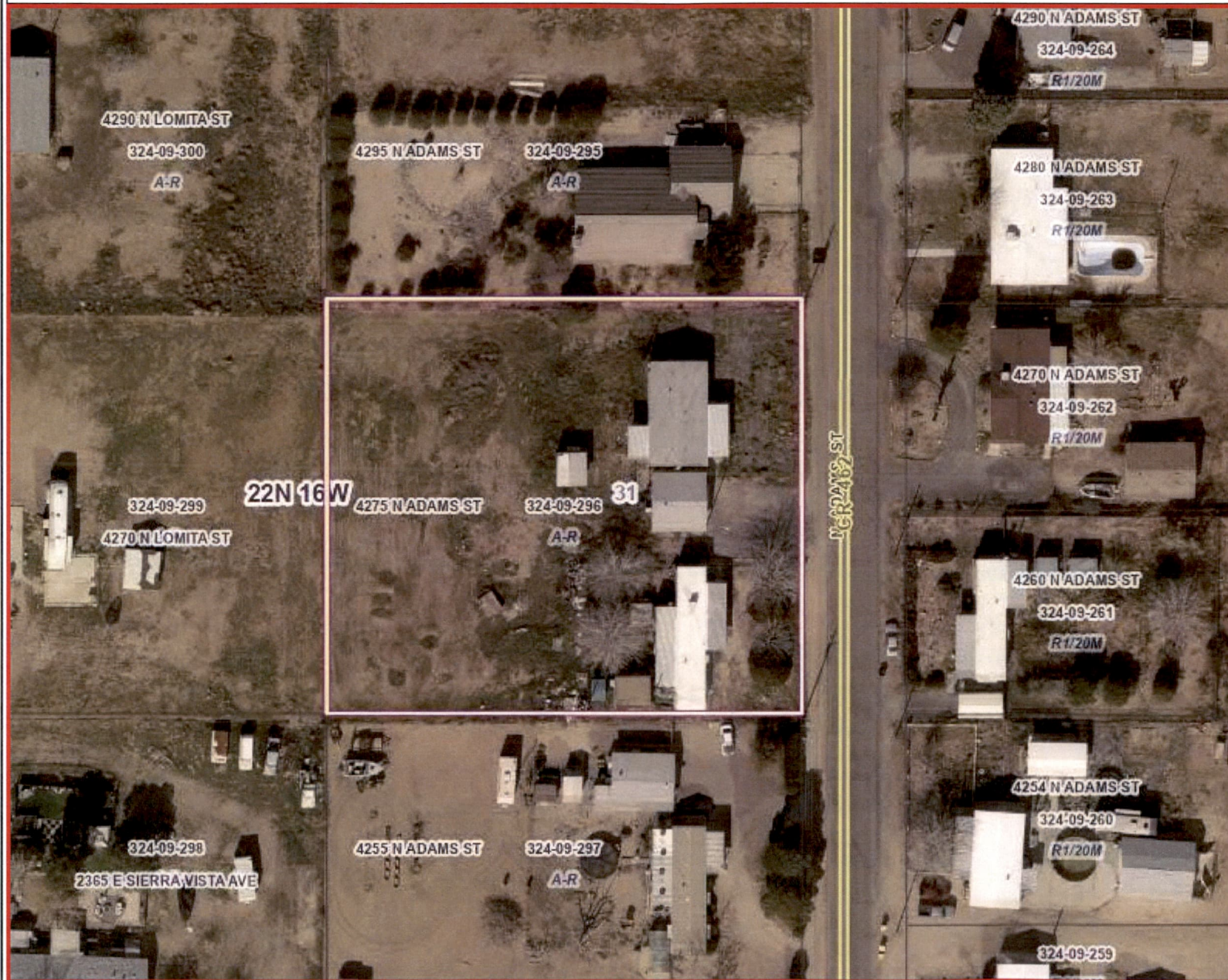
Lot split for single residence use

Authorization

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

[Signature]

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



Legend

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

1: 1,039



0 86.6 173.1 Feet

(approximate scale)

Map Created: 6/18/2026

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Notes:

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR
to R-E for the purpose of Lot split for single residence use.

