day of July 2025. CHRISTINA SPURLOCK, Clerk Deputy Clerk Pub. 07/23, 07/30, 08/06, 08/13/2025

Order No. 81837 (81838) SUMMONS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE BEAUTIFUL PLAINS, LLC a Wyoming Limited Liability Company

WOODROW LOYD SJUPAPA and JANE DOE VAOVASA, spouse; DESMOND MAURICE and JANE DOE VAOVASA, spouse; KOROSETA and JANE DOE MA-IAVA JR. spouse: FAALILIU T and JANE DOE MAIAVA, spouse; PAULO FELISE and JANE DOE KAIO, spouse; MILANETA and JOHN DOE KAIO, spouse; PAUL SO-FARA and JANE DOE KAIO, spouse; FA-LIKIPAAME OKUSI and JOHN DOE KAIO, spouse; FESOUAINA and JANE DOE WONG, spouse; KAROLYNE MILDRED ALIMAU and JOHN DOE KAIO, spouse AMANDA PENITUSI aka AMANDA and JOHN DOE ALO, spouse; UTUSI'A and JANE DOE SALATIELU, spouse; SOVITA and JOHN DOE MAIAVA, spouse; PENI-AMINA F and JANE DOE MAIAVA SR, spouse: TAUESE and JOHN DOE PENI-TUSI, spouse; ALO BRENDA and JANE
DOE FA'I, spouse; ALICE TUMUA and
JOHN DOE TAVU'I, spouse; AMUU TAU
and JOHN DDOE MOKULEHUA, spouse; LEONARD GUY KEPANO and JANE DOE MOKULEHUA, spouse; SELAINA TA-LAGU and JOHN DOE MOLIGA, spouse; LAGU and JOHN DOE MOLICA, Spouse; MASINITOA and JANE DOE PAISI, spouse; SOFARA WOODROW STEPHEN and JANE DOE KAIO, spouse; PATRICK and JANE DOE IFOPO, spouse; FAAMAOPO and JOHN DOE IFOPO, spouse; SIUPAPA KERESOMA and JANE DOE VAOVACA spouse; SINA H and JOHN DOE VAOVASA, spouse; SINA H and JOHN DOE VAOVASA, spouse; MOHAVE COUNTY TREASURER; DOES LX, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased.

The Estate of the above-named defendants. The unknown successors in and to the subject real property named here No. CV-2025-01535 SUMMONS

STATE OF ARIZONA, COUNTY OF MO-HAVE TO:
WOODROW LOYD SIUPAPA and JANE

WOODHOW LOVD SIUPAPA and JANE
DOE VAOVASA, spouse; DESMOND
MAURICE and JANE DOE VAOVASA,
spouse; KOROSETA and JANE DOE MAINAYA, spouse; FAALILIU T and JANE
DOE MAIAYA, spouse; PAULO FELISE
and JANE DOE KAIO, spouse; MILANETA
and JOHN DOE KAIO, spouse; PAUL SOFARA and JANE DOE KAIO, spouse; FAUL
MIDAME OKLISI AND LOWN DOE KAIO. LIKIPAAME OKUSI and JOHN DOE KAIO, spouse; FESOUAINA and JANE DOE WONG, spouse; KAROLYNE MILDRED

ALIIMAU and JOHN DOE KAIO, spouse AMANDA PENITUSI AKA AMANDA AND JOHN DOE ALO, spouse; UTUSI'A and JANE DOE SALATIELU, spouse; SOVITA and JOHN DOE MAIAVA, spouse; PENI-AMINA F and JANE DOE MAIAVA SR, spouse; TAUESE and JOHN DOE PENI-TUSI, spouse: ALO BRENDA and JANE DOE FA'I, spouse; ALICE TUMUA and JOHN DOE TAVU'I, spouse; AMUU TAU and JOHN DDOE MOKULEHUA, spouse; LEONARD GUY KEPANO and JANE DOE MOKULEHUA, spouse; SELAINA TA-LAGU and JOHN DOE MOLIGA, spouse;

MASINITOA and JANE DOE PAISI, spouse; SOFARA WOODROW STEPHEN and JANE DOE KAIO, spouse; PATRICK and JANE DOE IFOPO, spouse; FAA-MAOPO and JOHN DOE IFOPO, spouse; FAM MAOPO and JOHN DOE IFOPO, spouse; SIUPAPA KERESOMA and JANE DOE VAOVASA, spouse; SINA H and JOHN DOE VAOVASA, spouse; MOHAVE COUNTY TREASURER; DOES I-X, The Unknown Heirs of the above named Defendants if any of them are deceased.

Defendants if any of them are deceased. The Estate of the above-named defen dants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the

State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be rendered against you for the relief demanded

in the complaint. have complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 9th day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/23, 07/30, 08/06, 08/13/2025 Order No. 81838

(81839)

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426 Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE BEAUTIFUL PLAINS, LLC a Wyoming Limited Liability Company Plaintiff,

WOODROW LOYD SIUPAPA and JANE DOE VAOVASA, spouse; DESMOND MAURICE and JANE DOE VAOVASA, MAURICE and JANE DOE VACVASA, spouse; KOROSETA and JANE DOE MAN-IAVA JR, spouse; FALILIU T and JANE DOE MAIAVA, spouse; PAULO FELISE and JANE DOE KAIO, spouse; MILANETA and JOHN DOE KAIO, spouse; PAUL SOFARA and JANE DOE KAIO, spouse; FALICIPAN GOE KAIO. LIKIPAAME OKUSI and JOHN DOE KAIO spouse; FESOUAINA and JANE DOE WONG, spouse; KAROLYNE MILDRED ALIIMAU and JOHN DOE KAIO, spouse; AMANDA PENITUSI aka AMANDA and JOHN DOE ALO, spouse; UTUSI'A and JANE DOE SALATIELU, spouse; SOVITA JANE DUE SALATIELD, SPOUSE; SOVITA and JOHN DOE MAIAVA, SPOUSE; PENI-AMINA F and JANE DOE MAIAVA SR, SPOUSE; TAUESE AND JOHN DOE PENI-TUSI, SPOUSE; ALO BRENDA AND JOHN DOE TAVU'I, SPOUSE; AMUU TAU AND JOHN DODE MOKULEHUA, SPOUSE; ECNABD GILV KERAND AND LANE DOE LEONARD GUY KEPANO and JANE DOE LEONARD GUY KEPANO and JANE DOE MOKULEHUA, spouse; SELAINA TA-LAGU and JOHN DOE MOLIGA, spouse; MASINITOA and JANE DOE PAISI, spouse; SOFARA WOODROW STEPHEN and JANE DOE KAIO, spouse; PATRICK and JANE DOE IFOPO, spouse; FAAMAOPO and JOHN DOE IFOPO, spouse; FIRMADA KEDESOMA and JANE DOE VAOVASA, spouse; SINA H and JOHN DOE VAOVASA, spouse; SINA H and JOHN DOE VAOVASA, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named here

No. CV-2025-01523 SUMMONS STATE OF ARIZONA, COUNTY OF MO-

HAVE TO: WOODROW LOYD SIUPAPA and JANE DOE VAOVASA, spouse; DESMOND MAURICE and JANE DOE VAOVASA, spouse; KOROSETA and JANE DOE MA-IAVA JR, spouse; FAALILIU T and JANE DOE MAIAVA, spouse; PAULO FELISE and JANE DOE KAIO, spouse; MILANETA and JOHN DOE KAIO, spouse; PAUL SO-FARA and JANE DOE KAIO, spouse; FA-LIKIPAAME OKUSI and JOHN DOE KAIO,

spouse; FESOUAINA and JANE DOE WONG, spouse; KAROLYNE MILDRED ALIMAU and JOHN DOE KAIO, spouse; AMANDA PENITUSI aka AMANDA and JOHN DOE ALO, spouse; UTUSI'A and JANE DOE SALATIELU, spouse; SOVITA and JOHN DOE MAIAVA, spouse; PENI-AMINA F and JANE DOE MAIAVA SR, spouse; TAUESE and JOHN DOE PENI-TUSI, spouse; ALO BRENDA and JANE DOE FA'I, spouse; ALICE TUMUA and JOHN DOE TAVU'I, spouse; AMUU TAU and JOHN DDOE MOKULEHUA, spouse; LEONARD GUY KEPANO and JANE DOE

MOKULEHUA, Spouse; SELAINA TA-LAGU and JOHN DOE MOLIGA, spouse; MASINITOA and JANE DOE PAISI, spouse; SOFARA WOODROW STEPHEN

and JANE DOE KAIO, spouse; PATRICK and JANE DOE IFOPO, spouse; FAA-MAOPO and JOHN DOE IFOPO, spouse; SIUPAPA KERESOMA and JANE DOE VAOVASA, spouse; SINA H and JOHN DOE VAOVASA, spouse; MOHAVE

COUNTY TREASURER; DOES FX,
The Unknown Heirs of the above name Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and re-

quired to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.
GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona in and for the County of Mohave, this 8th day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/23, 07/30, 08/06, 08/13/2025

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 At Bar # 021426
Attorney for the Plaintiff
IN THE SUPERIOR COURT OF THE

Order No. 81839

STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE 1D, LLC an Arizona Limited Liability Com-

pany Plaintiff, MATILDA D and JOHN DOE STEVEN-MATILDA D and JOHN DOE STEVENSON, spouse; CYRIL JOHN and JANE
DOE STEVENSON, spouse; JOHN
CHARLES and JANE DOE STEVENSON,
spouse; ARLENE and JOHN DOE
STEVENSON, spouse; MARY ANNE and
JOHN DOE MARTINSEN, spouse;
LAWRENCE LEO MARTINSEN aka MARTY and JANE DOE MARTINSEN, spouse; GERALD CYRIL STEVENSON aka JERRY and JANE DOE STEVENSON aka JEHRY and JANE DOE STEVENSON, spouse; JUDITH ANN STEVENSON aka JUDIE and JOHN DOE STEVENSON, spouse; MARI-LYN KAY and JOHN DOE STEVENSON, spouse; KEITH LOUIS and JANE DOE STEVENSON, spouse; MAUREEN ALSVAN aka MAUREEN and JOHN DOE ALSVAN AKA MAUHEEN AND JOHN DOE STEVENSON, SPOUSE; KATHY AND JOHN DOE SIRAGUSA, SPOUSE; OSCAR AND JANE DOE ESCALANTE, SPOUSE; GARY LEE AND JANE DOE STEVENSON, SPOUSE; CATHERINE LOUISE STEVEN-SON AKA CATHY AND JOHN DOE STEVENSON SOURCE MOUNTY

The Unknown Heirs of the above named Defendants if any of them are deceased.
The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

STEVENSON, spouse; MOHAVE COUNTY TREASURER; DOES LX,

No. CV-2025-01542 SUMMONS STATE OF ARIZONA, COUNTY OF MO-

HAVE TO:

MATILDA D and JOHN DOE STEVENSON, spouse; CYRIL JOHN and JANE
DOE STEVENSON, spouse; JOHN
CHARLES and JANE DOE STEVENSON,
spouse; ARLENE and JOHN DOE
STEVENSON spouse: MARY ANNE and

STEVENSON, spouse; MARY ANNE and JOHN DOÉ MARTINSEN, spous LAWRENCE LEO MARTINSEN aka MAR-TY and JANE DOE MARTINSEN, spouse; GERALD CYRIL STEVENSON aka JERRY and JANE DOE STEVENSON, spouse; JUDITH ANN STEVENSON aka JUDIE and

LYN KAY and JOHN DOE STEVENSON, spouse; KEITH LOUIS and JANE DOE STEVENSON, spouse; MAUREEN ALSVAN aka MAUREEN and JOHN DOE STEVENSON, spouse; KATHY and JOHN DOE SIRAGUSA, spouse; OSCAR and JANE DOE ESCALANTE, spouse; GARY

JOHN DOE STEVENSON, spouse; MARI-

LEE and JANE DOE STEVENSON, spouse; CATHERINE LOUISE STEVEN-SON aka CATHY and JOHN DOE STEVENSON, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

TREASUHEH; DUES I-X,
The Unknown Heirs of the above named
Defendants if any of them are deceased.
The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and re-YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the cour by parties at least 3 working days in adnce of a scheduled court proceeding. GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 9th day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81844

(81845) SÙMMONS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426 Attorney for the Plaintiff

Plaintiff,

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE OUR GATEWAY INVESTMENTS, LLC an Arizona Limited Liability Company

LAURA and JOHN DOE PESANIELLO, spouse; ROSE MARY and JOHN DOE PESANIELLO, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

Defendants. The Unknown Heirs of the above named Defendants if any of them are deceased.
The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

CV-2025-01497 SUMMONS STATE OF ARIZONA, COUNTY OF MO-HAVE TO:

LAURA and JOHN DOE PESANIELLO, spouse; ROSE MARY and JOHN DOE PE SANIELLO, spouse; MOHAVE COUNTY

TREASURER; DOES I-X,
The Unknown Heirs of the above named
Defendants if any of them are deceased. The Estate of the above-named defen dants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and reguired to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren

dered against you for the relief demanded in the complaint. A copy of the summons and complaint may be obtained from the Plaintiffs Attorney Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.
GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 7th

day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025

(81846) SUMMONS

TIMOTHY D. BENNETT 7712 Rye Canyon Dr Las Vegas, NV 89123

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE 2D, LLC an Arizona Limited Liability Com-

DEBBIE J PALMER aka DEBORAH JEAN

and JOHN DOE PALMER, spouse; PRU-DENCE and JOHN DOE TICKNOR, spouse; MOHAVE COUNTY TREASURER; DOES I-X. Defendants.
The Unknown Heirs of the above named

Defendants if any of them are deceased. The Estate of the above-named defen-

dants. The unknown successors in and

to the subject real property named here-... No. CV-2025-01496 SUMMONS STATE OF ARIZONA, COUNTY OF MO-HAVE TO:

DEBBIE J PALMER aka DEBORAH JEAN and JOHN DOE PALMER, spouse; PRU-DENCE and JOHN DOE TICKNOR,

spouse; MOHAVE COUNTY TREASURER; DOES I-X,
The Unknown Heirs of the above named
Defendants if any of them are deceased.
The Estate of the above-named defen-

dants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.

GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 7th day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81846

(81847) SUMMONS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426

Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE M.E.F., LLC an Arizona Limited Liability

CLENDENIN W and JANE DOE NAPHE-GYI, spouse; MARIE C and JOHN DOE NAPHEGYI, spouse; KIMBERLY ANN and JOHN DOE NAPHEGYI, spouse; MARIA CHRISTINA and JOHN DOE PECK, spouse; DAVID M and JANE DOE NAPH-EGYI, spouse; DIANE C and JOHN DOE LYNN, spouse; MOHAVE COUNTY TREA-SURER; DOES I-X,

Defendants. The Unknown Heirs of the above named Defendants if any of them are deceased.
The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

No. CV-2025-01495 SUMMONS STATE OF ARIZONA, COUNTY OF MO-

HAVE TO: CLENDENIN W and JANE DOE NAPHE-GYI, spouse; MARIE C and JOHN DOE

NAPHEGYI, spouse; KIMBERLY ANN and JOHN DOE NAPHEGYI, spouse; MARIA CHRISTINA and JOHN DOE PECK, spouse; DAVID M and JANE DOE NAPH-EGYI, spouse; DIANE C and JOHN DOE LYNN, spouse; MOHAVE COUNTY TREA-

SURER; DOES I-X,
The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and re-

quired to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of within IWENIY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.

GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 7th CHRISTINA SPURLOCK, Clerk

Deputy Clerk

Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81847

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426

Attorney for the Plaintiff IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE

M.E.F., LLC an Arizona Limited Liability

CLENDENIN W and JANE DOE NAPHE-CLENDENIN W and JANE DOE NAPHE-GYI, spouse; MARIE C and JOHN DOE NAPHEGYI, spouse; KIMBERLY ANN and JOHN DOE NAPHEGYI, spouse; MARIA CHRISTINA and JOHN DOE PECK, spouse; DAVID M and JANE DOE NAPH-EGYI, spouse; MOHAVE CQIINY TEFA. LYNN, spouse: MOHAVE COUNTY TREA-SURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased.
The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

No. CV-2025-01494 SUMMONS STATE OF ARIZONA, COUNTY OF MO-

HAVE TO: CLENDENIN W and JANE DOE NAPHE-GYI, spouse; MARIE C and JOHN DOE

NAPHEGYI, spouse: KIMBERLY ANN and JOHN DOE NAPHEGYI, spouse; MARIA CHRISTINA and JOHN DOE PECK, spouse; DAVID M and JANE DOE NAPH

EGYI, spouse; DIANE C and JOHN DOE LYNN, spouse; MOHAVE COUNTY TREA-SURER; DOES FX, The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to

the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the carrier to the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN UNDER my hand and the Seal of the Superior County of the State of Arizona, in and for the County of Mohave, this 7th day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81848

(81849)SÙMMOŃS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426 Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE NORTH COAST VILLAGE, LLC an Arizona Limited Liability Company Plaintiff,

VS.

JAMES J and JANE DOE KEENAN,
spouse; ROSE RENNA and JOHN DOE
KEENAN, spouse; SUSAN M and JOHN
DOE KEENAN, spouse; DIANE E and
JOHN DOE REPPY, spouse; MARK D and
JANE DOE REPPY, spouse; MOHAVE
COUNTY TREASURER; DOES I-X,
DOES DESTRUCTED.

Defendants. The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

No. CV-2025-01491 SUMMONS STATE OF ARIZONA, COUNTY OF MO-

HAVE TO: JAMES J and JANE DOE KEENAN, spouse; ROSE RENNA and JOHN DOE KEENAN, spouse; SUSAN M and JOHN DOE KEENAN, spouse; DIANE E and JOHN DOE REPPY, spouse; MARK D and JANE DOE REPPY, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be rendered against you for the relief demanded

in the complaint.
A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.
GIVEN UNDER my hand and the Seal of
the Superior Court of the State of Arizona,
in and for the County of Mohave, this 7th day of July 2025.

CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025

(81851) SUMMONS

Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426
Attorney for the Plaintiff
IN THE SUPERIOR COURT OF THE

TIMOTHY D. BENNETT

Order No. 81849

STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE NORTH COAST VILLAGE, LLC an Arizona Limited Liability Company Plaintiff.

JAMES J and JANE DOE KEENAN, spouse: ROSE RENNA and JOHN DOE KEENAN, spouse; SUSAN M and JOHN DOE KEENAN, spouse; DIANE E and JOHN DOE REPPY, spouse; MARK D and JANE DOE REPPY, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

Defendants. The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and

to the subject real property named here-No. CV-2025-01490 SUMMONS

STATE OF ARIZONA, COUNTY OF MO-HAVE TO: JAMES J and JANE DOE KEENAN, spouse; ROSE RENNA and JOHN DOE KEENAN, spouse; SUSAN M and JOHN DOE KEENAN, spouse; DIANE E and JOHN DOE REPPY, spouse; MARK D and JANE DOE REPPY, spouse; MOHAVE COUNTY TREASURER; DOES IX,

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.
GIVEN UNDER my hand and the Seal of
the Superior Court of the State of Arizona,
in and for the County of Mohave, this 7th

day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81851

(81854) SÙMMOŃS

TIMOTHY D. BENNETT Attornev at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426 Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE BOYCE & BOYCE, LLC an Arizona Limited Liability Company Plaintiff,

T.H.R.U.S.T., INC a California Nonprofit Religious Corporation; MOHAVE COUNTY TREASURER; DOES I-X,

Defendants. The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defento the subject real property named here-

No. CV-2025-01244 SUMMONS STATE OF ARIZONA, COUNTY OF MO-HAVE TO:

T.H.R.U.S.T., INC a California Nonprofit Religious Corporation; MOHAVE COUNTY TREASURER; DOES I-X, The Unknown Heirs of the above named

Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and re-YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fall so to do, judgment by default will be ren-dered against you for the relief demanded

in the complaint. A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN UNDER my hand and the Seal of

the Superior Court of the State of Arizona, in and for the County of Mohave, this 28th in and for the County of Mohav day of May 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 8185

(81917) NOTICE OF HEARING

Notice is hereby given that on WEDNES-DAY, AUGUST 13, 2025, 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

REGULAR AGENDA

ARIZONA STRIP AREA 01. Evaluation of a request for a REZONE of a portion of Assessors Parcel No. 402 65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage facility, in the Beaver Dam vicinity (north of Fleet Street and east of River Lane Road), Mohave County, Arizona. Brown Consulting for Reber Trust. CB

Reber Trust. CB
LAKE HAVASU AREA

02. Evaluation of a request for a SPECIAL
USE PERMIT for Assessors Parcel Nos.
120-07-097, - 098, and -099 to allow for the
permitting of model homes prior to approval of a final plat in an RO (Single Family Residential/Manufactured Homes Prohibited) zone in the Havesu Heights visibity. ited) zone, in the Havasu Heights vicinity (north of Heights Blvd, northeast of Rancho Vista Drive), Mohave County, Arizona.

Dustin Runyon for Havasu Heights LLC,

and Runyon, Oxley, and Campbell. MS
03. Evaluation of a request for an AMEND-MENT TO THE MOHAVE COUNTY GEN-ERAL PLAN from a Rural Development ERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessors Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a residential subdivision, in the Havasu Heights vicinity (south of Coronado Drive, east of Rancho Vista Drive). Mohave Cauphy, Arizona Lavneg.

Drive), Mohave County, Arizona. Laynee Sholl for Younis. VB MOHAVE COUNTY GENERAL AREA 04. Evaluation of a request for a **REZONE** of Assessors Parcel No. 329-05-038 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity (north of El Segundo Drive, east of Silver Eagle Drive), Mohave

County, Arizona. Robert Gibson. MS 05. Evaluation of a request for a **REZONE** of Assessors Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A Acre minimum to size) zone to an A-ryza (Agricultural Residential/ Two Acre minimum lot size) zone, to bring the property into compliance, in the Dolan Springs vicinity (south of 10th Street, west of Cattle Drive), Mohave County, Arizona. KTH Consulting for FSP Stallion 8, LLC. CB KINGMAN AREA

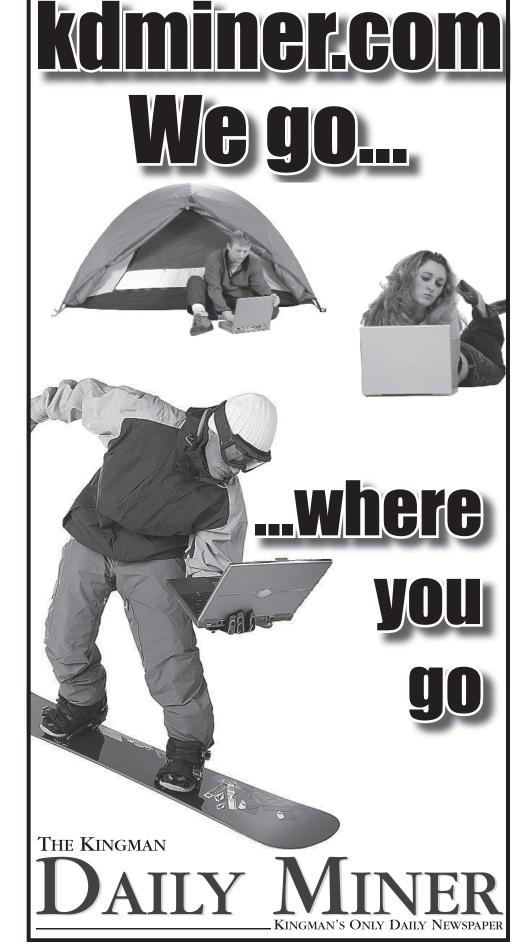
KINGMAN AREA

06. Evaluation of a request for a REZONE of Assessors Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity (west Chuckwagon Drive, south Reft Way), Mohave County, Arizona. Mohave Engineering Associates, Inc for Daniel and Joan

07. Evaluation of a request for an AMEND-MENT TO THE MOHAVE COUNTY GEN-

ERAL PLAN from a Suburban Residential and Low Density land use designation, to a Medium Density Residential land use designation, and a **REZONE** of Assessors Par-cel No. 310-01-102 from an AR/10A (Agri-cultural Residential/ Ten Acre minimum lot size) zone to an R-1 (Single-Family Residential) zone, to allow for a residential subdivision, in the Kingman vicinity (north of Tommie Drive, west of Avenida Verde), Mohave County, Arizona, KTH Consulting for Pepper Fourchy and Mitchell Eisne

08. Evaluation of a request for a RESCIS-



SION OF B.O.S. RESOLUTION 2017-156 that approved a rezone of Assessors Far-cel No. 243-19-011 from an A-R/36A (Agri-cultural Residential/ThirtySix Acre minimum lot size) zone to an A-R/18A (Agricultural Residential/Eighteen Acre minimum lot size) zone, in the Yucca vicinity (south of Arroyo Road, east of Cisco Kid Road), Mohave County, Arizona. Norma J Cruz-Wade **and Diana Vega**. VB

Discussion of residential water heater replacement permit.

10. Commissioners comments limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reorts from staff. 11. Call to the Public.

Complete legal descriptions and proposals are on file with the Mohave County Development Services Department, 3250 E. Kino

opment Services Department, 3250 E. Kino Ave., Kingman, Arizona.