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

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

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

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

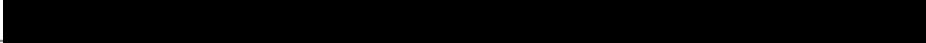


Applicant / agent

Contact information:

DESERT UNICORNS II LLC





Assessor Parcel Number and Legal Description of proposed subject property: 324-09-296
T22N R16W SEC 31 LAKE MOHAVE COUNTRY CLUB ESTATES UNIT
3 AMENDED BLK 6 LOT 12

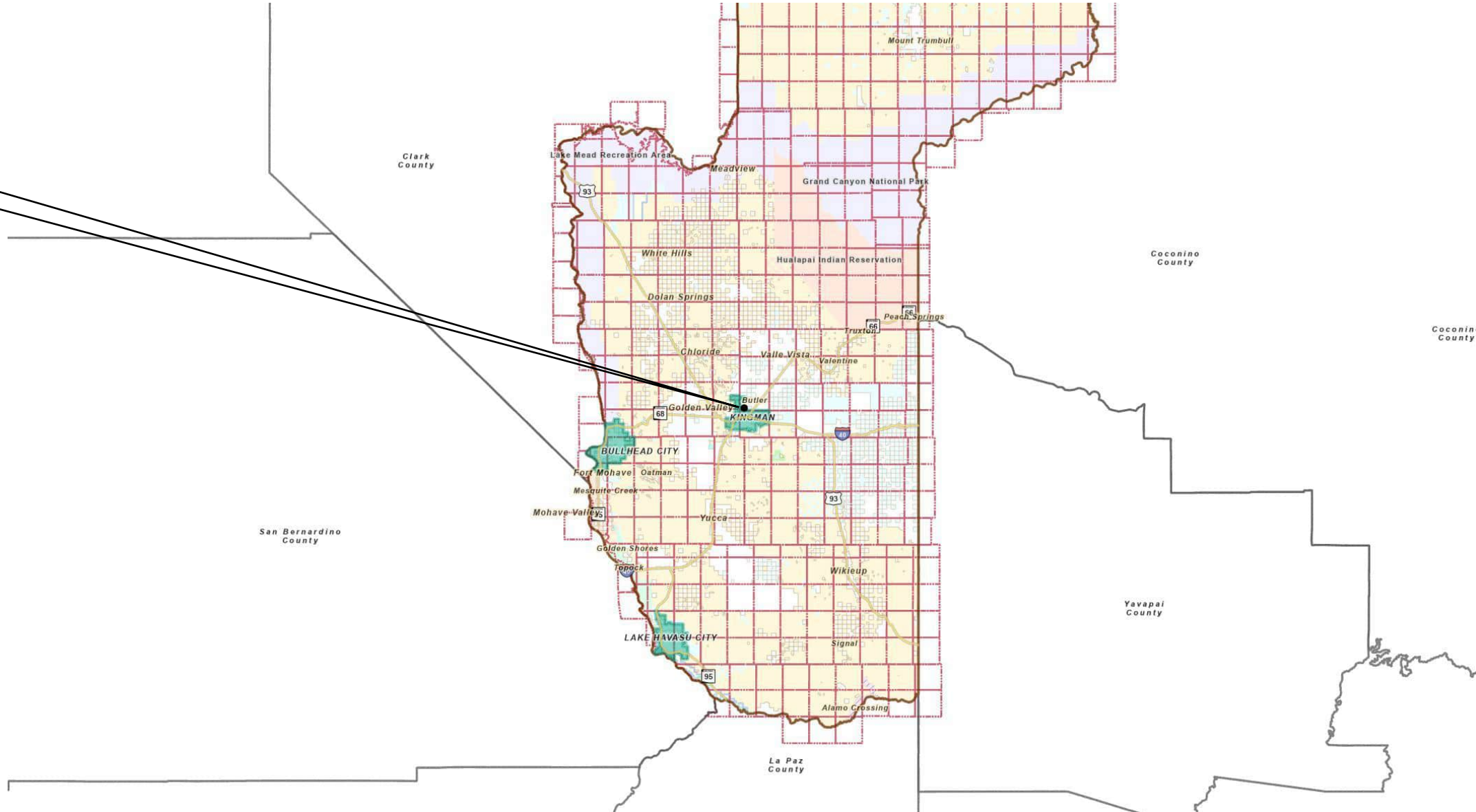
REZONE 324-09-296

GENERAL MAP

REZONE of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to a R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity.