Pursuant 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. 0903 ext. 5816.

MOHAVE COUNTY DEVELOPMENT SER-VICES DEPARTMENT Scott Holtry, Director Pub. 07/30/2025 Order No. 81917

(81926) SUMMONS

Person Filing: Michael J Doyle 2929 N. 44TH STREET SUITE 120 PHOENIX AZ 85018 602-952-8500 office@bdpblaw.com Attorney for: JUSTIN WATERS Lawver's Bar Number: 009446 AZ

SUPERIOR COURT OF ARIZONA
IN Mohave COUNTY
JUSTIN WATERS Name of Plaintiff AND
GEORGE VANDERVORT et al

Name of Defendant Name of Defendant
WARNING: This is an official document
from the court that affects your rights. Read
this carefully. If you do not understand it,
contact a lawyer for help.
FROM THE STATE OF ARIZONA TO:
GEORGE VANDERVORT (deceased) AND
JERRY LYNN COZIAHR, husband and
wife; THE MOHAVE COUNTY TREASUR-

ER, a body politic (Nominal Defendant); JOHN DOE and JANE DOE; WHITE COR-PORATION: BLACK PARTNERSHIPS: and BLUE LIMITED LIABILITY COMPA-NIES; all of the unknown heirs and devisees of the above-named defendants if they be deceased; The estate of the bove-named defendants, if any; all of the unknown beneficiaries, members, part-

ners and their spouses, if any, of the above-named entities; all of the unknown shareholders and their spouses, if any, of the above-named corporations, if that corporation is defuncted; and all persons or entities with an interest in the real property now and/or in the future which is the subject of this action;

A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this Summons"

If you do not want a judgment or or-der taken against you without your in-put, you must file an "Answer" or a put, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, 415 E. Spring St. Kingman AZ 86401 or electronically file your Answer through one of Arizonas ap-Answer through one of Arizonas approved electronic filing systems at http://www.azcourts.gov/efilinginfomation, Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Sumons. Note: If you do not file electronically you will not have electronic access to the document in this case.

If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, our Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the vice by Publication is complete thirty (30) days after the date of the first publication.

You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superi-

Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court

Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court

SIGNED AND SEALED this date:June 24, Christina Spurlock Clerk of Superior Court By:LBENSHOOF Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81926

(81930) NOTICE OF HEARING

Rilus M. Dana (SBN 027421) DANA AND ASSOCIATES, LLC 2509 S. Power Road, Suite #207 Mesa. AZ 85209 Phone: (480) 924-4424 Email: rilus@riluslaw.com Counsel for Petitioner No. PB2025-00519 AMENDED NOTICE OF HEARING ON PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE OF INTESTATE ESTATE

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE In the Matter of the Estate of HERMAN RANDOLPH GRAY, Deceased,

NOTICE IS GIVEN that Petitioner has filed in the above-named Court a Petition for Formal Appointment of Personal Representative of Intestate Estate.

An Electronic Hearing has been set to consider the petition on the 16th day of September 2025, at 9:30 a.m., before Megan A. McCoy, Mohave County Court-house, located at 415 E. Spring Street, Kingman, AZ 86401, Courtroom 301.
This is a legal notice; your rights may be

affected. Éste es un aviso legal. Sus derechos podrían ser afectados. If you object to any part of the petition or motion that ac-companies this notice, you must file with the court a written objection describing the legal basis for your objecteast seven days before the hearing date or you must appear in person or through an attorney at the time and place set forth in the notice of hearing. Dated this 23 day of July, 2025. /s/Tiffani Link

TIFFANI LINK.Petitioner 10110 Keokuk Ave., Chatsworth, CA 91311 DANA AND ASSOCIATES, LLC Bv:/s/Rilus M. Dana Counsel for Petitioner Pub. 07/30, 08/06, 08/13/2025 Order No. 81930

(81932) ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: DESERT WAVES POOL CLEAN-

ING CO. LLC
II. The address of the known place of business is: 2219 E SNEAD AVE, FORT MO-HAVE, AZ, 86426

III. The name and street address of the Statutory Agent is: JILL CASTRELLON, 2219 E SNEAD AVE, FORT MOHAVE, AZ B. Management of the limited liability com-

pany is reserved to the members. The names of each member are: MANUEL CASTRELLON, 2219 E SNEAD AVE, FORT MOHAVE, AZ, 86426 Published 07/30, 08/06, 08/13/2025 ORDER NO. 81932

(81934) ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION

COMMISSION FOR
Name: AMERICAN HYDRO BLASTERS II. The address of the known place of busi-

ness is: 3392 Saddleback Dr., LK HAVASU III. The name and street address of the Statutory Agent is: Cynthia Medina, 289 S Lake Havasu Ave., Suite 200, LK HAVASU

CTY, AZ 86403

B. Management of the limited liability company is reserved to the members. The names of each member are: Jason Pitsker, 3392 Saddleback Dr., LK HAVASU CTY, AZ, 86406, Tamarya Chaney, 3392 Saddle-back Dr., LK HAVASU CTY, AZ, 86406 Published 07/30, 08/06, 08/13/2025 **ORDER NO. 81934**

NOTICE OF APPLICATION FOR THE PUR-CHASE OF ASSETS AND ASSUMPTION OF LIABILITIES OF A BANK

Mission Bank, Kingman, Arizona, an Arizona chartered bank, whose main office is located at 2439 Hualapai Mountain Road, Kingman, Arizona 86402, has applied to the Federal Deposit Insurance Corporation (FDIC) for permission to sell substantially all of its assets and substantially all of its li-abilities (including its deposits) to Avenir Fi-nancial Federal Credit Union, whose main office is located at 1780 S. 1st Avenue , Yuma, Arizona 85364, with Avenir Financial Federal Credit Union continuing to operate the former locations of Mission Bank as branches of Avenir Financial Federal Credit Union. The FDIC considers a number of factors in deciding whether to approve the application, including the record of performance of applicant banks in helping to meet local credit needs. It is contemplated that all offices of the above-named institu-tions will continue to be operated.

This notice is published pursuant to 12 USC 1828(c), 12 CFR 303.7 and 12 CFR 303.65. This notice will appear three times at approximately equal intervals over a 25-

day period beginning on August 1, 2025, and ending on August 27, 2025.

Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at its San Francisco Regional Office, 25 Jessie Street at Ecker Square, Suite 2300, San Francisco, California 94105-2780, not later than August 27, 2025. The non-confidential portions of the application are on file at the appropriate FDIC office and are available for public inspection during regular busi-ness hours. Photocopies of the nonconfidential portion of the application will be made available upon request.
Pub. 07/30, 08/13, 08/27/2025
Order No. 81940

(81950) SUMMONS

Case No. S8015CV202501577 SUMMONS FOR PUBLICATION John L. Lohr, Jr. (SBN 019876) James-

Henry R. Courteau (SBN 039173) HYM-SON GOLDSTEIN PANTILIAT & LOHR, PLLC 8706 E. Manzanita Drive, Suite 100 Scottsdale, AZ 85258 Telephone: 480-991-9077 jll@hgplaw.com jcourteau@hgplaw.com minute@hgplaw.com Attorneys for

IN THE SUPERIOR COURT OF THE

Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE

CHRISTIAN KNIGHT, Paintiff, v. GERARD P. MURPHY, as Trustee, or his successors in trust, of the GERARD P. MURPHY REVOCABLE TRUST, dated August 26, 2002, as may be hereafter amended; SUCCESSOR TRUSTEES AND BENEFECARIES OF the GERARD P. MURPHY REVOCABLE TRUST, dated August 26, 2002, as may be hereafter amended; THE ESTATE OF GERARD P. MURPHY, if deceased; THE UNKNOWN HEIRS OF THE ESTATE OF GERARD P. MURPHY; KAREN MCGUINESS, a known heir of GERARD P. MURPHY AND POTENTIAL SUCCESSOR TRUSTEE AND BENEFECARY OF the GERARD P. MURPHY REVOCABLE TRUST, dated August 26, 2002; THE ESTATE OF KAREN MCGUINESS, if deceased; THE UNKNOWN HEIRS OF THE STATE OF KAREN MCGUINESS, if deceased; THE UNKNOWN HEIRS OF THE TATE OF KAREN MCGUINESS, if deceased; THE UNKNOWN HEIRS OF THE ESTATE OF KAREN MCGUINESS; JOHN MURPHY, a known heir of GERARD P. MURPHY AND POTENTIAL SUCCESSOR TRUSTEE AND BENEFICIARY OF the GERARD P. MURPHY REVOCABLE TRUST, dated August 26, 2002; THE ESTATE OF JOHN MURPHY, if deceased; THE UNKNOWN HEIRS OF THE ESTATE OF JOHN MURPHY; MOHAVE COUNTY TREASURED, an Arizona political subdivi-OF JOHN MUNIFITY; MODAVE COUNTY
TREASURER, an Arizona political subdivision; JOHN DOES I through V; JANE
DOES I through V; BLACK CORPORATIONS I through V; WHITE PARTNERSHIPS I through V; and GREEN LIMITED
LIABILITY COMPANIES I through V, Detondante

fendants.
FROM THE STATE OF ARIZONA TO:
GERARD P. MURPHY, as Trustee, or his
successors in trust, of the GERARD P.
MURPHY REVOCABLE TRUST, dated August 26, 2002, as may be hereafter amended; SUCCESSOR TRUSTEES AND BENEFECARIES OF the GERARD P. MURPHY REVOCABLE TRUST, dated August 26, 2002, as may be hereafter amended; THE ESTATE OF GERARD P. MUReg; THE ESTATE OF GERARD P. MUCHYPHY, if deceased; THE UNKNOWN HEIRS
OF THE ESTATE OF GERARD P. MURPHY; KAREN MCGUINESS, a known heir
Of GERARD P. MURPHY AND POTENTIAL
SUCCESSOR TRUSTEE AND BENEFECARY OF the GERARD P. MURPHY REV
OCCAPLE TRUSTEE AND ADMINISTRATION OF THE CONTROL OF THE C CAN TO THE BERNARD F, MODERNI AC VOCABLE TRUST, dated August 26, 2002; THE ESTATE OF KAREN MCGUINESS, if deceased; THE UNKNOWN HEIRS OF THE ESTATE OF KAREN MCGUINESS; JOHN MURPHY, a known heir of GERARD P. MURPHY AND POTENTIAL SUCCESSOR TRUSTEE AND POTENTIAL SUCCESSOR TRUSTEE AND PENEC SOR TRUSTEE AND BENEFICIARY OF the GERARD P. MURPHY REVOCABLE the GERARD P. MURPHY REVOCABLE TRUST, dated August 26, 2002; THE ESTATE OF JOHN MURPHY, if deceased; THE UNKNOWN HEIRS OF THE ESTATE OF JOHN MURPHY WARNING: THIS AUGUST OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFULLY, IF YOU DO NOT UNDERSTAND IT, CON-TACT AN ATTORNEY FOR LEGAL AD-VICE. 1. A lawsuit has been filed against you. A copy of the lawsuit and other cour papers are served on you with this Sum mons. 2. If you do not want a judgment of order taken against you without your input, you must file an Answer or a Response in the other party may be given the relief re-quested in his/her Petition or Complaint. To quested in his/her Petition or Complaint. To file your Answer or Response take, or send, the Answer or Response to Clerk of the Superior Court, or electronically file your Answer through one of Arizonas approved electronic filing systems at http://www.azcourts.gov/efilinginformation.

Mail a copy of your Response or Answer to the other native at the address listed on the the other party at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this Summons and the other court papers were served on you by a registered pro-cess server or the Sheriff, within the State of Arizona, your Response or Answer must be filed within TWENTY (20) CALENDAR be filed within TWENTY (20) CALENDAM DAYS from the date you were served, not counting the day you were served. If this Summons and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed with in THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is comwhen made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or combe made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or

commissioner assigned to the case at least

ten (10) judicial days in advance of your

scheduled court date. The names and ad-

dresses of Plaintiffs attorneys are: John Lohr, Jr. (SBN 019876) James-Henry R. Courteau (SBN 039173) HYMSON GOLD-STEIN PANTILIAT & LOHR, PLLC 8706 E.

Manzanita Drive, Suite 100 Scottsdale, AZ 85258 SIGNED AND SEALED this date:

July 15, 2025 CHRISTINA SPURLOCK, Clerk of Superior Court By: LBENSHOOF,

Clerk or Supplement Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025

Order No. 81950

85258 SIGNED AND SEALED this date: July 15, 2025 CHRISTINA SPURLOCK Clerk of Superior Court By: LBENSHOOF Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81950

(81951) SÙMMONS

Case No. S8015CV202501251SUMMONS FOR PUBLICATION

John L. Lohr, Jr. (SBN 019876) James-Henry R. Courteau (SBN 039173) HYM-SON GOLDSTEIN PANTILIAT & LOHR, PLLC 8706 E. Manzanita Drive, Suite 100 Scottsdale, AZ 85258 Telephone: 480-991-9077 jll@hgplaw.com jcourteau@hgplaw.com minute@hgplaw.com Attorneys for

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE SHAWN WALKER, Plaintiff, v. WANDA MARIE GANCARZ and JOHN DOE GANCARZ ark/a STEVE JAMES GANCARZ, wife and husband; THE ESTATES OF WANDA MARIE GANCARZ and JOHN WANDA MARIE GANCARZ and JOHN DOE GANCARZ afk/a STEVE JAMES GANCARZ; THE UNKNOWN HEIRS OF THE ESTATES OF WANDA MARIE GANCARZ and JOHN DOE GANCARZ afk/a STEVE JAMES GANCARZ; MOHAVE COUNTY TREASURER, an Arizona political subdivision; JOHN DOES I through V; JANE DOES I through V; BLACK CORPORATIONS I through V; WHITE PARTNERSHIPS I through V; and GREEN LIMITED LIABILITY COMPANIES I through V, Defendants.

FROM THE STATE OF ARIZONA TO:

WANDA MARIE GANCARZ and JOHN
DOE GANCARZ a/k/a STEVE JAMES
GANCARZ, wife and husband; THE ESTATES OF WANDA MARIE GANCARZ and
JOHN DOE GANCARZ a/k/a STEVE JOHN DOE GANCARZ ak/a STEVE JAMES GANCARZ: THE UNKNOWN HEIRS OF THE ESTATES OF WANDA MARIE GANCARZ and JOHN DOE GANCARZ WARNING: THIS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFULLY. IF YOU DO NOT UNFERSTAND IT. DERSTAND IT, CONTACT AN ATTOR-NEY FOR LEGAL ADVICE. 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this Summons. 2. If you do not want a judgment or order taken against you without your input, you must file an Answer or a Response in writing with the court and pay the filing fee. If you do not file an Answer or Response the other party may be given the relief requested in his/her Petition or Complaint. To file your Answer or Response take or send the Answer or Response to Clerk of the Superior Court, or electronically file your Answer through one of Arizonas approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your Response or Answer to the other party at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this Summons and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your Response or Answer must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this Summons and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in ad-vance of your scheduled court date. The names and addresses of Plaintiffs attorneys are: John Lohr, Jr. (SBN 019876) James-Henry R. Courteau (SBN 039173) HYMSON GOLDSTEIN PANTILIAT & LOHR, PLLC8706 E. Manzanita Drive, Suite 100 Scottsdale, AZ 85258 SIGNED AND SEALED this date: May 29, 2025 CHRISTINA SPURLOCK, Clerk of Superior Court By: GHOWELL, Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81951

SÙMMONS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426

Attorney for the Plaintiff IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE

OUR GATEWAY INVESTMENTS, LLC an Arizona Limited Liability Company Plaintiff,

vs.
LAURA and JOHN DOE PESANIELLO,
spouse; ROSE MARY and JOHN DOE PESANIELLO, spouse; MOHAVE COUNTY
TREASURER; DOES I-X,

The Unknown Heirs of the above named Defendants if any of them are deceased.

The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

No. CV-2025-01498 SUMMONS STATE OF ARIZONA, COUNTY OF MO-HAVE TO:

HAVE TO:
LAURA and JOHN DOE PESANIELLO,
spouse; ROSE MARY and JOHN DOE PESANIELLO, spouse; MOHAVE COUNTY
TREASURER; DOES LX,
The Unknown Heirs of the above named

Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.

GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona,

in and for the County of Mohave, this 7th day of July 2025. CHRISTINA SPURLOCK, Clerk

Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81955

(81956) SUMMONS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
NORTH COAST VILLAGE, LLC an Arizona Limited Liability Company

vs. ELIZABETH and JOHN DOE MOS-QUERA, spouse; MOHAVE COUNTY TREASURER; DOÉS I-X,

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-No. CV-2025-01524 SUMMONS

STATE OF ARIZONA, COUNTY OF MO-HAVE TO: ELIZABETH and JOHN DOE MOSQUERA, spouse; MOHAVE COUNTY TREASURER; DOES FX.

The Unknown Heirs of the above named Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81960



Defendants if any of them are deceased. The Estate of the above-named defen-

dants. The unknown successors in and to

the subject real property named herein. YOU ARE HEREBY SUMMONED and re-

quired to appear and defend in the above

entitled action in the above entitled court. within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30)

DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail

so to do, dgment by default will be ren-dered against you for the relief demanded in the complaint. A copy of the summons and complaint may

be obtained from the Plaintiffs Attorney

Timothy D. Bennett at 7712 Bye Canyon

Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court

by parties at least 3 working days in advance of a scheduled court proceeding.

GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona,

in and for the County of Mohave, this 8th

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE

M.E.F., LLC an Arizona Limited Liability Company Plaintiff,

VS.
TERRENCE R and JANE DOE MENTEN,
spouse; DIANA PAULINE and JOHN DOE
MENTEN-CHILDRESS, spouse; GERALD
A and JANE DOE MILLER, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

The Unknown Heirs of the above named Defendants if any of them are deceased.
The Estate of the above-named defen-

dants. The unknown successors in and to the subject real property named here-

in.

No. CV-2025-01527 SUMMONS
STATE OF ARIZONA, COUNTY OF MOHAVE TO:
TERRENCE R and JANE DOE MENTEN,
spouse; DIANA PAULINE and JOHN DOE
MENTEN-CHILDRESS, spouse; GERALD
A and JANE DOE MILLER, spouse; MOHAVE COUNTY TREASURER; DOES I-X,
The Unknown Heirs of the above named

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defen-dants. The unknown successors in and to

the subject real property named herein. YOU ARE HEREBY SUMMONED and re-

quired to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of

willin Invention (20) DAYS, exclusive of this summons upon you, if served within the State of Anzona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and

you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded

A copy of the summons and complaint may

Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for

reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in ad-

GIVEN UNDER my hand and the Seal of

the Superior County of the State of Arizona, in and for the County of Mohave, this 8th

(81960)

SÙMMOŃS

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE

CLARK COUNTY LAND DEVELOPMENT. LLC a Nevada Limited Liability Company Plaintiff,

LLOYD D HARLEN aka LLOYD D HAR-

LAN and JANE DOE HARLEN/HARLAN, spouse; SHARON L and JOHN DOE HAR-

LAN, spouse; KRISTINA RENEE and JOHN DOE OTAVA, spouse; ROBERT L and JANE DOE OTAVA II, spouse; MARC BRANT and JANE DOE HARLAN,

SPOUSE; JESSICA HARLAN AKA JESSICA R ANCHETA and JOHN DOE HARLAN/ANCHETA, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

The Unknown Heirs of the above named

Defendants if any of them are deceased.

The Estate of the above-named defen-

to the subject real property named here-

STATE OF ARIZONA, COUNTY OF MO-

HAVE TO:

LLOYD D HARLEN aka LLOYD D HAR-

LAN and JANE DOE HARLEN/HARLAN, spouse; SHARON L and JOHN DOE HAR-

LAN, spouse; KRISTINA RENEE and

JOHN DOE OTAVA, spouse; ROBERT L and JANE DOE OTAVA II, spouse; MARC BRANT and JANE DOE HARLAN,

spouse; JESSICA HARLAN aka JESSICA

R ANCHETA and JOHN DOE HARLAN/ANCHETA, spouse; MOHAVE

COUNTY TREASURER; DOES LX.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defen-

dants. The unknown successors in and to

the subject real property named herein. YOU ARE HEREBY SUMMONED and re-

quired to appear and defend in the above

entitled action in the above entitled court,

within TWENTY (20) DAYS, exclusive of

the day of service, after service of this summons upon you, if served within the

State of Arizona, or within THIRTY (30)

DAYS, exclusive of the day of service, if

served outside the State of Arizona, and

you are hereby notified that in case you fail

so to do, judgment by default will be ren-

dered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney,

Timothy D. Bennett, at 7712 Rye Canyon

Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court

by parties at least 3 working days in ad-

GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona,

in and for the County of Mohave, this 8th

CHRISTINA SPURLOCK, Clerk

day of July 2025.

nce of a scheduled court proceeding

No. CV-2025-01528 SUMMONS

vance of a scheduled court proceeding.

day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025

in the complaint.

Order No. 81958

Attorney at Law

AZ Bar # 021426

TIMOTHY D. BENNETT

7712 Rye Canvon Dr.

Las Vegas, NV 89123 (702) 810-0373

Attorney for the Plaintiff

day of July 2025. CHRISTINA SPURLOCK, Clerk

Pub. 07/30, 08/06, 08/13, 08/20/2025

ByDeputy Clerk

Order No. 81956

TIMOTHY D. BENNETT

Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373

Attorney for the Plaintiff

AZ Bar # 021426

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr.

No. CV-2025-01518 SUMMONS

DOES LX,
The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the complaint. A copy of the summons and complaint may

be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.
GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona in and for the County of Mohave, this 8th day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr Las Vegas, NV 89123

1D, LLC an Arizona Limited Liability Com-VS. HENRY HANS KULP, Trustee of The Hen-

Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named here No. CV-2025-01492 SUMMONS

STATE OF ARIZONA, COUNTY OF MO-HAVE TO: HENRY HANS KULP, Trustee of The Henry Hans Kulp Living Trust dated March 29, 2016; THE HENRY HANS KULP LIV-

ING TRUST DATED MARCH 29, 2016; MO HAVE COUNTY TREASURER: DOES I-X. The Unknown Heirs of the above named Defendants if any of them are deceased The Estate of the above-named defendants. The unknown successors in and to quired to appear and defend in the above entitled action in the above entitled court within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be rendered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney. Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 7th day of July 2025.

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025

(81979)

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426

STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE OFUSE, LLC an Arizona Limited Liability Company

vs. STEPHEN H and JANE DOE GITTER spouse; ANNA G and JOHN DOE GITTER. spouse; IRENE and JOHN DOE LILOIA spouse; EMIL MICHAEL and JANE DOE LILOIA, spouse; LUBA and JOHN DOE KLIMA, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named

... No. CV-2025-01488 SUMMONS STATE OF ARIZONA, COUNTY OF MO-HAVE TO:

with the classifieds. Find cool deals on everything from clothing and jewelry to autos and appliances. Pick up some funky threads or a hip new ride at a bargain price!

Hey Folks,

KINGMAN MINER kdminer.com

STEPHEN H and JANE DOE GITTER, spouse; ANNA G and JOHN DOE GITTER, spouse; IRENE and JOHN DOE LILOIA,

spouse; EMIL MICHAEL and JANE DOE

LILOIA, spouse; LUBA and JOHN DOE KLIMA, spouse; MOHAVE COUNTY

Call Us Today to Subscribe! 928-753-6397

Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE M.E.F., LLC an Arizona Limited Liability

VS.

JACK L and JANE DOE HACKETT,
spouse; DORIS and JOHN DOE HACKETT, spouse; DENNIS GREGORY and
JANE DOE HACKETT, spouse; KATHRYN
and JOHN DOE CURTAIN-HACKETT,
spouse; JUDIE and JOHN DOE HACKETT-SMITH, spouse; FRANK SMITH aka
FRANCIS SMITH and JANE DOE SMITH, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

Defendants. The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named here

STATE OF ARIZONA, COUNTY OF MO-HAVE TO: JACK L and JANE DOE HACKETT,

spouse; DORIS and JOHN DOE HACK-ETT, spouse; DENNIS GREGORY and JANE DOE HACKETT, spouse; KATHRYN and JOHN DOE CURTAIN-HACKETT, spouse; JUDIE and JOHN DOE HACK-ETT-SMITH, spouse; FRANK SMITH aka FRANCIS SMITH and JANE DOE SMITH, spouse; MOHAVE COUNTY TREASURER;

Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81961

AZ Bar # 021426
Attorney for the Plaintiff
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE

ry Hans Kulp Living Trust dated March 29, 2016; THE HENRY HANS KULP LIV-ING TRUST DATED MARCH 29, 2016; MO-

HAVE COUNTY TREASURER; DOES LX, The Unknown Heirs of the above named

CHRISTINA SPURLOCK, Clerk

orney for the Plaintiff
IN THE SUPERIOR COURT OF THE

Plaintiff.

Defendants if any of them are deceased.
The Estate of the above-named defendants. The unknown successors in and to the subject real property named hereKLIMA, spouse; MOHAVE COUNTY
TREASURER; DOES I-X,
The Unknown Heirs of the above named Defendants if any of them are deceased.
The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.
YOU ARE HEREBY SUMMONED and required to appear and defend in the above YOU ARE HEHEBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded in the complaint. A copy of the summons and complaint may

be obtained from the Plaintiffs Attorney Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.
GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 7th

day of July 2025. CHRISTINA SPURLOCK, Clerk

Deputy Clerk Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81979

(81981) SUMMONS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426 Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE 1D. LLC an Arizona Limited Liability Com-

DENNIS LYNN and JANE DOE CLARK, spouse; TAMMY C and JOHN DOE CLARK, spouse; NATIONAL AMERICAN INSURANCE COMPANY NKA AMERICAN INSURANCE COMPANY NKA AMERICAN SURETY COMPANY; RUSSELL FAIBISCH d/b/a NATIONAL SURETY SERVICES OF FLORIDA, INC OR AMERICAN INSURANCE COMPANY OF FLORIDA, as Mortgage; NATIONAL SURETY SERVICES OF FLORIDA, INC; ROSEMARY LIOLIOS and JOHN DOE FAIBISCH, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defandants

Defendants. The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

No. CV-2025-01520 SUMMONS STATE OF ARIZONA, COUNTY OF MO-

HAVE TO:
DENNIS LYNN and JANE DOE CLARK,
spouse; TAMMY C and JOHN DOE
CLARK, spouse; NATIONAL AMERICAN INSURANCE COMPANY NKA AMERICAN SURETY COMPANY; RUSSELL FAIBISCH d/b/a NATIONAL SURETY SERVICES OF FLORIDA. INC OR AMERICAN INSUR-ANCE COMPANY OF FLORIDA, as Mort-gagee; NATIONAL SURETY SERVICES OF FLORIDA, INC: ROSEMARY LIOLIOS and JOHN DOE FAIBISCH, spouse; MO-HAVE COUNTY TREASURER; DOES LX

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein. YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-dered against you for the relief demanded

in the complaint. A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.

GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 8th day of July 2025.
CHRISTINA SPURLOCK, Clerk

Deputy Clerk

Pub. 07/30, 08/06, 08/13, 08/20/2025 Order No. 81981 (81982)SÙMMOŃS

TIMOTHY D. BENNETT Attorney at Law 7712 Rye Canyon Dr. Las Vegas, NV 89123 (702) 810-0373 AZ Bar # 021426 Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MOHAVE MICHAEL WAY, LLC an Arizona Limited Liability Company

MICHAEL T and JANE DOE BROGAN. spouse; SHAUNA MONAE and JOHN DOE BROGAN, spouse; MOHAVE COUN-TY TREASURER; DOES I-X,

Defendants.
The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named here-

No. CV-2025-01485 SUMMONS STATE OF ARIZONA, COUNTY OF MO-HAVE TO:
MICHAEL T and JANE DOE BROGAN,
Spouse; SHAUNA MONAE and JOHN
SDOE BROGAN, spouse; MOHAVE COUNTY TREASURER; DOES I-X,

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to quired to appear and defend in the above entitled action in the above entitled court. within TWENTY (20) DAYS, exclusive of the day of service, after service of this summons upon you, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be ren-

dered against you for the relief demanded in the complaint. A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rve Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.

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 13, 2025 700 WEST BEALE STREET KINGMAN, ARIZONA 10:00 AM

MEMBERS

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

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

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

Pledge of Allegiance

Roll Call

Announcements

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.

Approval of July 9, 2025 meeting minutes.

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

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a <u>REZONE</u> of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage facility, in the Beaver Dam vicinity (north of Fleet Street and east of River Lane Road), Mohave County, Arizona. **Brown Consulting for Reber Trust.** CB

LAKE HAVASU AREA

- 02. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes prior to approval of a final plat in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights vicinity (north of Heights Blvd, northeast of Rancho Vista Drive), Mohave County, Arizona. **Dustin Runyon for Havasu Heights LLC, and Runyon, Oxley, and Campbell.** MS
- 03. Evaluation of a request for an <u>AMENDMENT TO THE MOHAVE COUNTY GENERAL</u> <u>PLAN</u> from a Rural Development Area land use designation to a Suburban Development Area land use designation and a <u>REZONE</u> of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a residential subdivision, in the Havasu Heights vicinity (south of Coronado Drive, east of Rancho Vista Drive), Mohave County, Arizona. **Laynee Sholl for Younis.** VB

MOHAVE COUNTY GENERAL AREA

- 04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-05-038 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity (north of El Segundo Drive, east of Silver Eagle Drive), Mohave County, Arizona. **Robert Gibson.** MS
- 05. Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone, to bring the property into compliance, in the Dolan Springs vicinity (south of 10th Street, west of Cattle Drive), Mohave County, Arizona. **KTH Consulting for FSP Stallion 8, LLC.** CB

KINGMAN AREA

- 06. Evaluation of a request for a REZONE of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity (west Chuckwagon Drive, south Reft Way), Mohave County, Arizona. Mohave Engineering Associates, Inc for Daniel and Joan Huffman. VB
- 07. Evaluation of a request for an <u>AMENDMENT TO THE MOHAVE COUNTY GENERAL</u> <u>PLAN</u> from a Suburban Residential and Low Density land use designation, to a Medium Density Residential land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an R-1 (Single-Family Residential) zone, to allow for a residential subdivision, in the Kingman vicinity (north of Tommie Drive, west of Avenida Verde), Mohave County, Arizona. KTH Consulting for Pepper Fourchy and Mitchell Eisner. CB

Planning and Zoning Commission Agenda August 13, 2025 Page 3 of 3

08. Evaluation of a request for a <u>RESCISSION OF B.O.S. RESOLUTION 2017-156</u> that approved a rezone of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential/Eighteen Acre minimum lot size) zone, in the Yucca vicinity (south of Arroyo Road, east of Cisco Kid Road), Mohave County, Arizona. **Norma J Cruz-Wade and Diana Vega**. VB

OTHER

- 09. Discussion of residential water heater replacement permit.
- 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.

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

Supporting documentation for agenda items may be reviewed on www.mohave.gov (*PDF Reader required*) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409

01. Evaluation of a request for a <u>REZONE</u> of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Beaver Dam vicinity, Mohave County, Arizona.

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Brown Consulting on behalf of Reber Trust of St. George, Utah.

Assessor's Parcel No. 402-65-002 is described as a portion of the SW1/4, SW1/4, SW1/4 of Section 35, Township 41 North, Range 15 West.

The site is approximately one (1) acre and is located north of Fleet Street and east of River Lane. The site is accessed from Interstate 15 at Exit 9, then northeast on Fleet Street approximately 0.66 miles to the site.

The site appears to be vacant. The terrain appears to be relatively flat. The surrounding land uses consist of residential uses, commercial uses, and vacant land.

The applicant requests this portion, as shown on Exhibit A, to be rezoned from a R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse. The Mohave County General Plan designates this site as General Commercial.

The site is within the Beaver Dam/Littlefield Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Fleet Street is unpaved at the site and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0095G indicates the portion 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:

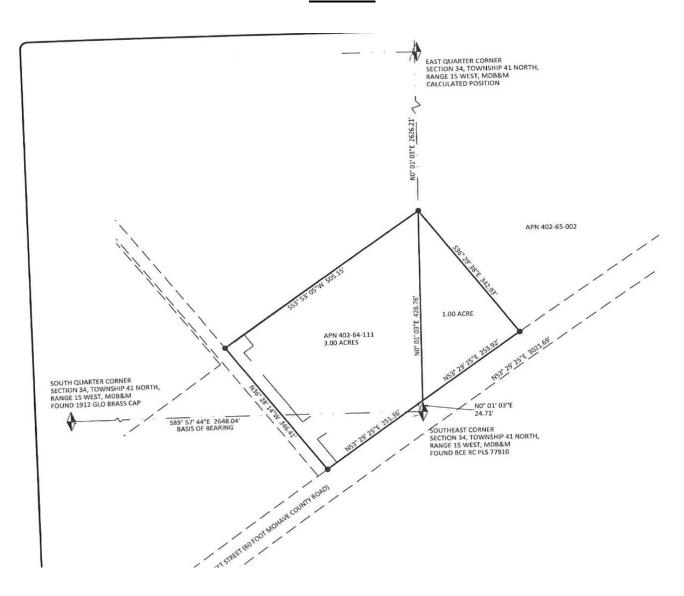
- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. There do not appear to be any environmental feature 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 a C-2H (Highway Commercial) zone, as shown on Exhibit A.
- 2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
- 3. The appropriate permits will be obtained prior to construction.
- 4. The Rezone shall not become effective until at least 30 days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814. K.

Exhibit A



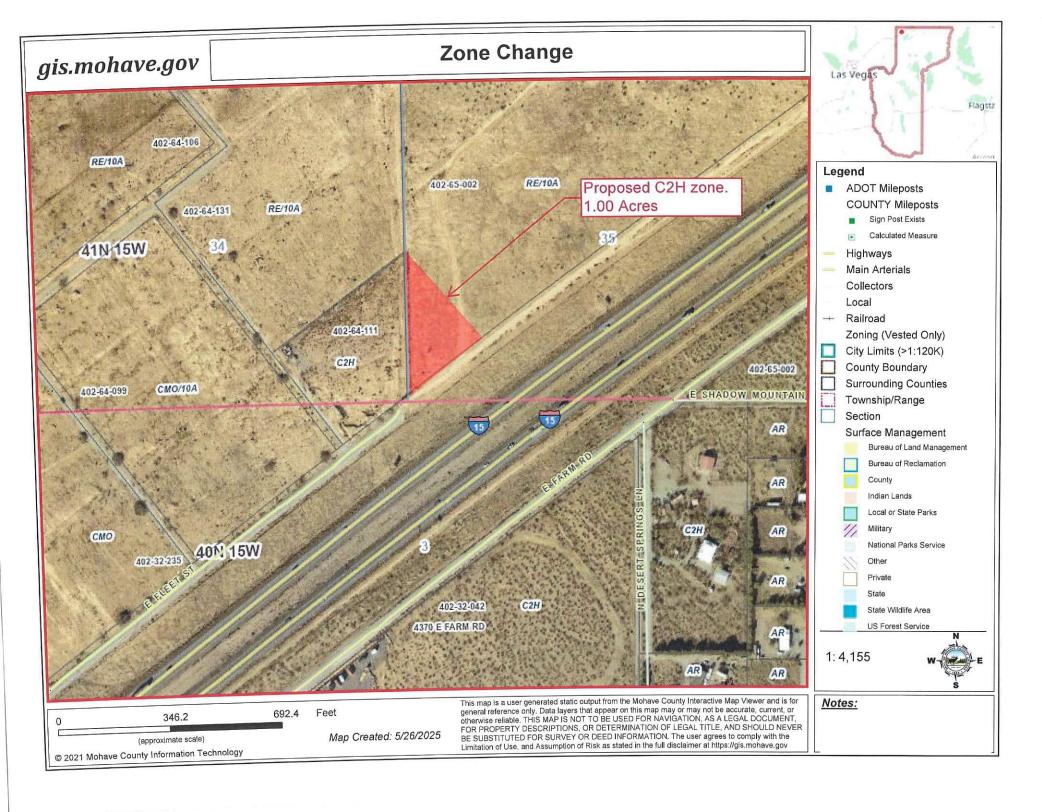


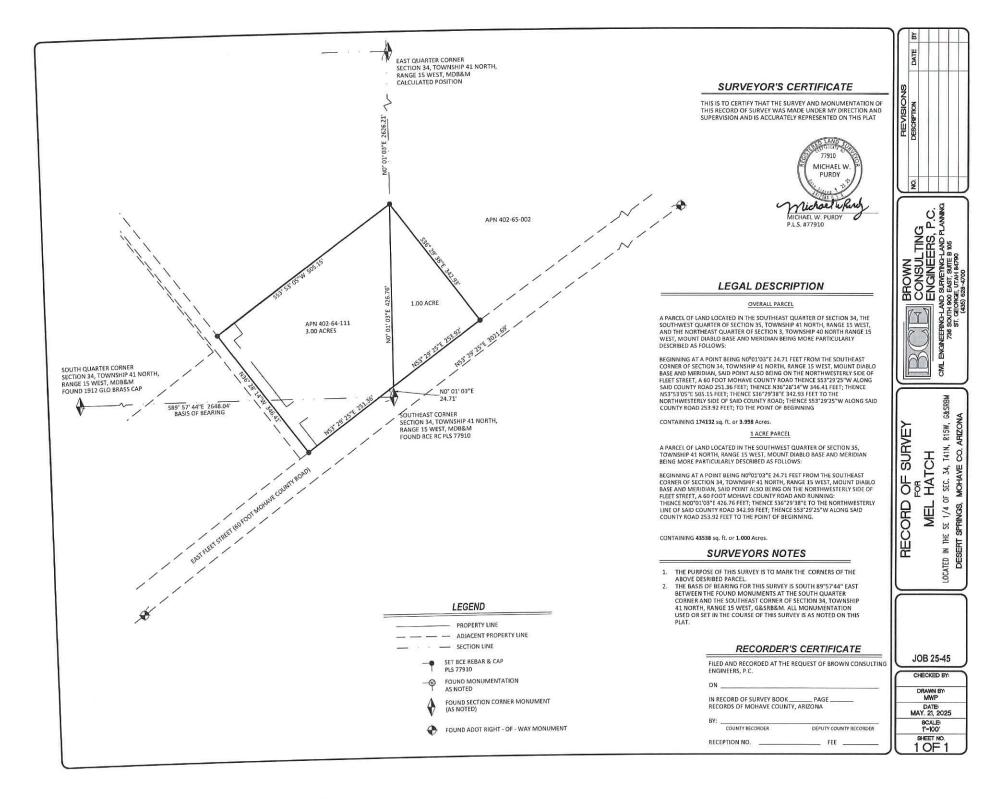
REZONE APPLICATION

equiry Information		
Have you contacted a representative from the Planning and Zoning Divis submitting this application? Yes No	sion of Mohave County Developme	nt Services prior to
Property Information	DE 40A	el Size 1.00 Acres
A ssessor Parcel Number: 402-65-002 Current Zoni	ing: RE-10A Pare	el Size 1.00 Acres
Legal Description:		
See attached		i i i i i i i i i i i i i i i i i i i
Water Provider: DS Water Electric provider Dixie	Power Sewer provider	Septic
To be the second of the second	Sewer provider	1 - 1
Present use of property: None		
Owner Information		Charles and the second
Owner Name(must match current deed): Reber Trust		11T 04776
Mailing Address: 254 S Main Street	_{City:} St. George	_ _{State} ; <u>UT</u> zip; <u>84770</u>
Phone numbeEmail		
Agent Information (to be completed if owner has appointed an age	nt to complete the application pro	ocess)
Agent Name Brown Consulting Engineers		
Mailing Address: 736 S 900 E, STE B105	City: St. George	State:UT Zip:84790
Phone number Email		
Request		
(we) hereby request that the Board of Supervisors set this matter for planning and Zoning Commission for rezoning:	public hearing following evaluation	by the
Proposed to be: C2H		
Will all parcels comply with the minimum lot size requirements of the Ooes the new zone comply with the Mohave County General Plan? \square		Amendment Supplement)
For the purpose of:		
Storage Warehouse		
Authorization		
By signing below I certify I am the current property owner, concur with knowledge. If agent information is completed I allow them to act on many the state of the	ry behalf regarding this application.	on is correct to the best of my
All owners of record must sign. If property is owned by a commercial	entity signing authority status must	be provided.
Building • Planning • Zoning • F	flood Control • Emergency Manage	rent .

Rezone Notice of Hearing

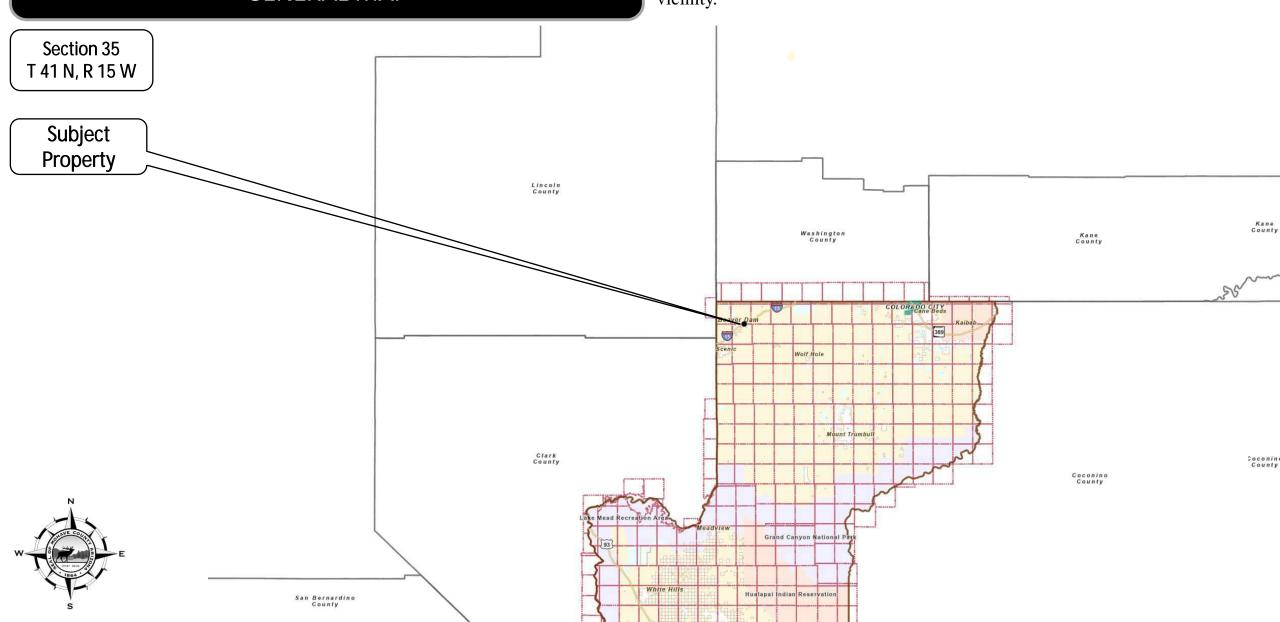
TtoZone 1	
Dear Property Owner: RE-10A	
Dear Property Owner: This letter is to notify you of a request for a change of zone for the below – captioned property from RE-10A	
to C2Hfor the purpose of Storage Warehouse	. *
The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning request 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 proper owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.	rty not be
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; <u>clearly state opposition to the amendment or change</u> ; indicate the Assessor's Parcel Number of Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 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.	r 300'. If
Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed <i>Notice of Planning and Zoning Commission Public Hearing</i> 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 Cour Development Services.	nty
Sincerely, Applicant / agent Applicant / agent	
Contact information:	
Brown Consulting Engineers	
736 S. 900 E., STE B105	
St. George, UT 84790 Assessor Parcel Number and Level Description 6 1997 1997 1997 1997 1997 1997 1997 19	
Assessor Parcel Number and Legal Description of proposed subject property: 402-65-002 See attached	





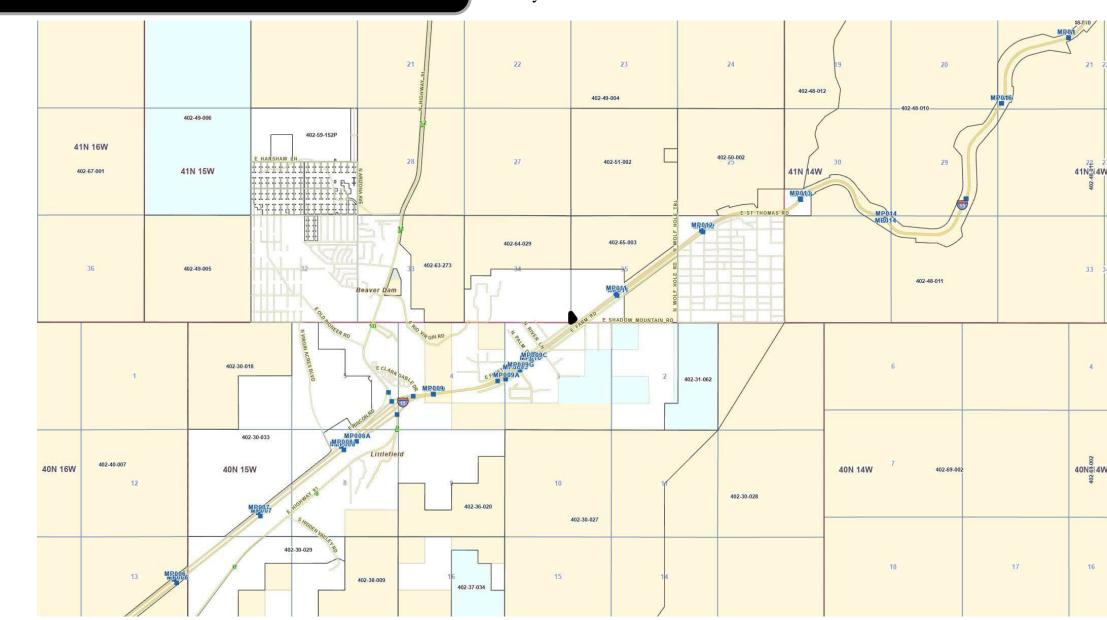


REZONE of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Desert Springs vicinity.



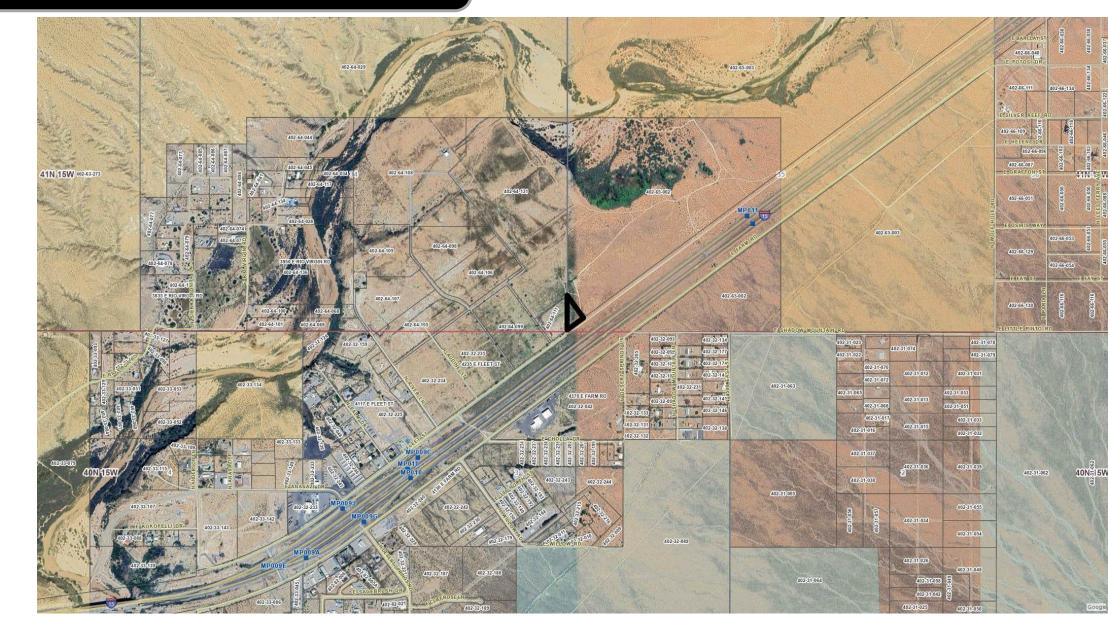
REZONE 402-65-002 VICINITY MAP

REZONE of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Desert Springs vicinity.



REZONE 402-65-002 SITE MAP

REZONE of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Desert Springs vicinity.





REZONE 402-65-002 ZONING MAP

3996 E RIO VIRGIN RD

REZONE of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Desert Springs vicinity.





REZONE 402-65-002 RIGHT OF WAY MAP

REZONE of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Desert Springs vicinity.

Section 35 T 41 N, R 15 W

Drainage

L INTER-

Public

Not Perfected

RS 241

Para de la Companya d

No R/W





REZONE 402-65-002 REQUEST

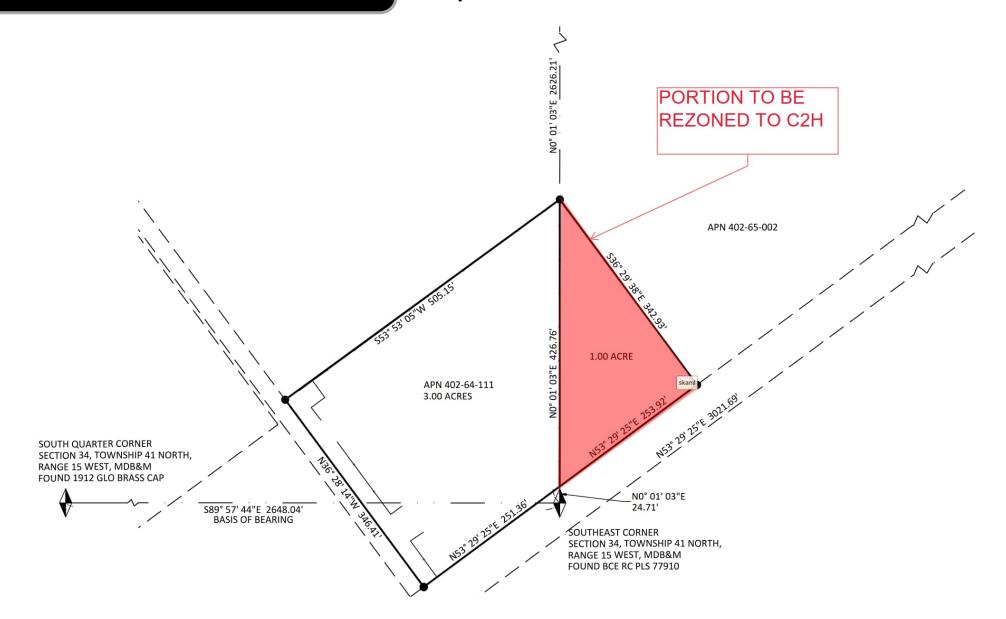
REZONE of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Desert Springs vicinity.