Section 31
T 22 N, R 16 W

Subject
Property

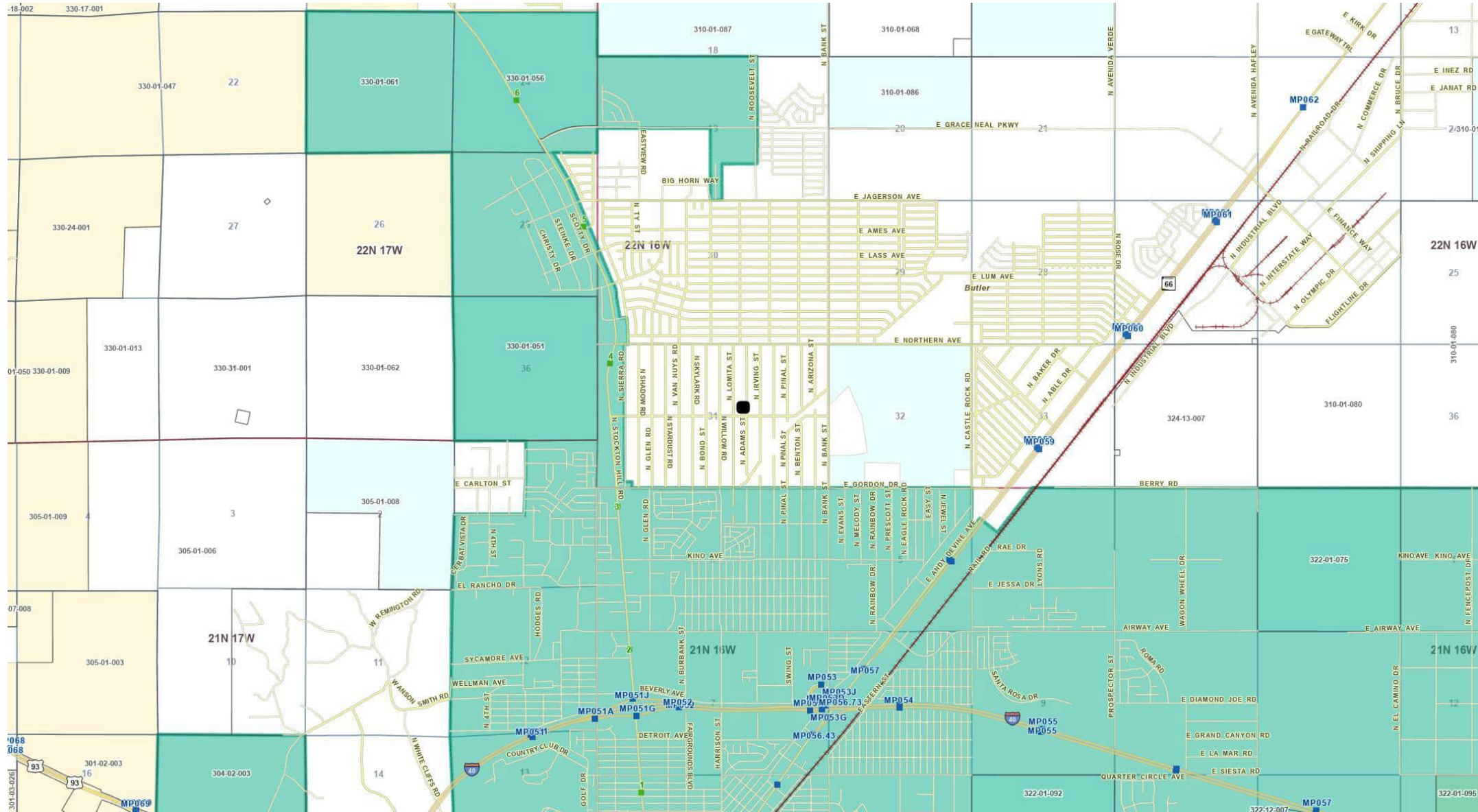


REZONE 324-09-296

VICINITY MAP

Section 31
T 22 N, R 16 W