REZONE 402-65-002 REQUEST

REZONE of a portion of Assessor's Parcel No. 402-65-002 from an R-E/10A (Residential-Recreation/ Ten Acre minimum lot size) zone to a C-2H (Highway Commercial) zone, to allow for a storage warehouse, in the Desert Springs vicinity.









02. Evaluation of a request for a <u>SPECIAL USE PERMIT</u> for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes in the DL Ranch subdivision prior to approval of the Final Plat in an R-O (Single-Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights 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 Dustin Runyon on behalf of Havasu Heights LLC, and Delbert Campbell, Jr, Andrew Oxley, and Dustin Runyon of Lake Havasu City, Arizona.

Assessor's Parcel Nos. 120-07-097, -098, and -099 are described as a portion of Section 5, Township 15 North, Range 19 West, of the Gila and Salt River Base and Meridian.

The site is approximately 378.85 acres in size and is located north of Heights Boulevard and east of State Highway 95. The site is accessed from State Highway 95, then east on Heights Boulevard approximately 1.85 miles to the southwest corner of the lot.

The site currently appears vacant with relatively flat terrain with natural washes running north and south. The surrounding land uses consist primarily of single-family homes and vacant land.

The applicant requests this Special Use Permit to allow for permitting of model homes prior to approval of a final plat. The Mohave County General Plan designates the site as Low Density Residential, with approximately 30.37 acres in southwest corner as General Commercial.

The site is within the Desert Hills Fire District. Electric, water, and sewer services will be available as part of the subdivision process. Heights Boulevard is paved to site and on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5700G indicates the parcels described to be in mostly in Zone X, not in the Special Flood Hazard Area. There are approximately 102.39 across the three lots that are in Flood Zone A, a Special Flood Hazard Zone.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

- 1. This Special Use Permit shall allow for the permitting of model homes prior to the Final Plat approvals on Assessor's Parcel Nos. 120-07-097, -098, and -099.
- 2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
- 3. The appropriate permits shall be obtained prior to construction.
- 4. If construction or the use has not commenced within one (1) year of Board of Supervisors approval of the Special Use Permit, or if the use has been discontinued for six (6) months, then approval shall terminate at that date.
- 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 fresubmitting this application? ☐ Yes ☐ N		and Zoning Division	n of Mohave County l	Development Services prior t	00
Property Information					
Assessor Parcel Number: 120-	07-098	Current Zoning:	R-O	Parcel Size 64.5	Acres
Legal Description:					
A PORTION OF SECTION 5, T 15th COUNTY, ARIZONA.ALSO BEING RECORDS OF THE MOHAVE COL	A PORTION OF	F THAT PARCEL	OF LAND RECOR	DED IN BOOK 7348, PAG	SE 725
Water Provider: DL Ranch DWID	Electric pro	vider: Unisource	Sewer	provider: DL Ranch DV	VID
Water Provider: DL Ranch DWID Present use of property: New single	family reside	ential subdivision	on		
Owner Information					
Owner Name(must match current deed	CAMPBEL	L DELBERT L	JR , OXLEY AN	DREW, RUNYON DU	STIN
Owner Street Address: 2036 McCu	lloch Blvd. N		City:_Lake Hava	asu City State: AZ Zip:	86403
	E				
Agent Information (to be completed	if owner has app	ointed an agent to	complete the applic	ation process)	
Agent Name: Dustin Runyon					
Agent Street Address: 2036 McCul	loch Blvd. N.		_ _{City:} Lake Hava	asu City State: AZ Zip: 8	86403
Phone number:	E	mail:			
Request					
I (we) hereby request that the Board of Planning and Zoning Commission for a				valuation by the	
The permitting of model home	s at the DL R	anch subdivisio	on prior to approv	ring the final plat	
Authorization					
By signing below I certify I am the cur knowledge. If agent information is com					est of my
Dustin Runyon Dustin Runyon (Jun 16 2025 Notal PDT)	25	Colede		andrew Oxley	
	14DA	189C77C8438		656BD7287BC7433	

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
The permitting of model homes at the DL Ranch subdivision prior to approving the final plat
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 <i>Notice of Planning and Zoning Commission Public Hearing</i> slip. You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.
Sincerely,
oustin Runyon_
Applicant / agent
Contact information:
Havasu Heights, LLC
2036 McCulloch Blvd N
Lake Havasu City, AZ 86403

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

120-07-098, A PORTION OF SECTION 5, T 15N, R 19W OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.ALSO BEING A PORTION OF THAT PARCEL OF LAND RECORDED IN BOOK 7348, PAGE 725 RECORDS OF THE MOHAVE COUNTY RECORDERS OFFICE

When Recorded, return and mail tax statements to:

Havasu Heights, LLC 2036 McCulloch Boulevard N Lake Havasu City, Arizona 86403

FEE# 2021091321

OFFICIAL RECORDS OF MOHAVE COUNTY KRISTI BLAIR, COUNTY RECORDER 12/06/2021 01:50 PM Fee \$30.00 PAGE: 1 of 3

Exempt ARS 11-1134 B7

Warranty Deed

Havasu Heights, LLC, an Arizona Limited Liability Company, Grantor, of Mohave County, Arizona, hereby CONVEYS and WARRANTS, for the sum of \$10.00 and other good and valuable consideration, to

Delbert L. Campbell, Jr., individually, as to a one-third undivided interest; Dustin Runyon, individually, as to a one-third undivided interest; and Andrew Oxley, individually, as to a one-third undivided interest,

Grantees, as tenants-in-common, the real property in Mohave County, Arizona, described on Exhibit A.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and rights of way of record.

WITNESS the hand of said Grantor this 2nd day of December, 2021.

Grantor:

Havasu Heights, LLC

an Arizona Limited Liability Company

Oustin Runyon Manager

STATE OF ARIZONA

ee

COUNTY OF MOHAVE

On the 2nd day of December, 2021, personally appeared before me Dustin Runyon, the signer of the within instrument, who duly acknowledged to me that he executed the same in the capacity indicated above.

Ireida Rizo
Notary Public
Mohave County, Arlzona
My Comm. Expires 12-10-2021

Notary Public



Land Survey & Mapping

EXHIBIT "A"

Parcel 2:

The following is a description of a parcel of land, being a portion of Section 5, Township 15 North, Range 19 West, of the Gila and Salt River Base and Meridian, Mohave County, Arizona. Also being portion of that parcel of land recorded in Book 7348, Page 725 records of the Mohave County Recorder's Office, also being an adjacent parcel as shown on that plat for "Rancho Havasu Tract No. 3705-A, recorded as Map 2890A [Record Source #1 (R1)] records of the Mohave County Recorder's Office, the subject parcel of land, being more particularly described as follows:

Beginning for reference at the GLO Brass cap "1916", marking the Northwest corner of Section 5, from which a GLO Brass cap "1916", marking the Northeast corner of Section 5 bears South 89° 41' 36" Bast [Basis of Bearings], at a distance of 5276.36 feet [South 89° 59' 11" East, a distance of 5276.40 feet (R1)], Thence South 89° 42' 35" East, a distance of 1318.72 feet [North 89° 59' 57" East, a distance of 1318.73 feet (R1)], along the North line of said Section 5, to a found plastic cap atop a 1/2" rebar "RLS 14208", marking the Northeast corner of Government lot 4 of said Section 5, Thence South 89° 42' 25" East, a distance of 250.45 feet [North 89° 59' 57" East (R1)], along the North line of said Section 5, to a set plastic cap atop a 1/2" rebar "RLS 48860", and the TRUE POINT OF BEGINNING;

Thence South 00° 01' 31" East, a distance of 5270.14 feet to a set plastic cap atop a 1/2" rebar "RLS 48860", marking a point on the South line of said Section 5;

Thence South 89° 47' 15" East, a distance of 532.18 feet [North 89° 55' 09" East (R1)] along the South line of said Section 5, to a set plastic cap atop a 1/2" rebar "RLS 48860";

Thence North 00° 00' 13" West, a distance of 5269.38 feet to a set plastic cap atop a 1/2" rebar "RLS 48860", marking a point on the North line of said Section 5;

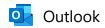
Page 1 of 2

Thence North 89° 42' 25" West, a distance of 534.18 feet [South 89° 59' 57" West (R1)] along the North line of said Section 5, to the TRUE POINT OF BEGINNING:

The subject Parcel of land described herein contains 64.50 acres of land more or less and is subject to all exceptions, easements and other items of the public record that may be pertinent thereto.



Page 2 of 2



Re: SUP for 120-07-098 to allow model homes

From Amy Francis <amy@apxwest.com>

Date Mon 7/14/2025 12:52 PM

To Melanie Stradling <StradM@mohave.gov>

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

Hi Melanie!

Dustin said that if you can also include 120-07-097 and 120-07-099, that would be great!

If not, then just 120-07-098.

Thank you!

On Mon, Jul 14, 2025 at 12:07 PM Melanie Stradling < StradM@mohave.gov> wrote:

Hi Dustin--

I just wanted to clarify that the SUP is wanted for ONLY 120-07-098 and not the either/both of the other parcels that make up DL Ranch.

Thank you,

Development Services is open Monday - Friday from 7 a.m. - 6 p.m. My schedule is Monday - Friday from 8 a.m. - 5 p.m.

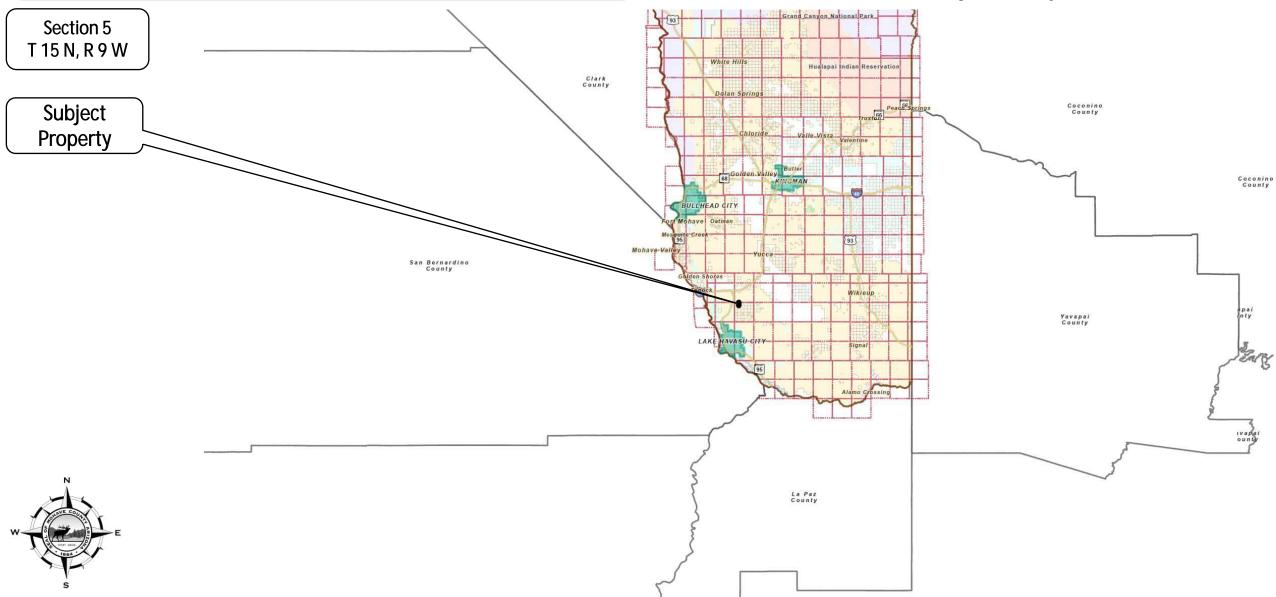
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CONFIDENTIALITY NOTICE: This email is intended only for the person(s) named in the message header. Unless otherwise indicated, it contains information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this message in error, please notify the sender of the error and delete the message immediately. Non-authorized use and/or dissemination of whole or part of this email are strictly prohibited.

WIRE FRAUD NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

SPECIAL USE PERMIT 120-07-097, -098, & -099 GENERAL MAP

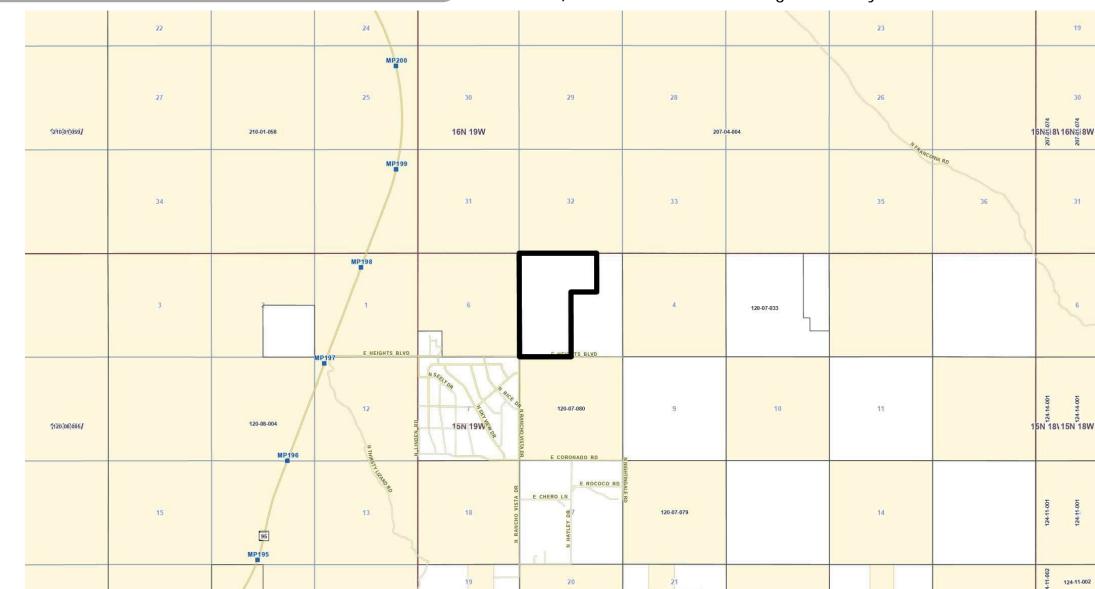
<u>SPECIAL USE PERMIT</u> for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes prior to approval of a final plat in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights vicinity.



SPECIAL USE PERMIT 120-07-097, -098, & -099 VICINITY MAP

<u>SPECIAL USE PERMIT</u> for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes prior to approval of a final plat in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights vicinity.

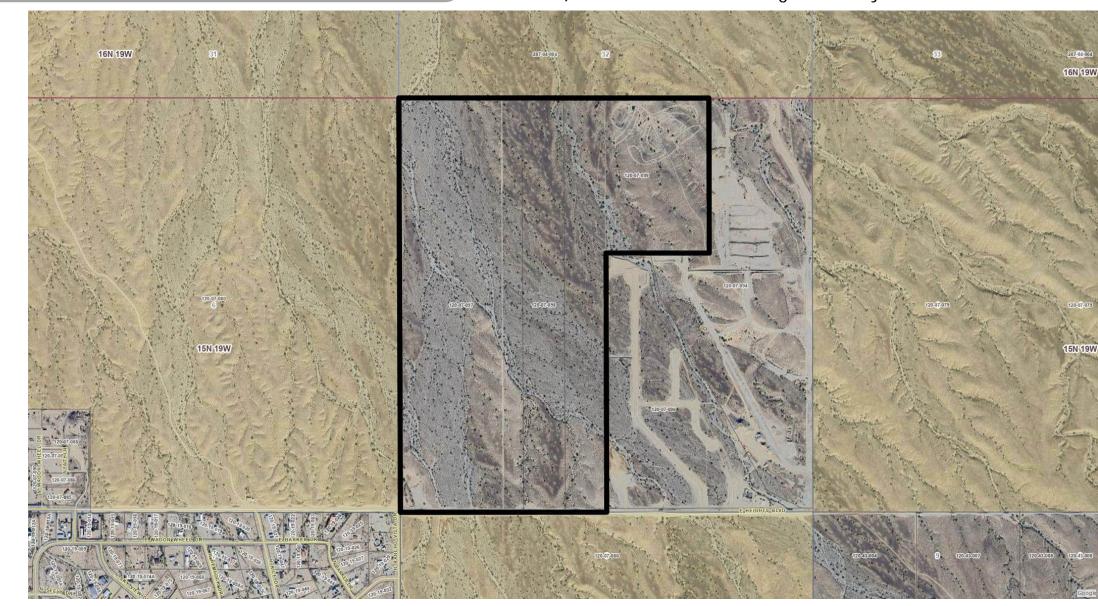
Section 5 T 15 N, R 9 W



SPECIAL USE PERMIT 120-07-097, -098, & -099 SITE MAP

<u>SPECIAL USE PERMIT</u> for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes prior to approval of a final plat in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights vicinity.

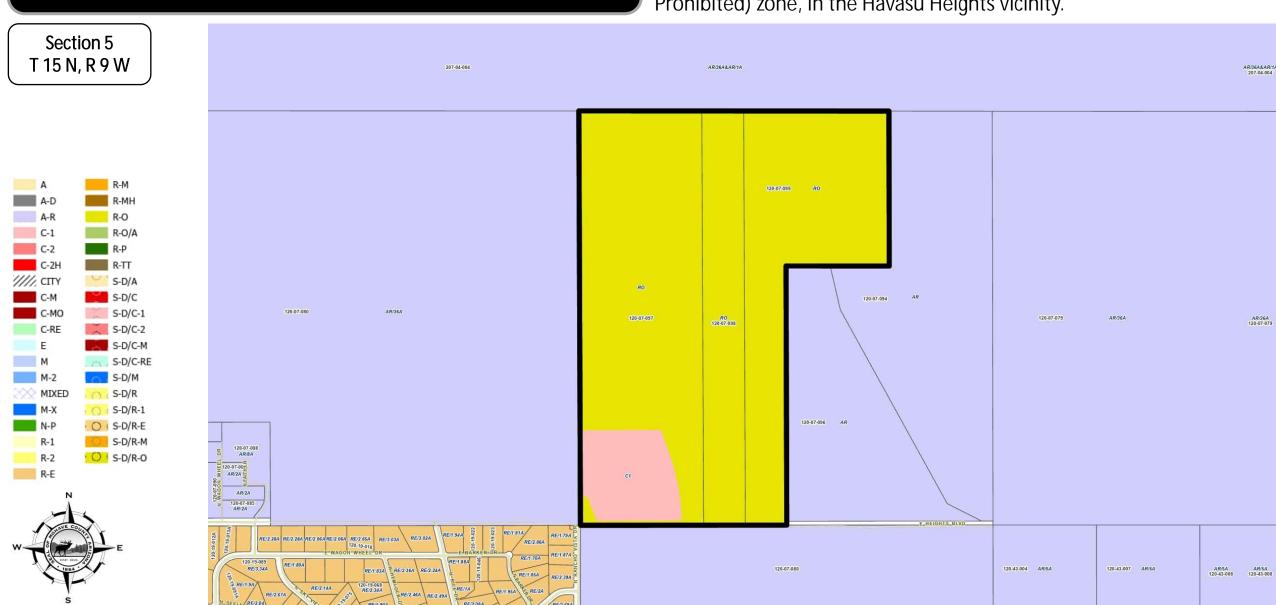
Section 5 T 15 N, R 9 W





SPECIAL USE PERMIT 120-07-097, -098, & -099 ZONING MAP

<u>SPECIAL USE PERMIT</u> for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes prior to approval of a final plat in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights vicinity.



SPECIAL USE PERMIT 120-07-097, -098, & -099 RIGHT OF WAY MAP

<u>SPECIAL USE PERMIT</u> for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes prior to approval of a final plat in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights vicinity.

Section 5 T 15 N, R 9 W

Drainago

Utility

Public

Not Perfected

RS 247

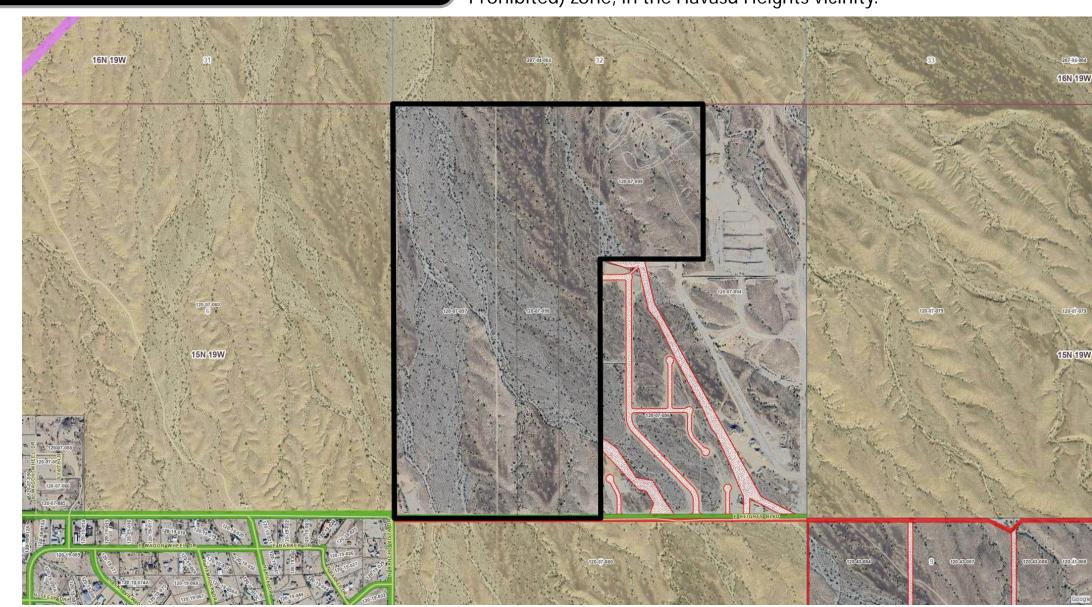
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- HOLF GOILE

No R/W





SPECIAL USE PERMIT 120-07-097, -098, & -099 REQUEST

<u>SPECIAL USE PERMIT</u> for Assessor's Parcel Nos. 120-07-097, -098, and -099 to allow for the permitting of model homes prior to approval of a final plat in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Havasu Heights vicinity.

Section 5 T 15 N, R 9 W









03. Evaluation of a request for an <u>AMENDMENT TO THE MOHAVE COUNTY GENERAL</u>

<u>PLAN</u> from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to a A-R (Agricultural Residential) zone, to allow for a residential subdivision in the Havasu Heights 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 Laynee Sholl for Philip Younis of Parker, Arizona.

Assessor's Parcel No. 120-22-004 is described as NW1/4 NW1/4 of Section 17, Township 15 North, Range 19 West.

The site is approximately 40 acres and is located south of Coronado Road and east of Rancho Vista Drive. The site is accessed from State Highway 95, east on Heights Boulevard, south on Rancho Vista Drive approximately one mile to site.

The site currently appears vacant. The terrain appears to be relatively flat with two natural washes running north and south. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this:

- 1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a Suburban Development land use designation, and this
- 2. Rezone from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to A-R (Agricultural Residential) zone, to allow for a residential subdivision.

The site is within the Desert Hills Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Rancho Vista Drive is unpaved and is not on the County's road's maintenance system.