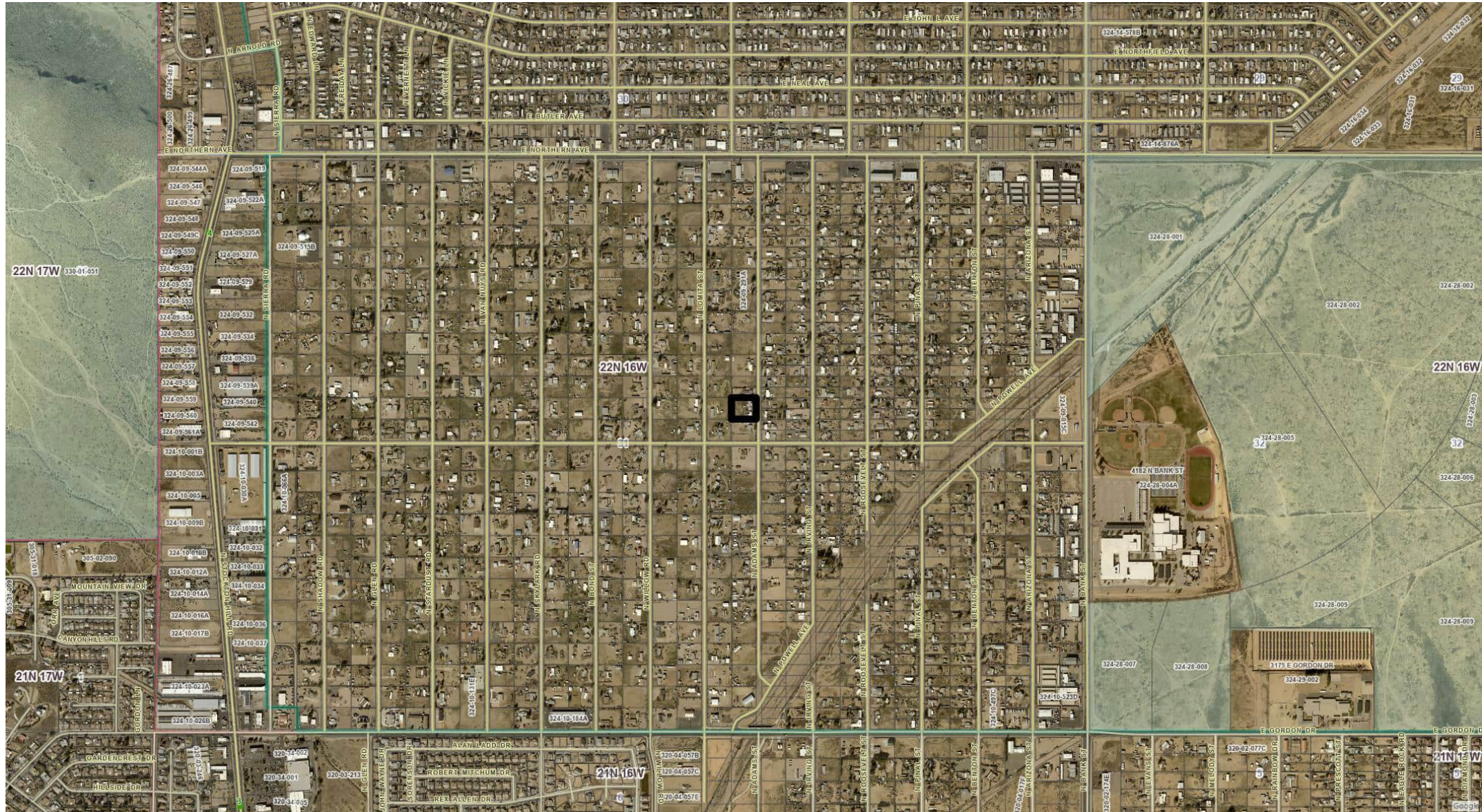
REZONE of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to a R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity.