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

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains similar zoning and densities to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There does not appear to be any environmental features affecting the site.

g. Electric service appears to be available. 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 Mohave County General Plan will be amended to Suburban Development land use.
- 2. The site will be rezoned to a A-R (Agricultural Residential) zone.
- 3. The Rezone will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
- 4. Legal access shall be obtained and provided for all created parcels.
- 5. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
- 6. The appropriate permits shall be obtained prior to construction.
- 7. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
- 8. 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

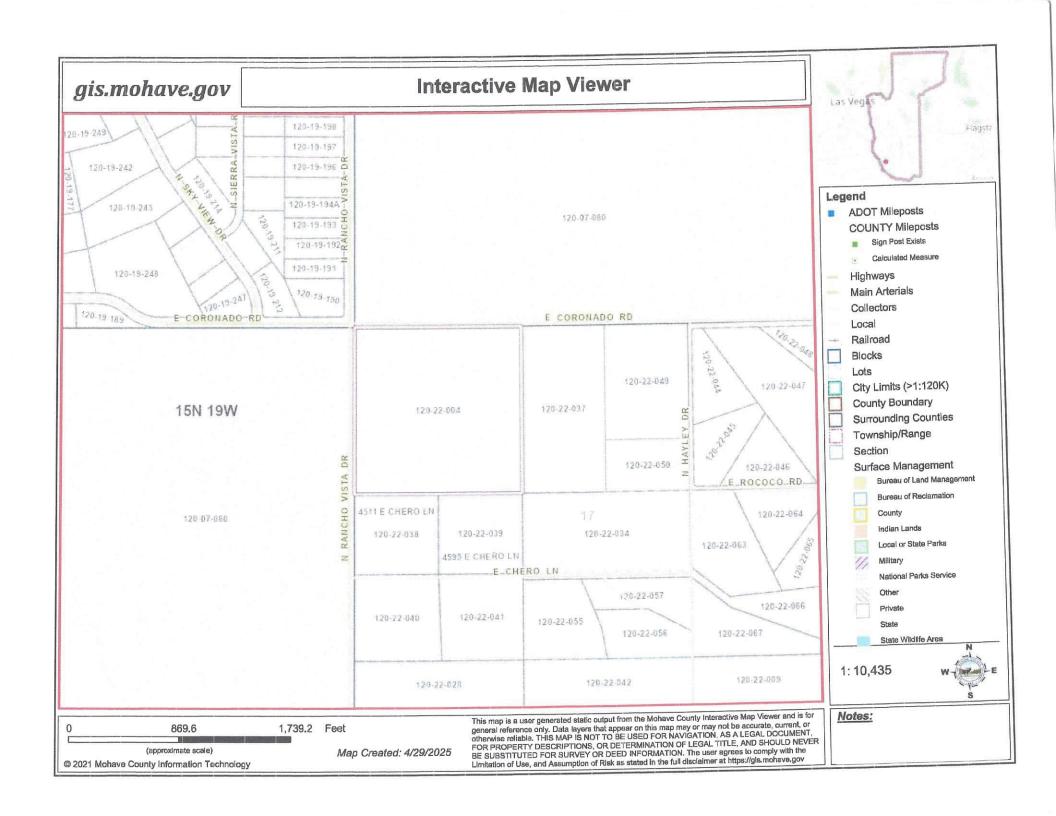
nquiry Information
Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? □Yes □No
Property Information
Assessor Parcel Number: 120 - 22-014 Current Zoning: AR-36 Parcel Size 40 Acres
Legal Description: 19W, Setation 17 - NWY NWY CONT 40 ACRES
Water Provider: Well Electric provider: Unisource Sewer provider: N/P Present use of property: Vacant land
Owner Information
Owner Name (must match current deed): Sandoustle Trust Philip Youn's
Owner Name(must match current deed): Surpher State: 12 Zip: 8534 Mailing Address: 3345 N. Hwy 95 City: Parker State: 12 Zip: 8534
Priorie number.
Agent Information (to land an agent to complete the application process)
Agent Name: Laynel Sholl
Mailing Address: 3365 N Hwy 95 City: Por Ker State 2 zip: 8344
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:
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:
We want to subdivide the land into large funges
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 m 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: AR-36
This letter is to notify you of a request for a change of zone for the below – captioned property from
This letter is to notify you of a request for a change of zone for the below – captioned property from
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 <i>Notice of Planning and Zoning Commission Public Hearing</i> 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:
The Local Realty Expects 3365 N. Hwy 95 Parker Az 85344
Assessor Parcel Number and Legal Description of proposed subject property: 120.04
NW4, NW4 CONT 40 ACRES
15N 19W, section 17

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: RDA Proposed to be: SDA
Describe how the change will benefit the county. It will take a raw, unused section of land I allow to be subdivioled intapprox. 30, large parcels flow ding the county with 30 taxable pieces of land. In addition with extreme land housing shortage this will help potential from ites I buyers the ability to purchase usable land to List any public infrastructure and public services that are available or will be provided. These lots will require power:
Describe any change in the character of the surrounding neighborhood. It will continue the current transfor larger lots & acre lots for homes to be boilt. Unlike the grajed of the 900+ homes being built on postage stamp lots, this will be the same as everything 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 growth + development for the area It conforms with all the surrounding groperty. We are not asking for max density like the other housing development going in
Explain the proposed change, changing events, or circumstances that make the amendment necessary. We are currently in Ecrow with a developer that's ready to take this on immediately. We thought the zoning was correct but found out the '36' needs to be
Pembred If for some reason the developer fulls out seller will move toxward with subdividing. Building • Planning • Zoning • Flood Control • Emergency Management



A	1000
Code	1220

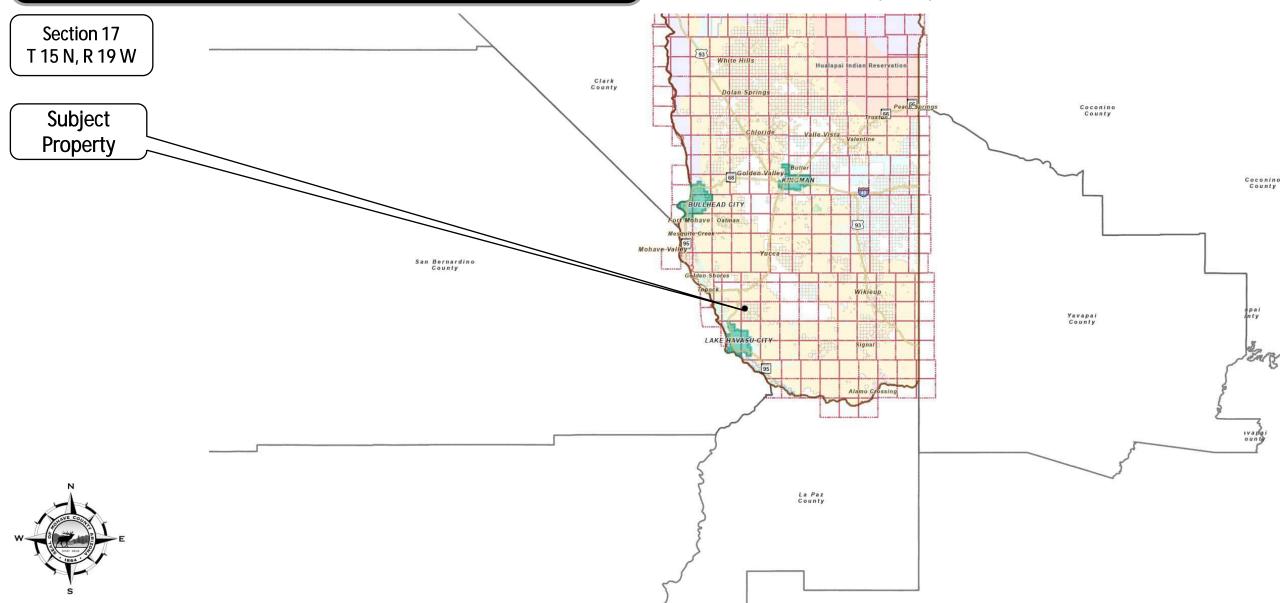
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			GLO	S 89°		8	9 1140	\bigcirc
PLAT LOCATION	HEG DATE FEE No	7	8 NO9*54 25'E	7639.56"	N1/4 COR (185*56'9*E	1320 80'	16 12	(1)
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		/8	\$ 610 CUE 2/48/642 (25)	AS GE	Secus manns (2010)		16	1° = 100° WELL & WATER SYSTEM AGENT 3191/719
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			610		99° 58' W 5281	32'	I.	
					07 07			
								LIGHT COUNTY

15N.,19W.,17 Aug. 19, 2005

MOHAVE COUNTY ASSESSOR'S MAP

PLAN AMENDMENT & REZONE 120-22-004 GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation, to a SDA (Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a subdivision, in the Lake Havasu City vicinity.

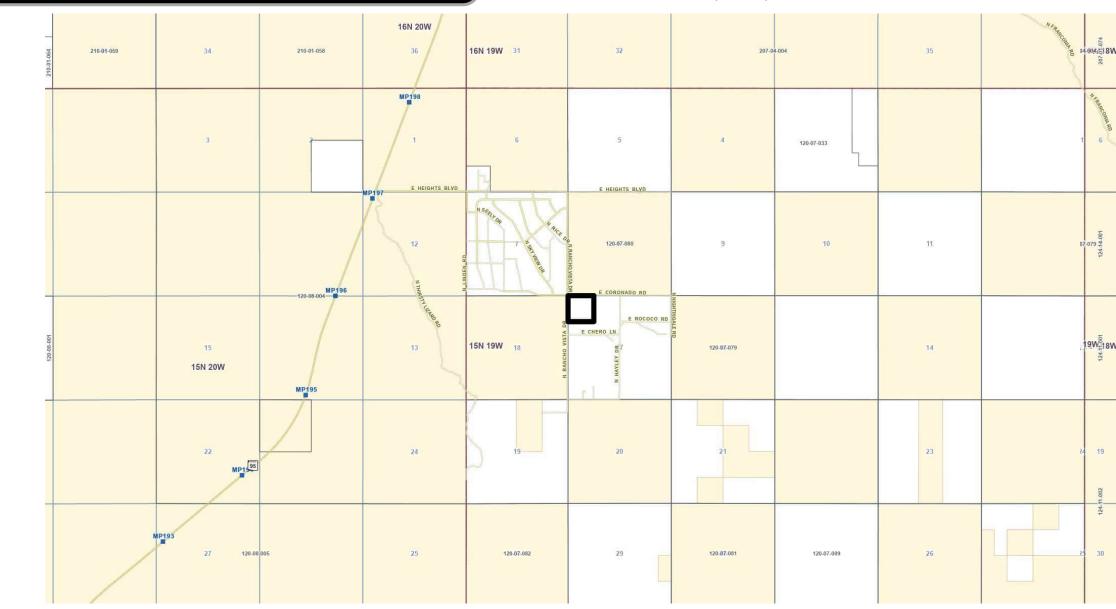


PLAN AMENDMENT & REZONE 120-22-004

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation, to a SDA (Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a subdivision, in the Lake Havasu City vicinity.

Section 17 T 15 N, R 19 W



PLAN AMENDMENT & REZONE 120-22-004 SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation, to a SDA (Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a subdivision, in the Lake Havasu City vicinity.

Section 17 T 15 N, R 19 W





PLAN AMENDMENT & REZONE 120-22-004 GENERAL PLAN MAP

Section 17 T 15 N, R 19 W

Alternative Energy

Commercial Recreation

General Commercial

Heavy Industrial

High Density Residential

Light Industrial

Low Density Residential

Medium Density Residential

Neighborhood Commercial

Public Facilities

Public Lands

_

Public Park

Rural Development Area

X Rural Industrial

Rural Residential

Suburban Development Area

Suburban Estates

Suburban Estate

Suburban Residential

Urban Development Area

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation, to a SDA (Suburban Development Area land use designation and a <u>REZONE</u> of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a subdivision, in the Lake Havasu City vicinity.



PLAN AMENDMENT & REZONE 120-22-004

ZONING MAP

Section 17 T 15 N, R 19 W



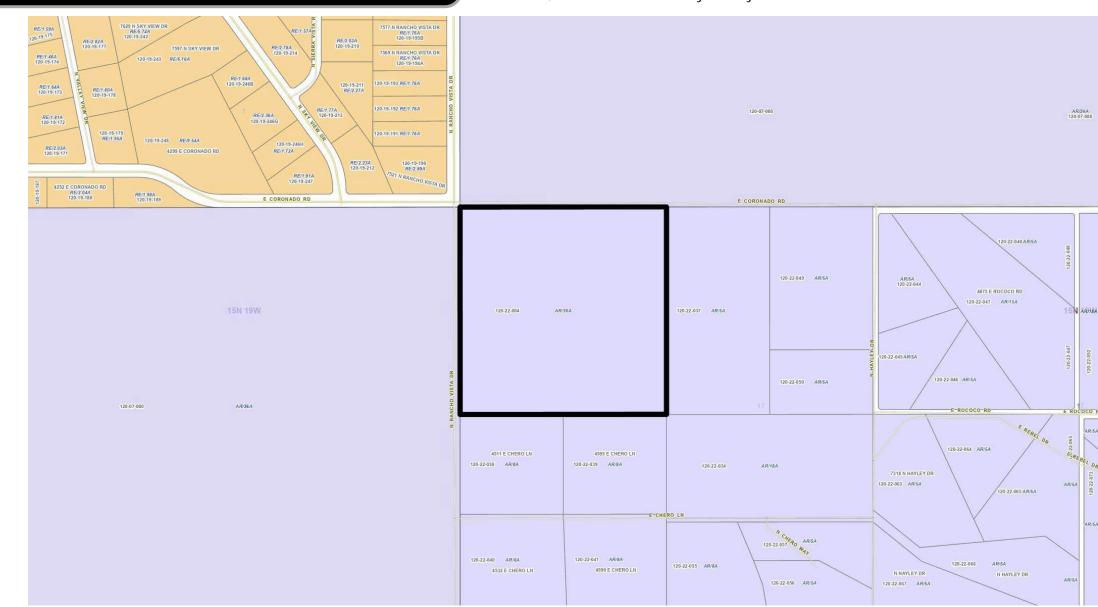
S-D/R-O



R-2

R-E

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation, to a SDA (Suburban Development Area land use designation and a <u>REZONE</u> of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a subdivision, in the Lake Havasu City vicinity.



PLAN AMENDMENT & REZONE 120-22-004 RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation, to a SDA (Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a subdivision, in the Lake Havasu City vicinity.

Section 17 T 15 N, R 19 W

Drainage

Utility

Public

Not Perfected

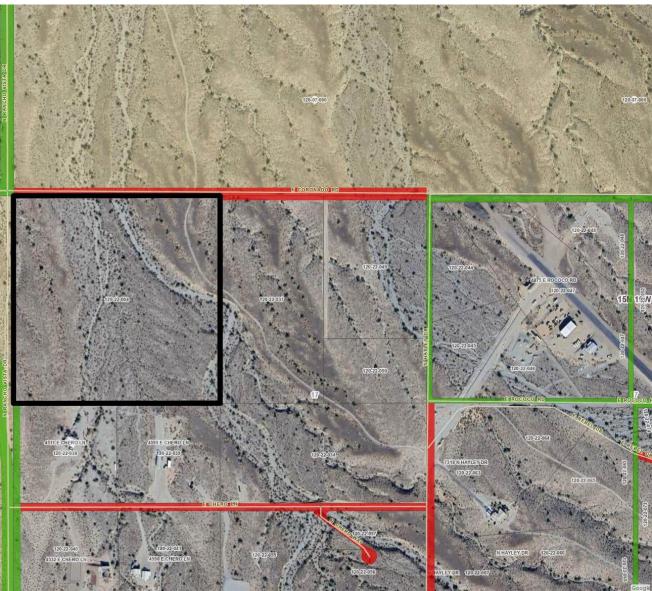
RS 2477

Further Research Req

Not Public

No R/W



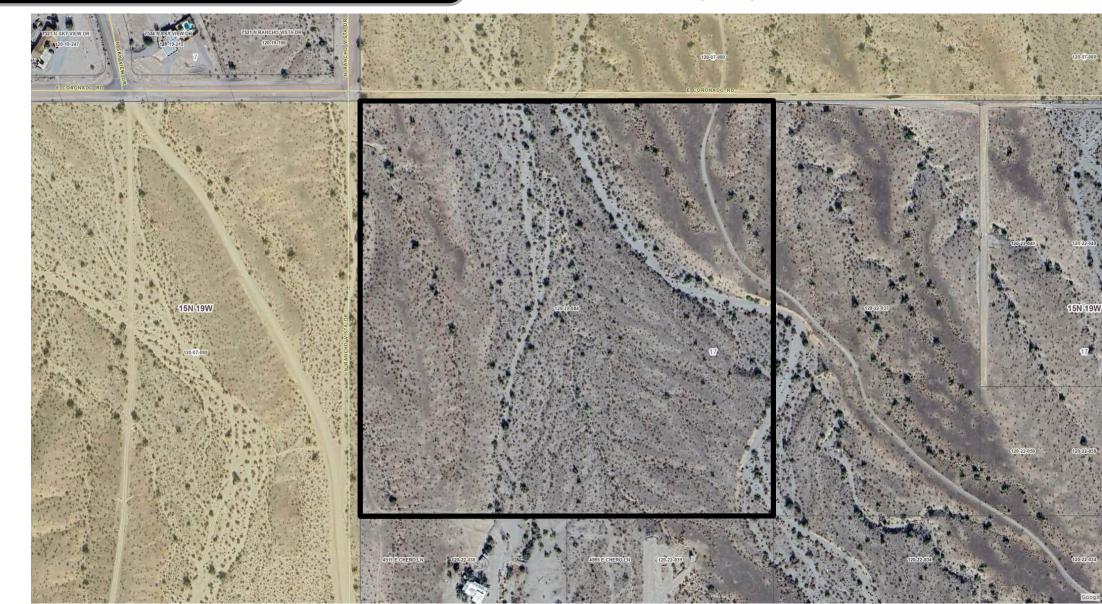




PLAN AMENDMENT & REZONE 120-22-004 REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a RDA (Rural Development Area) land use designation, to a SDA (Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 120-22-004 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a subdivision, in the Lake Havasu City vicinity.

Section 17 T 15 N, R 19 W









04. Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel No. 329-05-038 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity, Mohave County, Arizona.

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

The site is described as Golden Horseshoe Ranchos Unit 3 Lot 38, in Section 9, Township 27 North, Range 19 West.

The site is approximately one (1) acre and is located north of El Segundo Drive, east of Silver Eagle Drive. The site is accessed from U.S. Highway 93, east on White Hills Road, north on Cyclopic Boulevard, west on El Segundo Drive, approximately one-half mile to site.

The site currently appears to contains open lot storage, and the terrain appears to be relatively. The surrounding land uses consist primarily of vacant land with scattered single-family residences, RVs, and accessory structures.

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

The site does not appear to be within a fire district. Electric, sewer and water services do not appear to be available. El Segundo Drive is unpaved and is not on the County's road maintenance system.

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

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There does not appear to be any significant environmental features affecting the site.
- g. Electric, 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 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? \Box Yes \Box No

submitting this application? Yes No
Property Information
Assessor Parcel Number: Current Zoning: Parcel Size Acres
Legal Description:
1 sq Acre 175 x 280
TEN RIGHT SEC 9 Golden Horseshoe Ranghos Unit 3 Lot 38
Water Provider: Ital Electric provider: OFF SNO Sewer provider: Self Soft C
Present use of property: // (falling Saptic Dorpostite)
Water Provider: Italian Electric provider: OFF 5NO Sewer provider: Self Soption Present use of property: In Stalling Soption Porposition Owner Information Owner Information
Owner Name(must match current deed): Robert Gingol
Mailing Address: 21231 Red mountain Rd City: White HIII) State Zip: 8644
Phone number Email:
Agent Information (to be completed if owner has appointed an agent to complete the application process)
Agent Name:
Mailing Address: 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 B
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:
Living in RV
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

rezone rouce of flearing
Dear Property Owner:
This letter is to notify you of a request for a change of zone for the below – captioned property from
to AR for the purpose of RV
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 <i>Notice of Planning and Zoning Commission Public Hearing</i> 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
920-737-0903 Fax 928-737-3377
You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.
Sincerely,
Applicant / agent
Contact information:
21231 R col mountain Rd
white 1118
Assessor Parcel Number and Legal Description of proposed subject property: 329-05-038
1 Sq Mere 178' x 250
TZIN RIGN Sec 9 Golden Horseshoe Ranches Unit 3 Lot 38



Mars re-selection 199	
When recorded, mail to:	FEE# 202502050
Address: 8445 W Olema Dr	OFFICIAL RECORDS OF MOHAVE COUNTY LYDIA DURST, COUNTY RECORDER
10.1-1.11	04/22/2025 01:05 PM Fee: \$30.00
City/State/Zip Code. White hills	PAGE: 1 of 2
AZ 86445	
	Space above this line for Recorder's use
1000	
WARRAN ADS 11-1	TY DEED (34 <i>(1</i> 7)
	134 (1/)
KNOW ALL MEN BY THESE PRESENTS: That I (we),NEL REALI, an unmarried man	
the undersigned grantor(s), for the consideration of T	en (10) Dollars, and other valuable considerations
do hereby convey to ROBERT WAYNE GIBSON JR,	a single man
all right, title and interest to and in that certain parce	
County, State ofA RIZO NA	, and described as follows:
Parcel Number:329-05-038 Site Address:8455 W EL SEGUNDO DR Parcel Size:1.00 acres Parcel Town	
27N Parcel Range	
19W	
Parcel Section	
Assessor Description	
T27N R19W SEC 9 GOLDEN HORSESHOE RANCHOS UI	NIT 3 LOT 38
And I (we) do warrant the title against all persons w liens of Record, or as above set forth, if any. IN WITNESS WHEREOF, I(we) have hereunto set	homsoever, subject only to those encumbrances or my(our) hand(s) and seal this
day of April 2025	
NEL REALI	All hel
Print Name of Grantor	Signature of Grantor
Print Name of Grantor	Signature of Grantor
Print Name of Witness (if required by State Laws)	Signature of Witness (if required by State Laws)

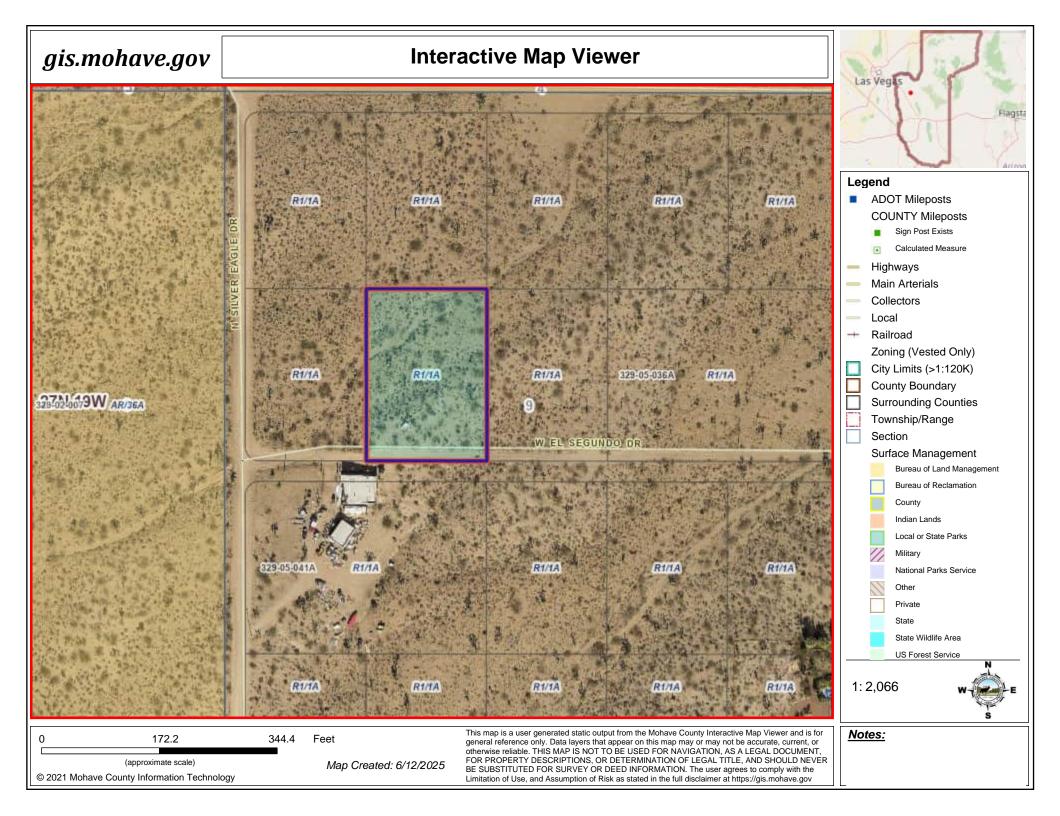
Print Name of Witness (if required by State Laws)

Signature of Witness (if required by State Laws)

2025020506 Page: 2 of 2

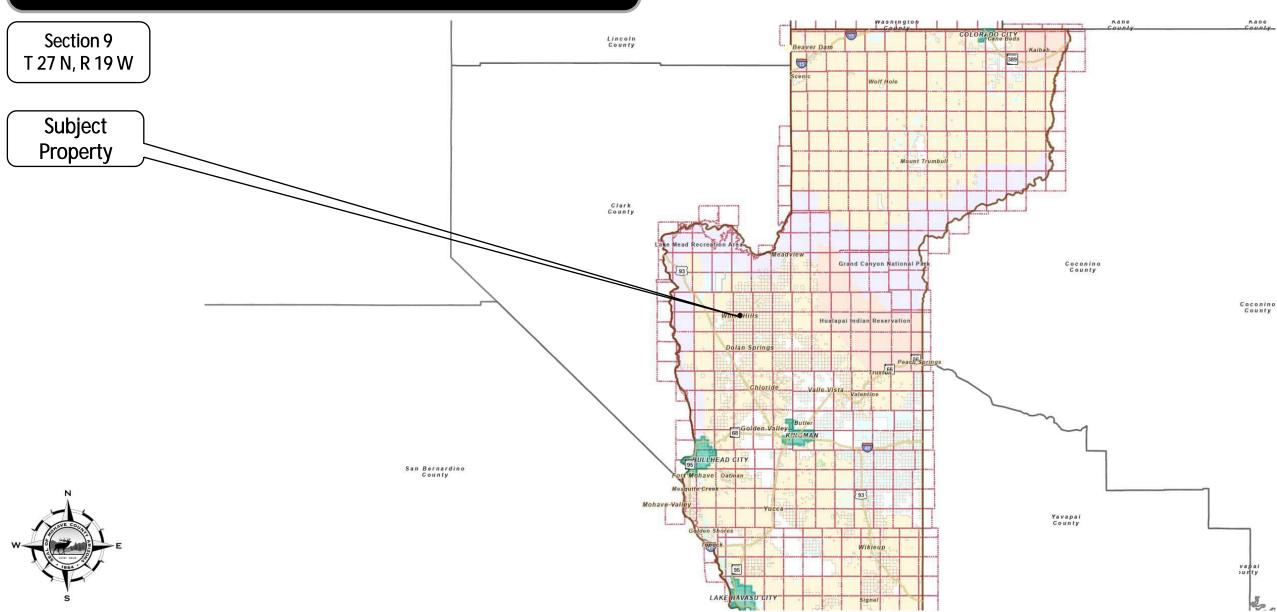
ACKNOWLEDGMENT (States Other Than California)