SITE MAP

T 22 N, R 16 W

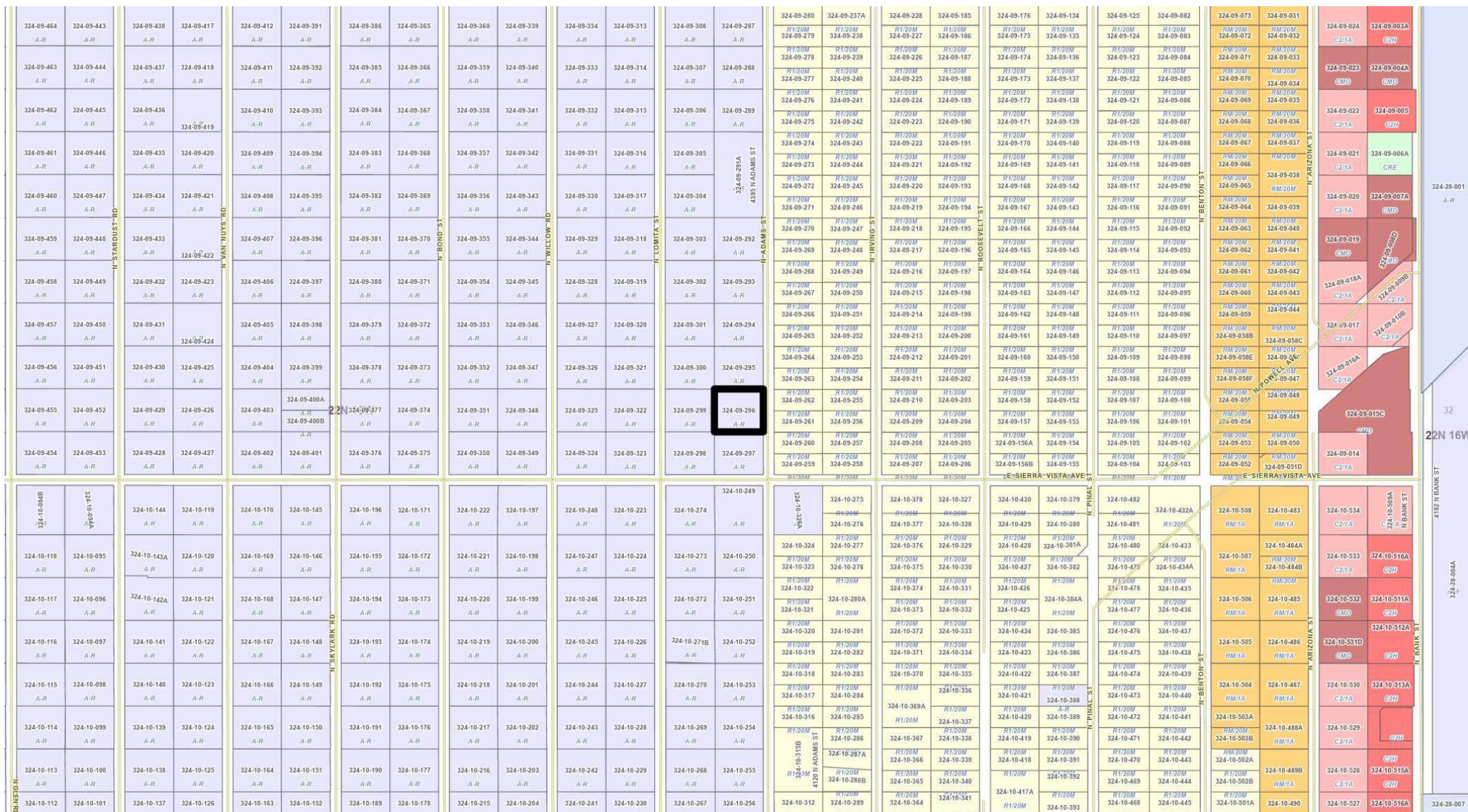
REZONE of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to a R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity.



REZONE 324-09-296
ZONING MAP

REZONE of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to a R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity.