State of Arizona)
County of Mohawe) ss.)
On this 2 day of April personally appeared Ver Real	, 2025, before me, the undersigned Notary Public,
known to me to be the individual(s) who execute	d the foregoing instrument and acknowledged the same
to be his(her)(their) free act and deed. My Commission Expires: Dec 13, 202	26 Ansaly Public Sally
If acknowledged in State of Florida, complete se (Check One) ☐ Personally Known (or) Personally Known (or)	
If applicable, Type of Identification Produced:	Notary Public - Arizona
(State State of California	WLEDGMENT Of California))) ss.
County of)
On this day of	, before me,
	, the undersigned Notary Public, personally appeared,
name(s) is(are) subscribed to the attached inst executed the same in his(her) (their) authorized of	asis of satisfactory evidence) to be the person(s) whose rument and acknowledged to me that he(she)(they) capacity(ies), and that by his(her)(their) signature(s) on behalf of which the person(s) acted, executed the
Notary Public	Sesi



REZONE 329-05-038 GENERAL MAP

REZONE of Assessor's Parcel No. 329-05-038 from a R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV, in the White Hills vicinity



REZONE 329-05-038 VICINITY MAP

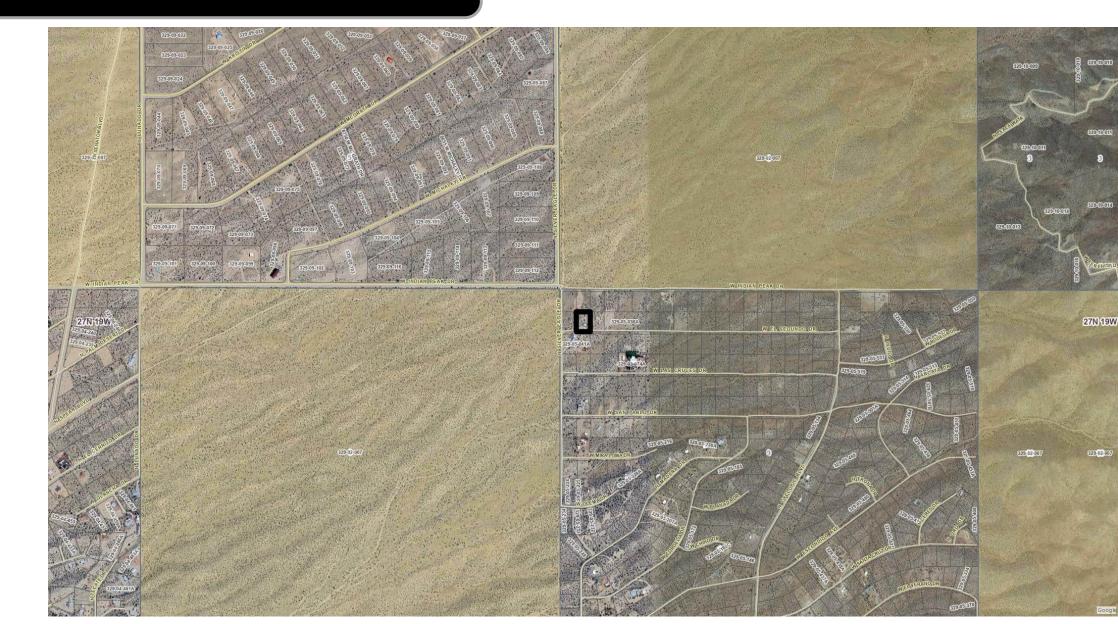
REZONE of Assessor's Parcel No. 329-05-038 from a R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV, in the White Hills vicinity

Section 9 342-01-004 337-10-147 T 27 N, R 19 W 28N 20W 28N 19W 28N 18W W, 22250 N ST 337-10-143 W ETHOS RANCH RD 329-02-007 329-02-006 329-03-003 W EL SEGUNDO DR 329-01-0 329-02-008 27N 20W A 329-02-017 27N 19W 27N 18W 27N 18W W WHISE HILLS RO 317-36-059 329-02-014 329-02-009 329-02-018 317-36-055 317-36-097 329-01-054

REZONE 329-05-038 SITE MAP

REZONE of Assessor's Parcel No. 329-05-038 from a R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV, in the White Hills vicinity

Section 9 T 27 N, R 19 W

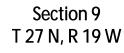




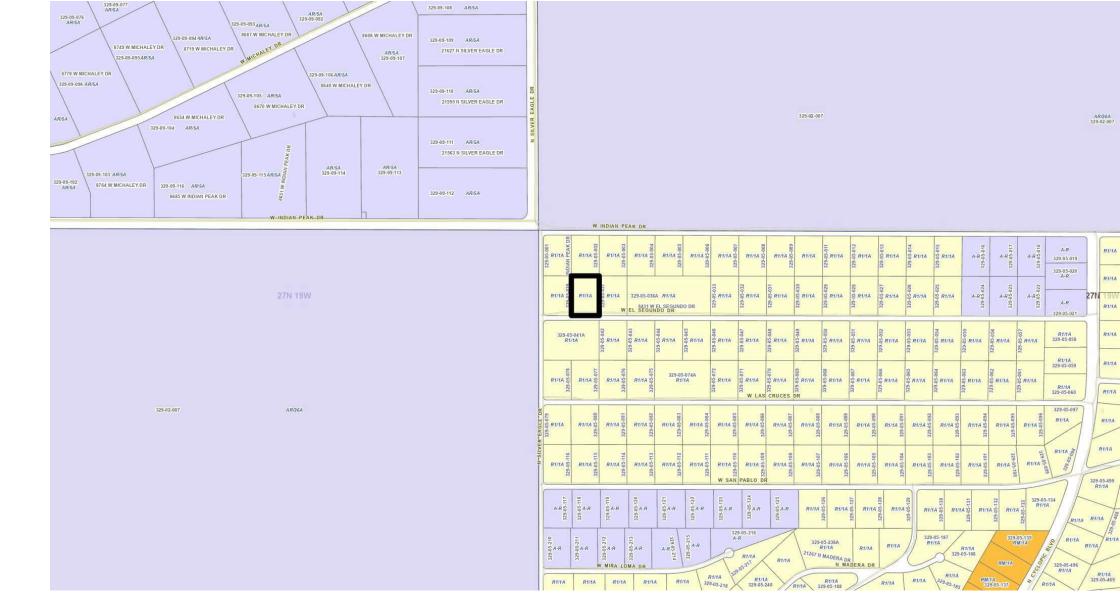
REZONE 329-05-038

ZONING MAP

REZONE of Assessor's Parcel No. 329-05-038 from a R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV, in the White Hills vicinity







REZONE 329-05-038 RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 329-05-038 from a R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV, in the White Hills vicinity

Section 9 T 27 N, R 19 W

Drainage

1.167176

Public

Not Perfected

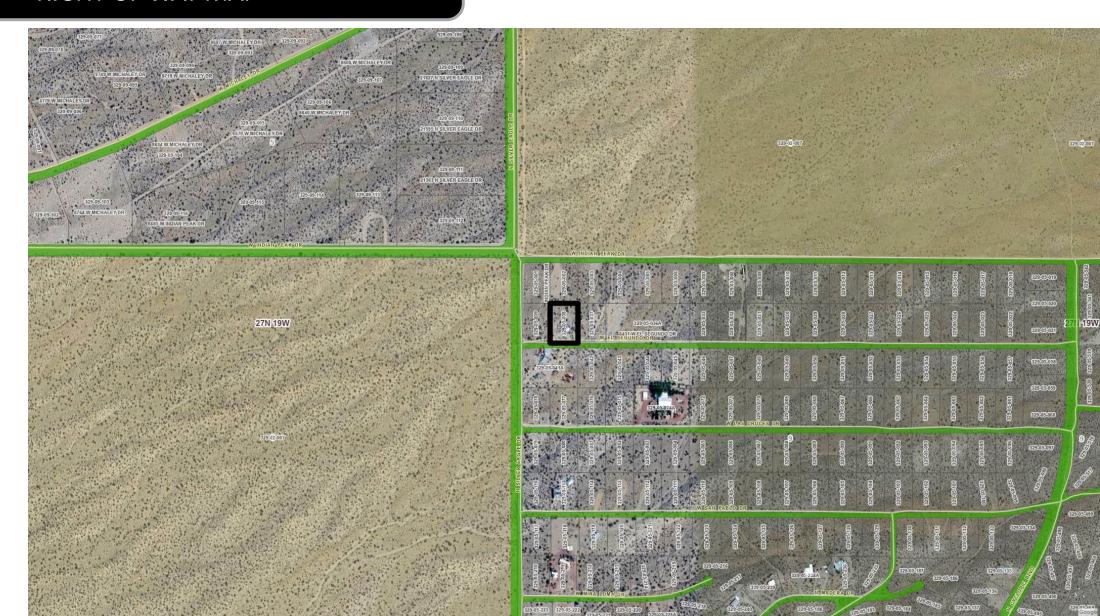
RS 247

Further Research Req

Not Public

No R/W





REZONE 329-05-038 REQUEST

REZONE of Assessor's Parcel No. 329-05-038 from a R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV, in the White Hills vicinity

Section 9 T 27 N, R 19 W







05. Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) 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 property, as requested by KTH Consulting on behalf of FSP Stallion 8, LLC of Dolan Springs, Arizona.

Assessor's Parcel No. 316-11-060H is described as Gateway Acres Tract 9 E1/2 LOT 67, located in Section 5, Township 25 North, Range 19 West.

The site is approximately 2.50 acres and is located south of 10th Street and west of Cattle Drive. The site is accessed from U.S. Highway 93, then east on Pierce Ferry Road, then north on Cedar Road, then west on 10th Street approximately 0.25 miles to the site.

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

The applicant requests this rezone from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone, to bring the property into compliance. The Mohave County General Plan designates this site as Suburban Residential.

The site is within the Lake Mohave Ranchos Fire District. Electric services appear to be available. Water and sewer services do not appear to be available. 10th Street is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

- 1. The site will be rezoned to an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone.
- 2. The appropriate permits will be obtained prior to construction.
- 3. The Rezone shall not become effective until at least 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? ☑¥es □No
Property Information
Assessor Parcel Number: 316-11-060H Current Zoning: AR/5A Parcel Size Z.5 Acres
Legal Description:
GATEWAY ACRES, TRACT 9. East /2 OF LOT 67 CONTaining Z. Sacres.
4 PORTION OF TZSN, RIGW, SECTION S.
Water Provider: WATER HAUL JUIEU Electric provider: UNISOURCE / RENEW Sewer provider: SEPTIC
Present use of property: VACANT - UNDEVELOPEO LAND
Owner Information
Owner Name(must match current deed): FSP STALLION B, LLC
Mailing Address: 16021 N. PIERCE FERRY ROAD, PMB 14 City: DOLAN SPRINGS State: AZZip: B644
Phone number: Email:
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 WARTINGALE DRIVE City: KINGWAN State: At Zip: 86409
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/ZA
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: correcting an existing non-compliant zoning on this lot -
For the purpose of: correcting an existing non-compliant zouthy on this lot - placing a septic system on the site to accomplate a future residential structure.
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

erty ()	wner:
	erty O

to AR/ZA for the purpose of placing a septic system on the lot and correcting a non-compliant to the Mohave County Toning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of

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

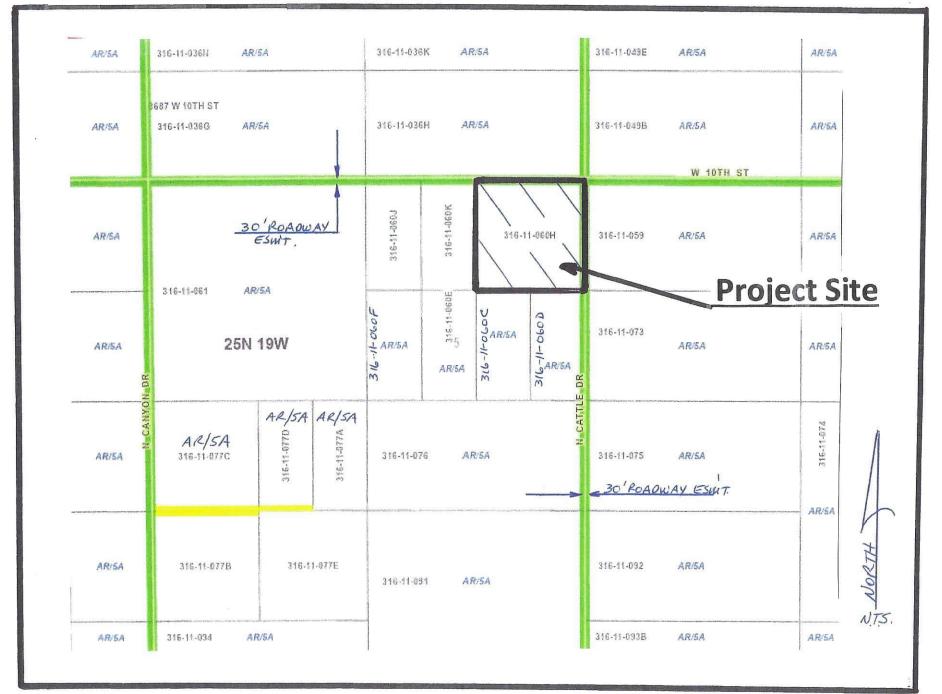
3751 Martingale Dave

Khyman, Az 86402

Assessor Parcel Number and Legal Description of proposed subject property: APN: 316-11-060H

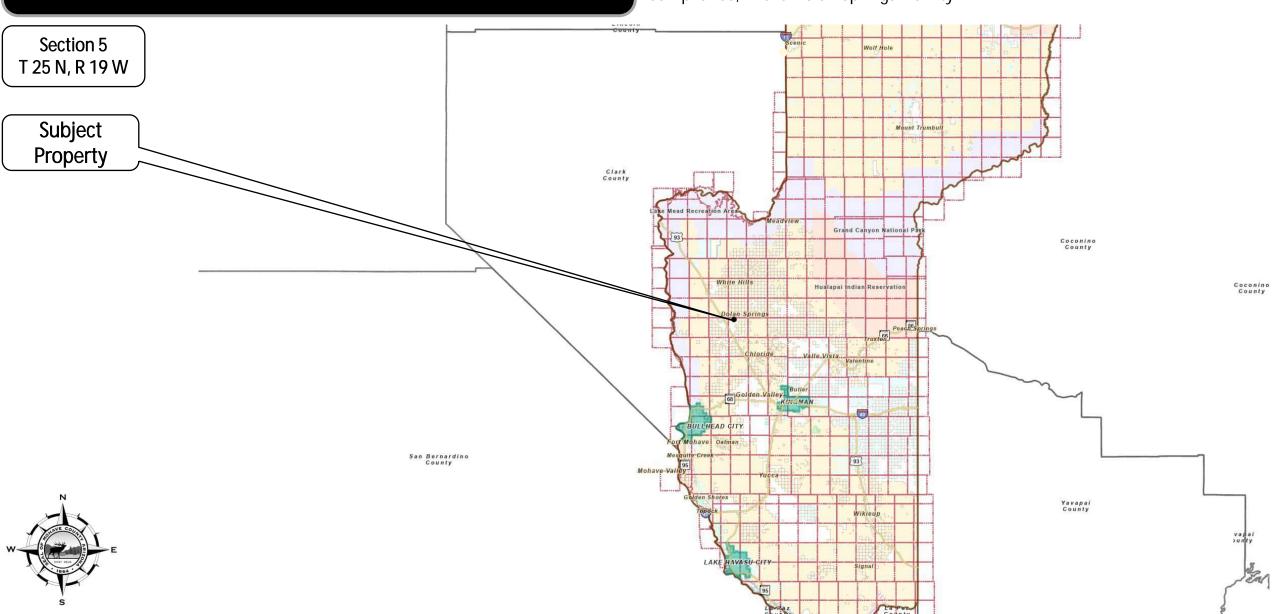
10+67, watarning 2.5 acres.

Site Plan



REZONE 316-11-060H GENERAL MAP

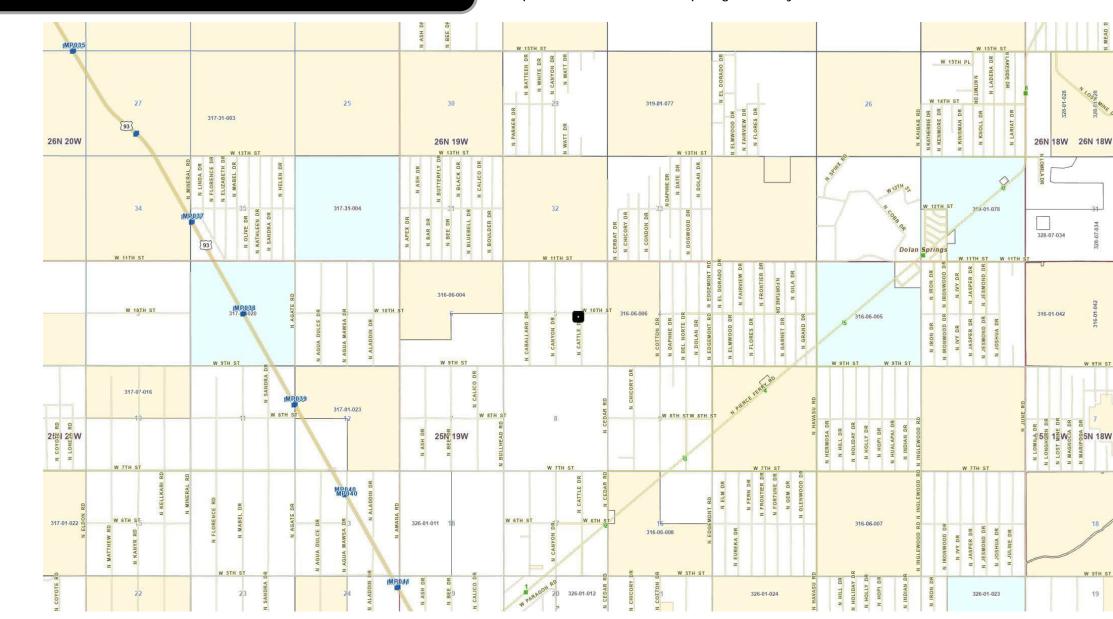
<u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone, to allow for lot to be in compliance, in the Dolan Springs vicinity.



REZONE 316-11-060H

VICINITY MAP

<u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone, to allow for lot to be in compliance, in the Dolan Springs vicinity.



REZONE 316-11-060H SITE MAP

<u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone, to allow for lot to be in compliance, in the Dolan Springs vicinity.





REZONE 316-11-060H

ZONING MAP

<u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone, to allow for lot to be in compliance, in the Dolan Springs vicinity.





AR/5A		316-11-023 AR/5A	AR/SA AR/SA AR/SA	316-11-019 AR/SA	316-11-018 ARSA	316-11-017 AR/5A	316-11-016 AR/SA
AR/5A 316-11-00	316-11-024 AR/5A	316-11-025 AR/5A	316-11-026 AR/SA	ARSA ARSA ARSA	316-11-031 AR/5A	316-11-032 AR/5A	AR/SA AR/SA 316-11-033A
AR/SA 316-11-0	316-11-039 AR/SA	316-11-038 AR/5A	316-11-037 AR/5A	316-11-035L AR/5A	316-11-036J AR/SA	316-11-935 AR/5A	AR/SA AR/SA 316-11-934C
AR/SA 316-11-0	316-11-042 AR-SA	316-11-043 AR/5A	316-11-044 AR/SA	AR/SA AR/SA AR/SA 316-11-036S	316-11-036K AR/5A	316-11-033 ARDA	ARSA ARSA ARSA
316-11-053	SA 316-11-051 AR/SA	316-11-050C AR/SA	316-11-050E AR/SA	316-11-036N AR/5A 15788 N CANYON DR	arounder and a	316-11-049E AR/SA	316-11-949D AR/SA
AR/5A 316-11-0	316-11-057 AR/5A	316-11-050A AR/5A	316-11-050D AR.SA	316-11-036G AR:5A 8687 W 10TH ST	316-11-036H AR/5A 15757 N CATTLE DR	316-11-049B AR/5A W 10	316-11-049C AR/SA
AR/SA 316-11-0	316:11:064 AR/SA	316-11-0535 N AR664V	316-11-062 AR/SA	8686 W TENTH ST 316-11-061 AP/SA	AR/SA AR/SA AR/SA 316-11-060H	316-11-059 AR/SA	316-11-958B AR/SA
316-11-066C	/5A AR/5A AR/5A AR/5A 316-11-067A AR/5A	ARSA ARSA ARSA ARSA	316-11-072 AR/SA	30100	ARISA ARISA ARISA ARISA	316-11-073 AR/SA	316-11-05BA AR-6A
AR/5/ 316-11-0	316-11-081 AR/SA @			AR/SA AR/SA AR/SA AR/SA	316-11-076 AR-5A	316-11-075 AR/5A	316-11-074 AR/SA G
AR/5/ 316-11-0	ARISA ARISA ARISA ARISA	AR/SA 316-11-087 316-11-088 316-11-089 AR/SA	316-11-090 AR/SA	ARSA AR/SA 316-11-077B 316-11-077E	215 14 001 - 40474	316-11-092 AR/SA	315-11-974 ARSA G
AR/5/ 316-11-1	oz ARISA ARISA ARISA ARISA	316-11-096 AR/SA 316-11-097 AR/SA	318-11-095 AR/SA	316-11-094 AR/SA	- 316-11-091 <i>ARISA</i>	316-11-093B AR/5A	316-11-093A ARSA
AR/5/ 316-11-1		316-11-107 AR/SA	316-11-108 AR/SA	ARSA ARSA ARSA ARSA	316-11-113 AR-SA	316-11-114 ARSA	316-11-115 AR/SA
AR/S	A 316-11-130 AR/5A	AR/SA AR/SA AR/SA AR/SA	316-11-125 AR/5A		-	AR/SA AR/SA AR/SA AR/SA	315-11-116 AR/5A

REZONE 316-11-060H RIGHT OF WAY MAP

<u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone, to allow for lot to be in compliance, in the Dolan Springs vicinity.

Section 5 T 25 N, R 19 W

Drainage

Utility

Public

Not Perfected

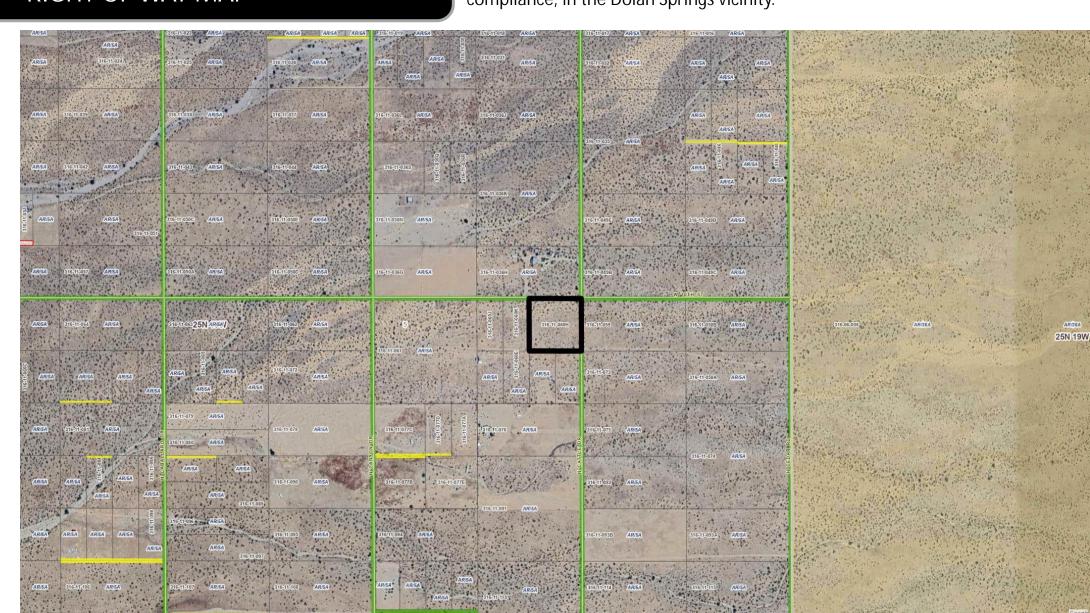
RS 247

Further Research Req

Not Public

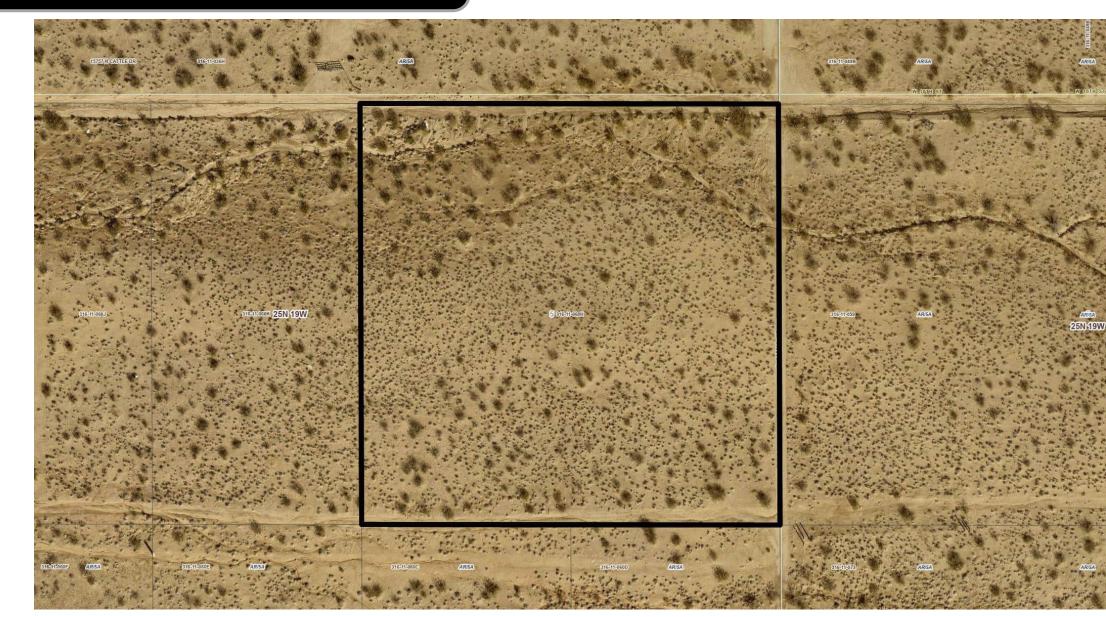
No R/W





REZONE 316-11-060H REQUEST

<u>REZONE</u> of Assessor's Parcel No. 316-11-060H from an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/ Two Acre minimum lot size) zone, to allow for lot to be in compliance, in the Dolan Springs vicinity.









06. Evaluation of a request for a <u>REZONE</u> of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division in the Kingman vicinity, Mohave County, Arizona.

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Mohave Engineering for Daniel and Joan Huffman of Kingman, Arizona.

The site is described as Lazy Y-U Ranch Phase II Lot 115, in Section 17, Township 20 North, Range 16 West.

The site is approximately 39.82 acres and is located at the end of Chuckwagon Drive. The site is accessed from Interstate 40, southeast on Hualapai Mountain Road, south on Lazy Y U Drive, east on Tomahawk Drive, east on Chuckwagon Drive, approximately 2.5 miles to site.

The site appears to have one single family home. The terrain slopes toward the wash on the north side of the property. The surrounding land uses consist of vacant land and single-family homes.

The applicant requests this rezone from an A-R/36A (Agricultural Residential/Thirty-six Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone for a minor land division. The Mohave County General Plan designates this site as Rural Development Area.

The site is not within a fire district. Electric and water service appear to be available. Sewer service does not appear to be available. Chuckwagon Drive is unpaved and is not on the County's Road maintenance system at the site.

A review of FEMA FIRM Panel #04015C-4875G and #04015C-4900G indicates the parcel described is in Zone X, not a Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

REZONE APPLICATION

Inquiry Information				
Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? Yes No				
Property Information				
Assessor Parcel Number: 206-28-065 Current Zoning: AR/36A Parcel Size 39.82 Acres				
Legal Description: T20N R16W SEC 17 LAZY Y-U RANCH PHASE II LOT 115CONT 39.82 AC				
Water Provider: Electric provider: Unisource Sewer provider: SEPTIC				
Present use of property: Residential/vacant land				
Owner Information				
Owner Name(must match current deed): Daniel J. Huffman & Joan L. Huffman				
Mailing Address: 3123 E. Chuckwagon Dr City: Kingman State: AZ Zip: 86401				
Phone number: Email				
Agent Information (to be completed if owner has appointed an agent to complete the application process)				
Agent Name: Donna Crouse, Mohave Engineering Associates, Inc				
Mailing Address: PO BOX 6547 City: Kingman State: AZ Zip: 86402				
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: AG/5A				
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:				
Dividing the parcel into 5 total lots				
Authorization				
By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.				
Joan Duffman				
All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.				

Zoning • Flood Control •

Emergency Management

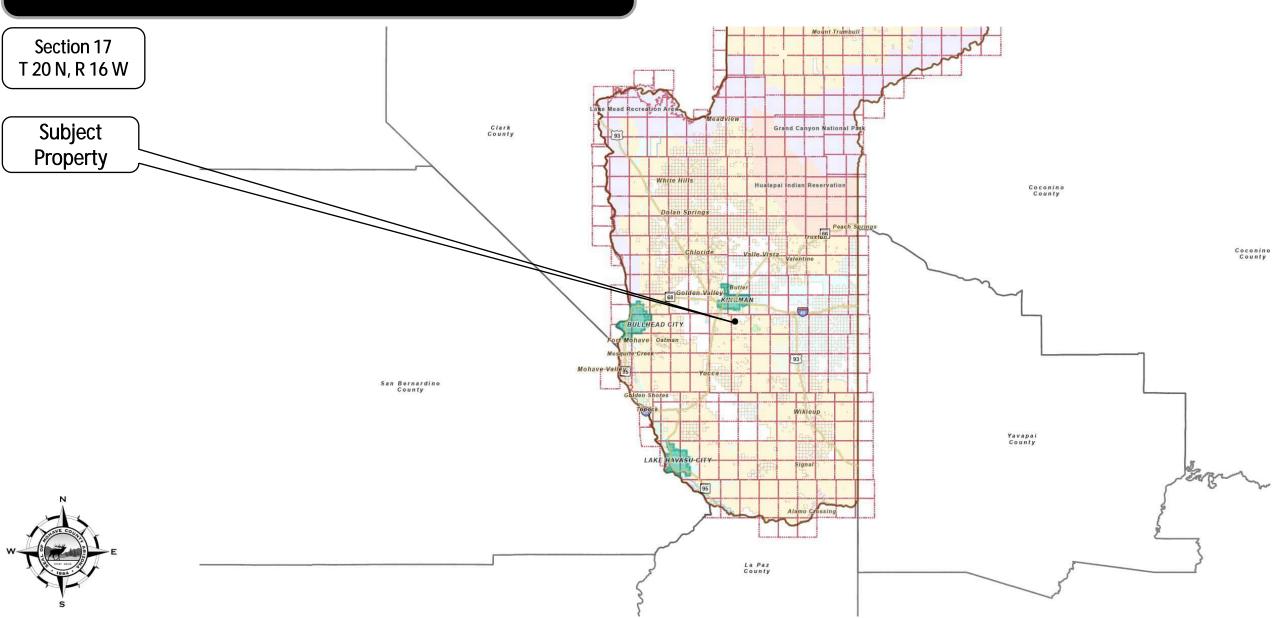
Building

Planning

Rezone Application Checklist					
Х	Completed application with the signature of all owners of record. If a commercially owned property proof of signers authorization should be included.				
	Appropriate fee.				
Х	Proof of Ownership (recorded Deed). A Quitclaim Deed <u>must be accompanied</u> by a Title Report				
	Notice of hearing letters using the included fill in the blank letter. The letters need to be pre-addressed, stamped, and unsealed with the return address:				
X	MOHAVE COUNTY DEVELOPMENT SERVICES P O BOX 7000				
	KINGMAN AZ 86402				
	Because the date of mailing for notification letters is unknown, we cannot accept metered postage. Only postage stamps are acceptable.				
Х	Conceptual site plan that shows the new use, or if rezone is for a minor land division a conceptual representation of how the parcel will be divided. If more than one zone is requested a map with exact measurements is required.				
N/A	Title report as needed (REQUIRED for Quit Claim deeds). Limited report OK				
N/A	If the parcel contains slopes greater than 15% a topographical map.				
Minor Plan Amendment Application Checklist					
In addition to the above Rezone requirements:					
N/A	Completed General Plan Amendment Addendum.				
N/A	Appropriate fee.				
N/A	Minor Plan Amendment Addendum letters included in envelopes as described above.				



<u>REZONE</u> of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division.

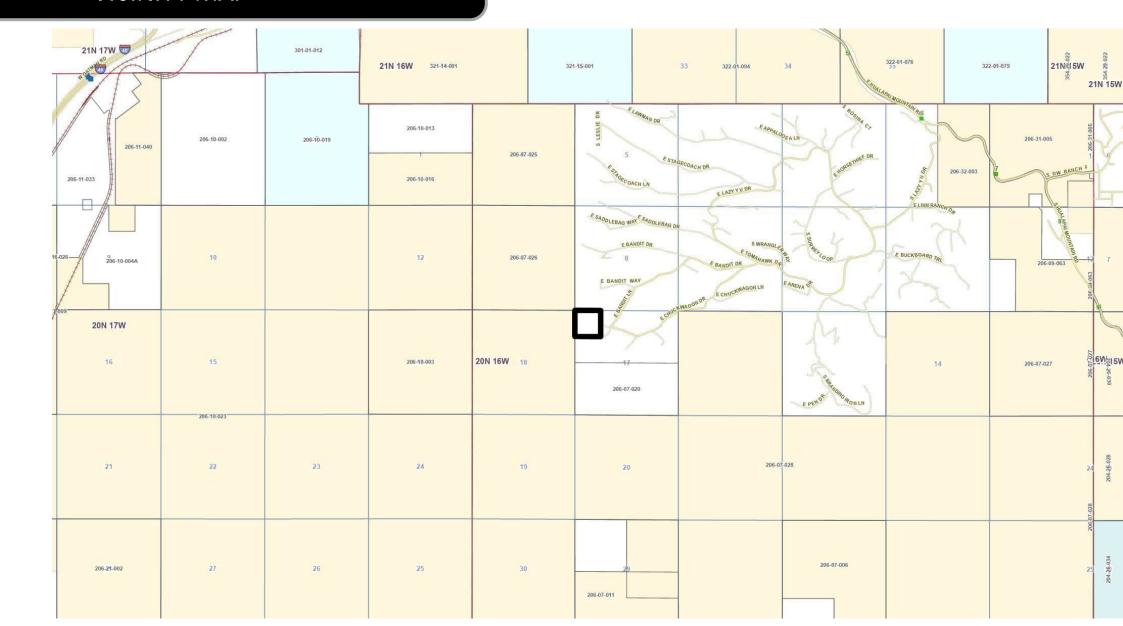


REZONE 206-28-065

VICINITY MAP

<u>REZONE</u> of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division.

Section 17 T 20 N, R 16 W



REZONE 206-28-065 SITE MAP

<u>REZONE</u> of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division.

Section 17 T 20 N, R 16 W





REZONE 206-28-065 ZONING MAP

<u>REZONE</u> of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division.



REZONE 206-28-065 RIGHT OF WAY MAP

<u>REZONE</u> of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division.

Section 17 T 20 N, R 16 W

Drainage

I tailia.

Public

Not Perfected

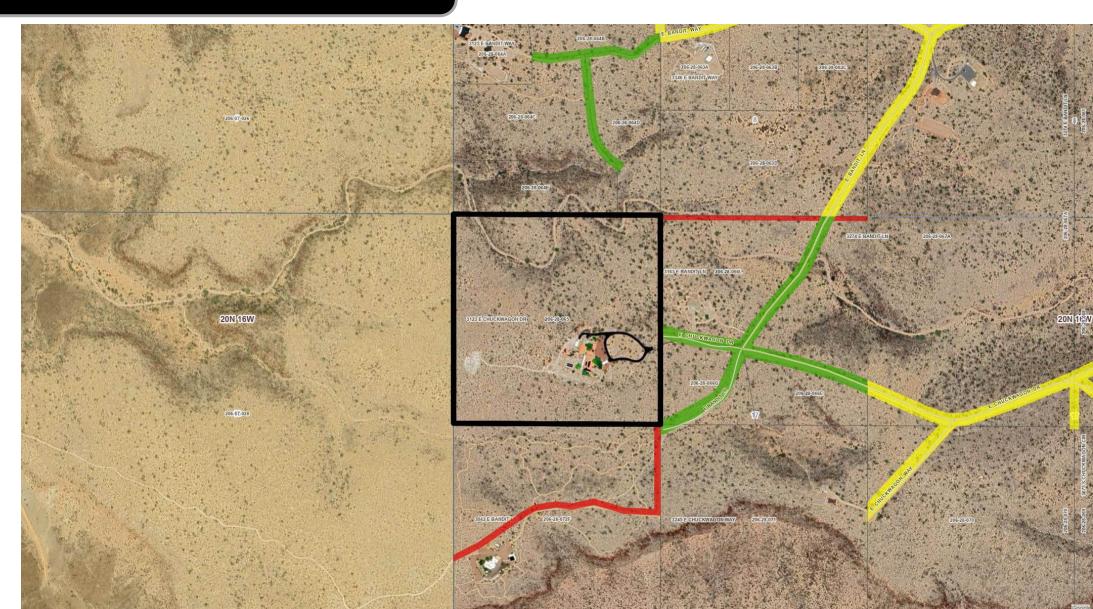
RS 247

Further Research Req

Not Public

No R/W





REZONE 206-28-065 REQUEST

<u>REZONE</u> of Assessor's Parcel No. 206-28-065 from an A-R/36A (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for a minor land division.

Section 17 T 20 N, R 16 W









07. Evaluation of a request for an <u>AMENDMENT TO THE MOHAVE COUNTY GENERAL</u>

<u>PLAN</u> from a Suburban Residential and Low Density Residential land use designations to a Medium Density Residential land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an R-1 (Single-Family Residential) zone, to allow for a residential subdivision, in the Kingman 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 on behalf of Pepper Fourchy and Mitchell Eisner of Fresno, California.

Assessor's Parcel No. 310-01-102 is described as a portion of SE1/4 of Section 21, Township 22 North, Range 16 West.

The site is approximately 67.11 acres and is located south of Grace Neal Parkway and east of Norrie Drive. The site is accessed from State route 66, then west on Thompson Avenue, then north on Norrie Drive approximately .52 miles to the site.

The site is currently vacant. The surrounding land uses consist of single family residences and vacant land.

The applicant requests this:

- 1. Amendment to the Mohave County General Plan from a Suburban Residential and Low Density Residential land use designations to a Medium Density Residential land use designation, and this
- 2. Rezone from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an R-1 (Single-Family Residential) zone, to allow for a residential subdivision.

The site is not located within a fire district. Electric, water, and sewer services appear to be available. Norrie Drive is undeveloped at the site and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4313H indicates the parcel described to be mostly in Zone AH, in the Special Flood Hazard Area, and the southeastern portion to be 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, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via undeveloped roads.
- f. The floodway is an environmental feature affecting the site.

g. Electric, water, and sewer services appear to be available.

STAFF RECOMMENDATION:

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

- 1. The Mohave County General Plan for Assessor's Parcel No. 310-01-102 will be amended to Medium Density Residential.
- 2. Assessor's Parcel No. 206-26-113 will be rezoned to R-1 (Single-Family Residential).
- 3. The area being rezoned will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
- 4. Legal access shall be obtained and provided for all created parcels.
- 5. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.
- 6. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
- 7. The appropriate permits shall be obtained prior to construction.
- 8. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
- 9. 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						
Inquiry Information Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? 伊子es □No						
Assessor Parcel Number: 310-01-102 Current Zoning: AR/10A Parcel Size 67.11 Acres Legal Description: A parties of TZZN, RIBW, Soc. ZI. Parcel I, per R.S. 057-024, not including portion to M.C. Flood Control District. See attached Assessor description						
						C. t. of When the Flectric provider: Unisource Sewer provider. Crypt
						Present use of property: VA/ANT - VEDEVELOPED
TRUSTEES.						
Owner Name(must match current deed): PEPPER FOURCHY MITCHEC STRUCT Mailing Address: 6740 N. West Ave, SUITE 107 City: FRESNO State: CA Zip: 93711						
Email:						
1 hono action process)						
11 11 Tockett-Hicks						
Agent Name: KTH Consulting / Pathy Tacker The City: Kingman State: AZ Zip: 36405 Mailing Address: 3751 Martingale One City: Kingman State: AZ Zip: 36405						
Mailing Address: 3751 Marthysle Dive						
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: MEDIVAL DENSITY SUBDIVISION WITH MINIMUM 6000 St. lots R-1 Zuning						
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:						
MEDIUM DENSITY SUBDIVISION WITH MINIMUM 6000 St. Urban lots.						
Authorization						
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 maken the significant of the best of the best of maken the significant of the best of t						
& Mitchell to Crimbe						
All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.						
Zenler e Flood Control • Emergency Management						
Building o Planning o Zourng						

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/10.A					
to R-1 for the purpose of <u>developing a subdivision of 6000 sf, residential lots</u> ;					
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 <i>Notice of Planning and Zoning Commission Public Hearing</i> 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 Cousu Hiling / Kathy Tackett-Hicks					
KTH Cousulting/Kathy Tackett-Hicks 3751 Martingale Dive, Kingman, Az 86409					
Assessor Parcel Number and Legal Description of proposed subject property: APD: 31D-01-10 Z Assessor T22N R16W SEC 21 PARCEL 1 SHOWN ON RS 057/024 REC 6/24/2022 FEE# 2022040369 NOT INCLUDING PORTION TO M.C. FLOOD CONTROL DISTRICT PER FEE# 2023033997 NOT INCLUDING COMMENCING AT THE E 1/4 COR OF SEC 21; TH ALNG THE E LN					

S00 DEG 08'15"W 279.95'; TH N89 DEG 51'45"W 42.00' TO A PT ON WLY LN OF EASEMENT DESCRIBED IN BK 2512 PG 55 ALSO BEING THE POB; TH ALNG WLY LN S00 DEG 08'15"W 398.99"; TH S53 DEG 54'02"W 236.55"; TH S20 DEG 01'01"W 355.35"; TH S55 DEG 56'00"W 171.28'; TH N64 DEG 14'38"W 205.92'; TH N26 DEG 28'23"E 262.20'; TH N30 DEG 50'13"E 353.27'; TH N44 DEG 56'48"E 482.79' TO POB. CONT 2,923,105 SQ

Assessor

T22N R16W SEC 21 PARCEL 1 SHOWN ON RS 057/024 REC 6/24/2022 FEE# 2022040369 **Description** NOT INCLUDING PORTION TO M.C. FLOOD CONTROL DISTRICT PER FEE# 2023033997 & NOT INCLUDING COMMENCING AT THE E 1/4 COR OF SEC 21; TH ALNG THE E LN S00 DEG 08'15"W 279.95'; TH N89 DEG 51'45"W 42.00' TO A PT ON WLY LN OF EASEMENT DESCRIBED IN BK 2512 PG 55 ALSO BEING THE POB; TH ALNG WLY LN S00 DEG 08'15"W 398.99'; TH S53 DEG 54'02"W 236.55'; TH S20 DEG 01'01"W 355.35'; TH S55 DEG 56'00"W 171.28'; TH N64 DEG 14'38"W 205.92'; TH N26 DEG 28'23"E 262.20'; TH N30 DEG 50'13"E 353.27'; TH N44 DEG 56'48"E 482.79' TO POB. CONT 2,923,105 SQ FT (67.11 ACRES)

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: SUBURBAN RESIDENTIAL

Proposed to be: MEDIUM DENSITY RESIDENTIAL

Describe how the change will benefit the county.

The change will allow for additional urban residential lots to be developed. There is a shortage of small residential lots available in this region. The improved lots will provide an increase in tax revenues to the County, which supports required services, and the change requested is from one residential use to another residential use, which is minimal

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

The subdivision is anticipated to be served with central water and sewer services from the City of Kingman. An application to the City Municipal Utility Commission is forthcoming for these approvals. Power needs are met by Unisource Electric. There is an existing Mohave County Flood control easement and storm water flows to the north of the project. There are also significant flows across the property during storm events. A FEMA Letter of Map Revision will be applied for to remove certain areas of the project from the floodplain. The project will be developed in phases, beginning with land which is outside the floodplain.

Describe any change in the character of the surrounding neighborhood.

Land to the north of Jagerson in this area remains undeveloped, but with General Plan land use designations identified for future residential development, this request maintains the residential focus and there will not be a fundamental change in the character of this area. Property directly to the north, east and west maintain AR/10A zoning designations and are vacant, there is existing AR zoning directly across the street, and beyond to the south there are developed 6000 sf residential subdivison lots. In addition, there is another new subdivision being developed just to the SE on Rose Drive.

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.

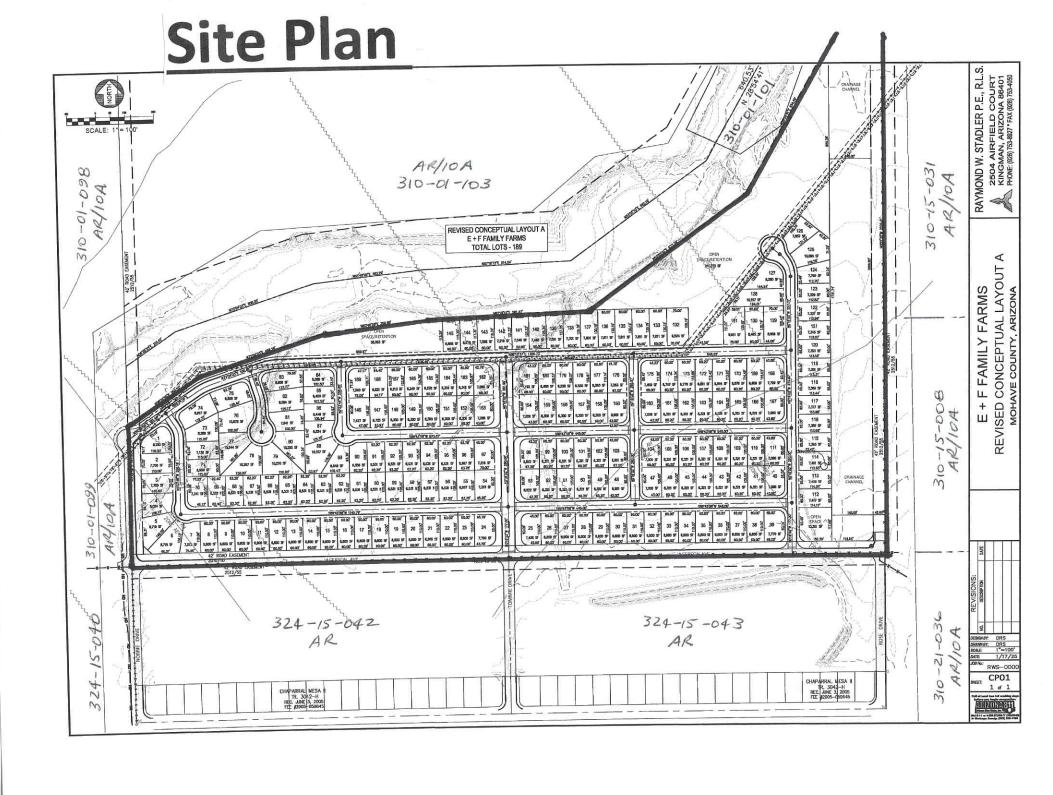
The property maintains a split general plan designation including both low density residential and suburban residential designations. Therefore, regardless of the residential use proposed, a minor general plan designation application is required. This application process is consistent with the County requirements. In addition, the project will be required to complete a myriad of additional local, County and state permitting hurdles. The General plan document requires urban development with full improvements, which this development would be required to provide.

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

The Owners of this property have been working on the proposed subdivision lot configurations and potential phasing options for the land for some time. They are prepared to now move forward with development of the design documents and to proceed with the platting requirements. The goal is to have subdivision lots available for sale when the requirements are completed. In order to do this, a minor general plan amendment is required.