Section 31
T 22 N, R 16 W



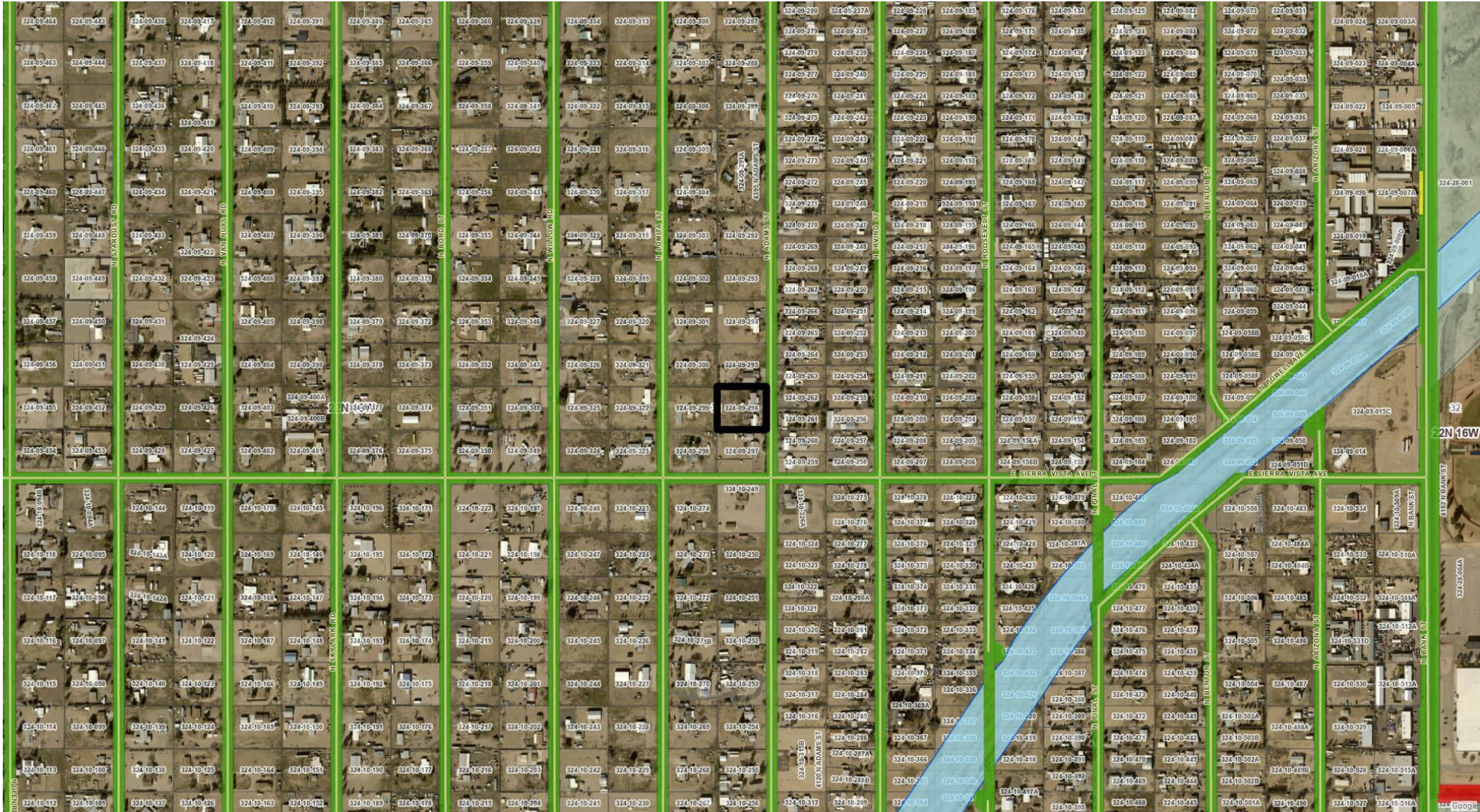
REZONE 324-09-296

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to a R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity.

Section 31
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- Drainage
- Utility
- Public
- Not Perfected
- RS 2477
- Abandonment
- Further Research Req
- Not Public
- No R/W



REQUEST

REZONE of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to a R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity.

Section 31
T 22 N, R 16 W





[illegible][illegible]

Robie Crockett

From: Destree Development, LLC [REDACTED]
Sent: Wednesday, July 29, 2026 8:01 AM
To: Robie Crockett
Cc: Vickie Bogan
Subject: Re: Planning & Zoning meeting

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

Good morning.

I wanted to reach out as a follow up to our request at the July Planning & Zoning Commission meeting to table this so we would have time to further review the need for this site.

After much internal discussion and consultation with both our third-party radio-frequency engineer and carrier-partner's engineer we have determined it would not be appropriate to move forward with this proposed wireless communication facility at this time. The location of the recently developed tower to the southeast makes this site generally duplicative. As technology changes and network densification occurs over the next several years, the need may arise again for a site in this area but, at this time, it cannot reasonably be justified, given the recently constructed site to the southeast.

Please let me know if there is anything else you will need to formally withdraw this application.

Thanks,
Reg

Reg Destree
Destree Development LLC
22831 N. 21st St
Phoenix, AZ 85024
[REDACTED]

On Wed, Jul 1, 2026 at 10:26 AM Robie Crockett <CrockR@mohave.gov> wrote:

Reg,

Thank you for sending over the form. Below is the link to join the Planning and Zoning Committee Meeting next Wednesday, July 8, 2026 at 10:00 am.