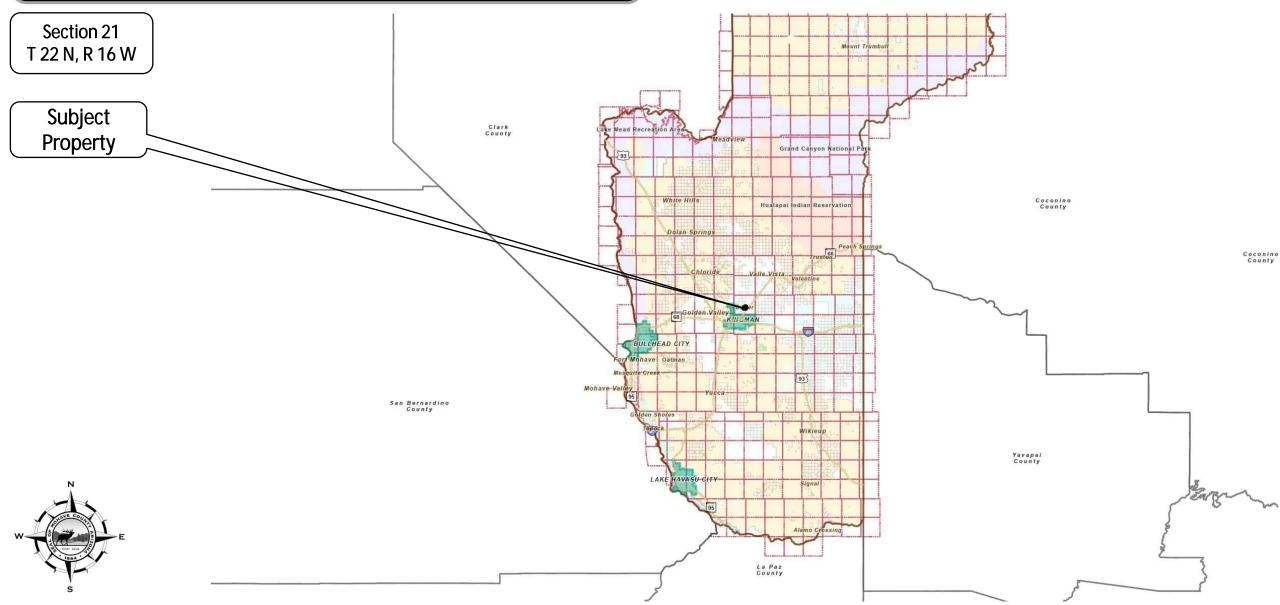
Minor Plan Amendment Addendum

This addendum is to notify you of a request for a change to t	he Mohave County General Plan from
Low Density and Suburban residential	to MEDIUM DENSITY RESIDENTIAL
to accompany the requested rezone.	



PLAN AMENDMENT & REZONE 310-01-102 GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) and Low Density Residential (LR) land use designations, to a MR (Medium Density Residential) land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to a R-1 (Single Family Residential) zone, to allow for a subdivision, in the Kingman vicinity.



PLAN AMENDMENT & REZONE 310-01-102

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) and Low Density Residential (LR) land use designations, to a MR (Medium Density Residential) land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to a R-1 (Single Family Residential) zone, to allow for a subdivision, in the Kingman vicinity.

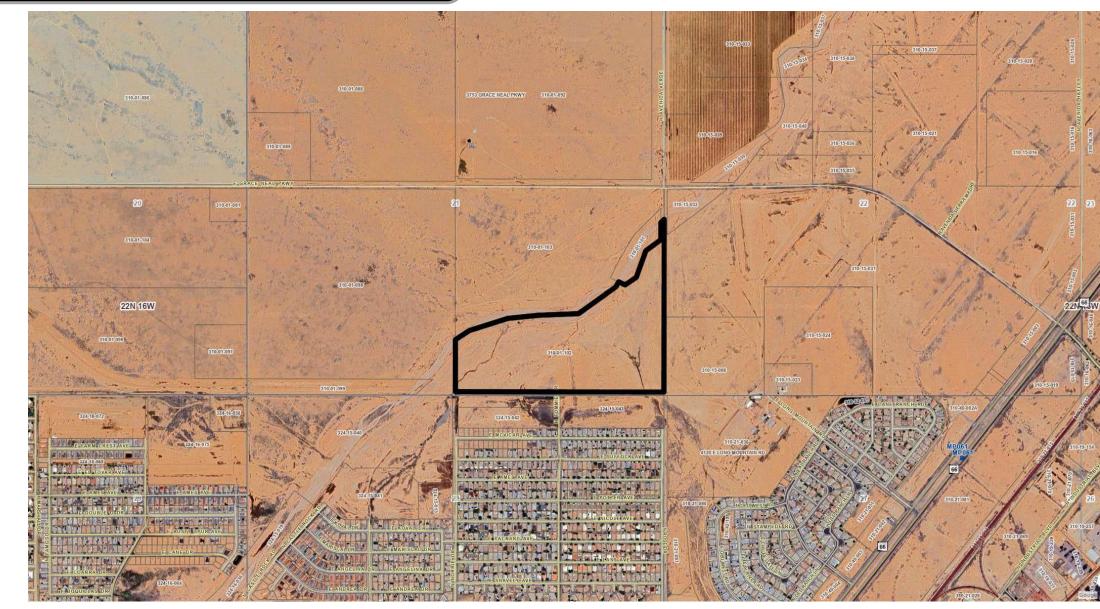
Section 21 T 22 N, R 16 W



PLAN AMENDMENT & REZONE 310-01-102 SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) and Low Density Residential (LR) land use designations, to a MR (Medium Density Residential) land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to a R-1 (Single Family Residential) zone, to allow for a subdivision, in the Kingman vicinity.

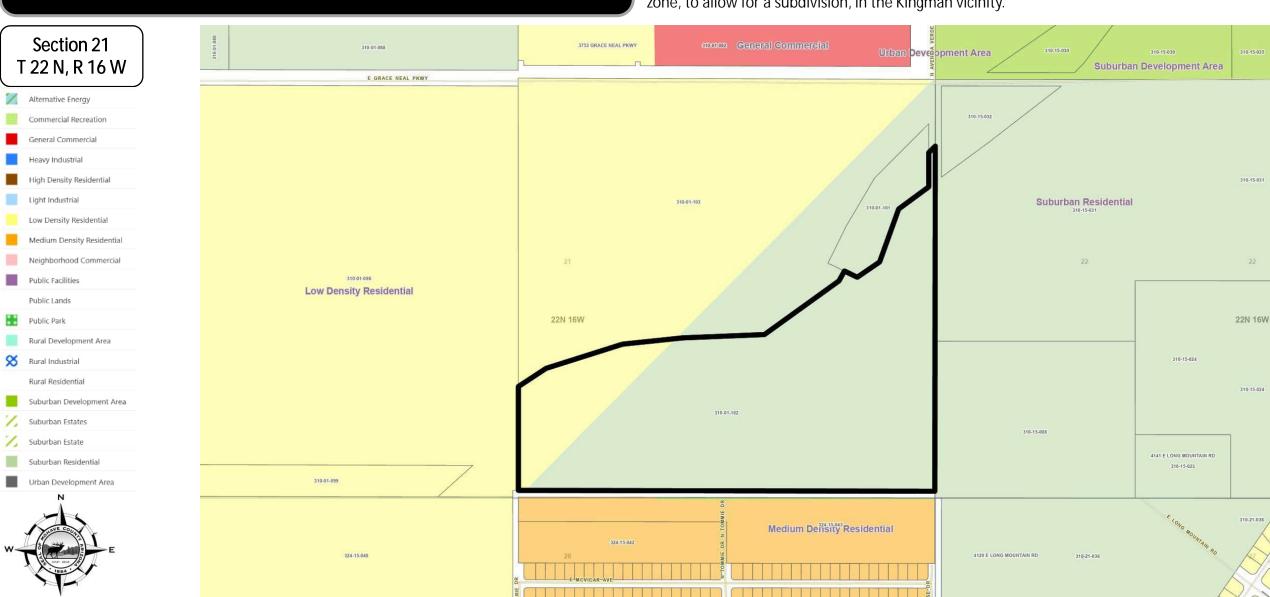
Section 21 T 22 N, R 16 W

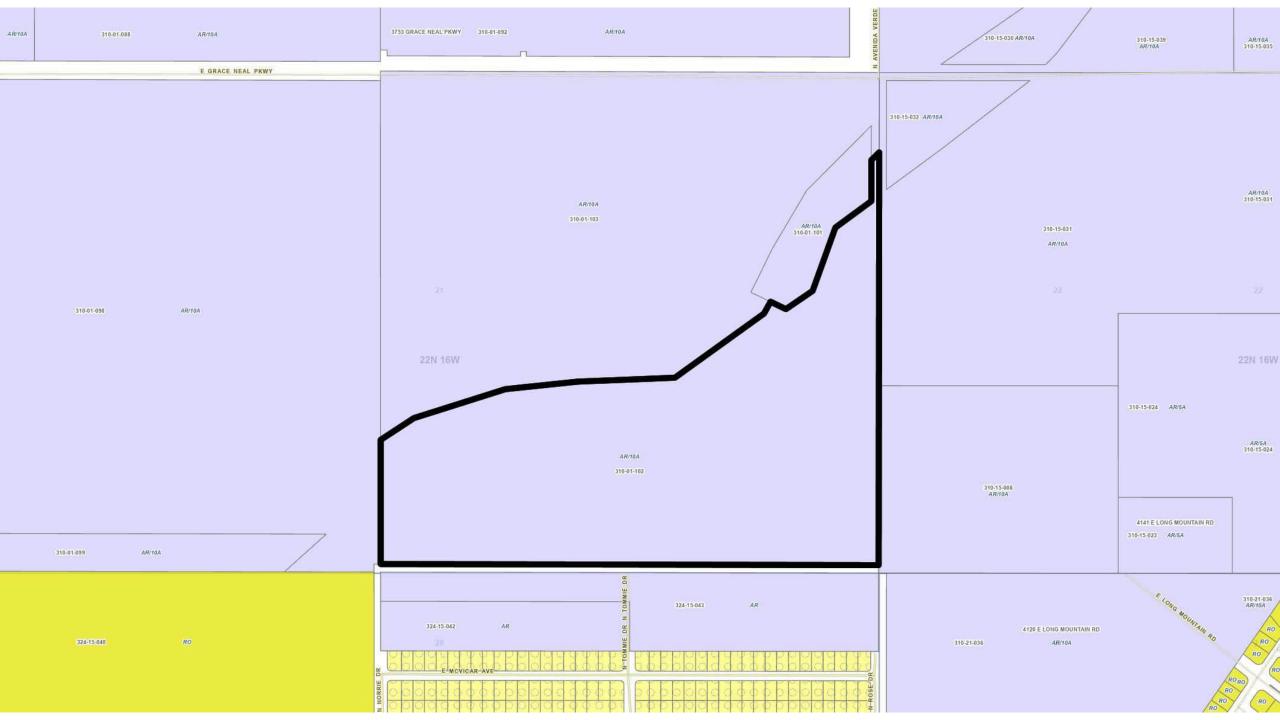




PLAN AMENDMENT & REZONE 310-01-102 GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) and Low Density Residential (LR) land use designations, to a MR (Medium Density Residential) land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to a R-1 (Single Family Residential) zone, to allow for a subdivision, in the Kingman vicinity.





PLAN AMENDMENT & REZONE 310-01-102

RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) and Low Density Residential (LR) land use designations, to a MR (Medium Density Residential) land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to a R-1 (Single Family Residential) zone, to allow for a subdivision, in the Kingman vicinity.

Section 21 T 22 N, R 16 W

Drainage

Utility

Public

Not Perfected

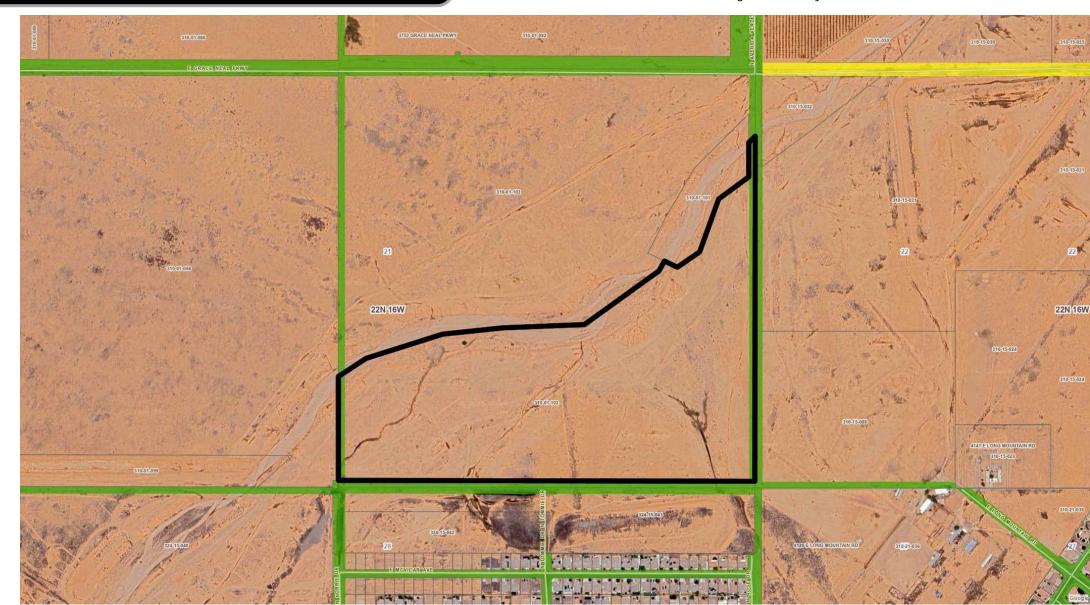
RS 2477

Further Research Req

Not Public

No R/W





PLAN AMENDMENT & REZONE 310-01-102 REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a SR (Suburban Residential) and Low Density Residential (LR) land use designations, to a MR (Medium Density Residential) land use designation, and a <u>REZONE</u> of Assessor's Parcel No. 310-01-102 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to a R-1 (Single Family Residential) zone, to allow for a subdivision, in the Kingman vicinity.

Section 21 T 22 N, R 16 W









08. Evaluation of a request for a <u>RESCISSION OF B.O.S. RESOLUTION 2017-156</u> that approved a <u>REZONE</u> of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential/Eighteen Acre minimum lot size) zone, in the Yucca vicinity, Mohave County, Arizona.

This evaluation is to determine whether approval should be granted to rescind B.O.S. Resolution 2017-156, which approved a Rezone at the above property, as requested by Norma J Cruz-Wade and Diana Vega of Temple Georgia.

The site is described as Stagecoach Trails at Santa Fe Ranch Unit 22B, Parcel 3547 Section 35, Township 16 ½ North, Range 17 West.

The site is approximately 39.93 acres in size, located south of Arroyo Road and east of Cisco Kid Road. The site is accessed from Alamo Road, south on Calamity Jane Road, west on Arroyo Road approximately .25 miles to the site.

The site appears to be vacant. The terrain appears relatively flat, with natural washes running through the property. The surrounding land uses consist of primarily vacant land and single-family residences.

B.O.S. Resolution No. 2017-156 approved a Rezone from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/18A (Agricultural Residential/Eighteen Acre Minimum Lot Size) zone to allow for a minor land division. Condition #2 of approval of Resolution 2017-156 required the recordation of a parcel plat. To this date, no parcel plat has been recorded therefore zoning has not vested. The applicants have requested this recission, as they no longer intend to split the property at this time.

The site is within the Yucca Fire District. Electric, water and sewer services do not appear to be available. Arroyo Road is not paved and not on Mohave County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5475G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears to have legal access via unpaved roads.
- d. There are no significant environmental features affecting the site.
- e. Electric, water, sewer services do not appear to be available.
- f. The conditions of approval listed in B.O.S. Resolution No. 2017-156 have not been satisfied.

STAFF RECOMMENDATION:

Staff recommends that B.O.S. Resolution No. 2017-156 be RESCINDED.

Norma Jean Wade 2954 N. Hwy 113 Temple, GA 30179

Date: 03/19/2025

To: Mahave County Planning & Zoning Dept.

Re: Parcel #24319011

To whom it may concern, I Norma Jean Wade (Owner) request to rescind resolution 2017-156 (Parcel #24319011).

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

normagean Wade

DIAMA VEGA Rescind regards to please rescind regards 2017-156 in regards to Parcel # 243-19-011 Thank-you Deana Gegg



PAGE: 1 of 3

RESOLUTION NO. 2017-156

A RESOLUTION SETTING FORTH A <u>REZONE</u> OF ASSESSOR'S PARCEL NO. 243-19-011 FROM AN A-R/36A (AGRICULTURAL RESIDENTIAL/THIRTY-SIX ACRE MINIMUM LOT SIZE) ZONE TO AN A-R/18A (AGRICULTURAL RESIDENTIAL/EIGHTEEN ACRE MINIMUM LOT SIZE) ZONE, TO ALLOW FOR A MINOR LAND DIVISION, IN THE YUCCA VICINITY, MOHAVE COUNTY GENERAL AREA, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, December 4, 2017, a public hearing was conducted to determine whether approval should be granted to Rezone the above-described property as requested by Martin and Lila Ronk and Pedro and Diana Vega of Henderson, Nevada, and

WHEREAS, assessor's Parcel Number 243-19-011 is more particularly described as Stagecoach Trails at Santa Fe Ranch Unit 22B, Parcel 3547, in Section 35, Township 16½ North, Range 17 West, and

WHEREAS, this property is located southwest of Alamo Road and east of Butch Cassidy Road, on the southwest corner of Billy the Kid Road and Arroyo Road. The site is 39.93 acres in size, and is accessed from Alamo Road, then south on Calamity Jane Road, then west on Arroyo Road to the site. The property is vacant, and the terrain is relatively flat, except for the washes running through the southeast of the property. The surrounding land uses consist of vacant land and single-family residences, and

WHEREAS, the applicant requests this zone change from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/18A (Agricultural Residential/Eighteen Acre Minimum Lot Size) zone to allow for a minor land division. The applicant is seeking to split the 39.93 acre parcel into two parcels. The Mohave County General Plan designates this area as a Light Industrial – Planned Unit Development and the Dutch Flat Area Plan designates this area a Planned Unit Development. The related item would amend the land use designations to a Rural Development Area, and

WHEREAS, the site is within the Yucca Fire District. The site is not served by a water or sewer system. Electrical power does not appear to be available. Billy the Kid Road and Arroyo Road are not paved and are not on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-5475G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, and

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

- All notices have been advertised and posted according to regulations.
- b. The proposed action and effect comply with the Mohave County General Plan and the Dutch Flat Area Plan. The related item would amend the land use designation to a Rural Development Area.
- The site is adequate for the action intended and the use is consistent with the surrounding land uses.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- c. The site appears to have legal access.
- There are no known significant environmental features affecting the site except for the noted washes.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on November 8, 2017, the Commission recommended APPROVAL of this Rezone subject to the following:

- 1. This property will be rezoned to A-R/18A (Agricultural-Residential/Eighteen Acre Minimum Lot Size) zone. No more than two parcels may be created by this rezone.
- 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 parcel(s) 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 in order 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.
- All public easements granted and rights-of-way dedicated 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.
- 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.
- The appropriate permits will be obtained prior to construction. The permits will not be issued until Parcel Plat recordation.
- The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, on November 19, 2017, and was posted on November 17, 2017, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors, at their regular meeting on Monday, December 4, 2017, APPROVED this Rezone as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAYE COUNTY BOARD OF SUPERVISORS

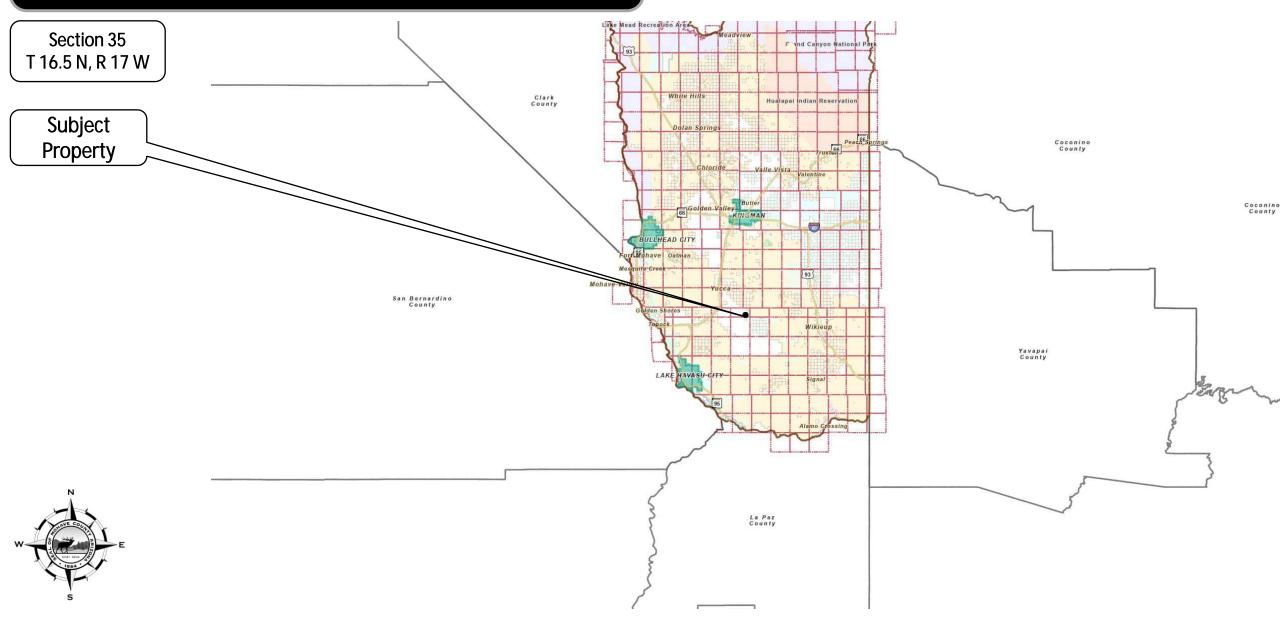
ATTEST

Ginny Anderson, Clerk of the Board

Gary Watson Chairman

RESCISSION OF BOS RESOLUTION 2017-156 GENERAL MAP

RESCISSION OF B.O.S. RESOLUTION 2017-156 that approved a rezone of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential / Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential / Eighteen Acre minimum lot size) zone, in the Yucca vicinity.



RESCISSION OF BOS RESOLUTION 2017-156

VICINITY MAP

RESCISSION OF B.O.S. RESOLUTION 2017-156 that approved a rezone of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential / Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential / Eighteen Acre minimum lot size) zone, in the Yucca vicinity.

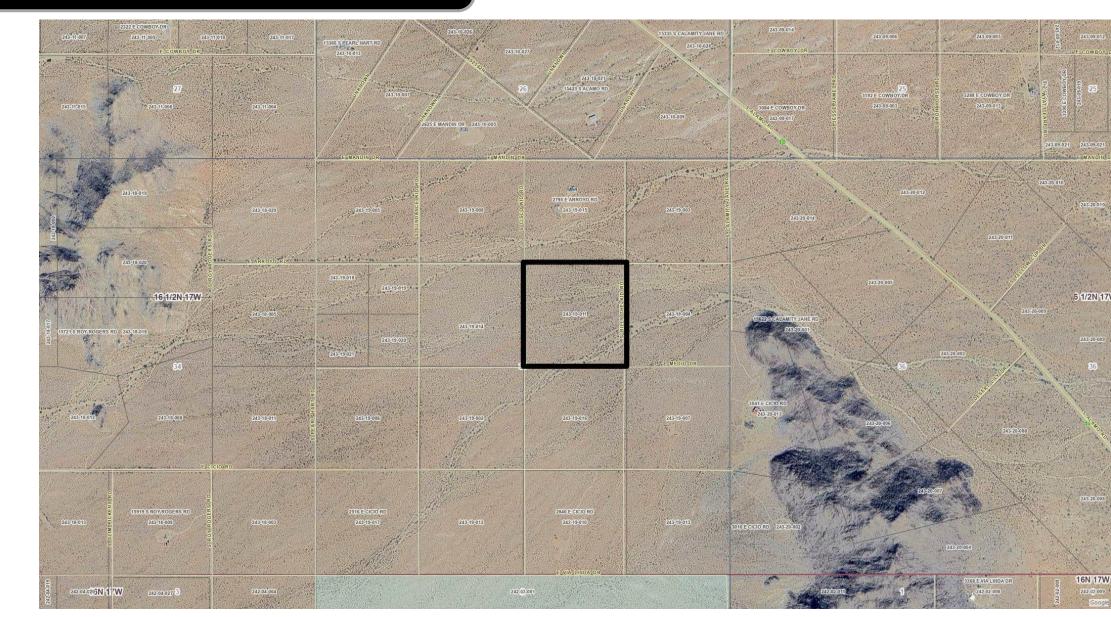
Section 35 T 16.5 N, R 17 W



RESCISSION OF BOS RESOLUTION 2017-156 SITE MAP

RESCISSION OF B.O.S. RESOLUTION 2017-156 that approved a rezone of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential / Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential / Eighteen Acre minimum lot size) zone, in the Yucca vicinity.

Section 35 T 16.5 N, R 17 W





RESCISSION OF BOS RESOLUTION 2017-156

ZONING MAP

RESCISSION OF B.O.S. RESOLUTION 2017-156 that approved a rezone of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential / Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential / Eighteen Acre minimum lot size) zone, in the Yucca vicinity.



RESCISSION OF BOS RESOLUTION 2017-156

RIGHT OF WAY MAP

RESCISSION OF B.O.S. RESOLUTION 2017-156 that approved a rezone of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential / Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential / Eighteen Acre minimum lot size) zone, in the Yucca vicinity.

Section 35 T 16.5 N, R 17 W

Drainage

Utility

Public

Not Perfected

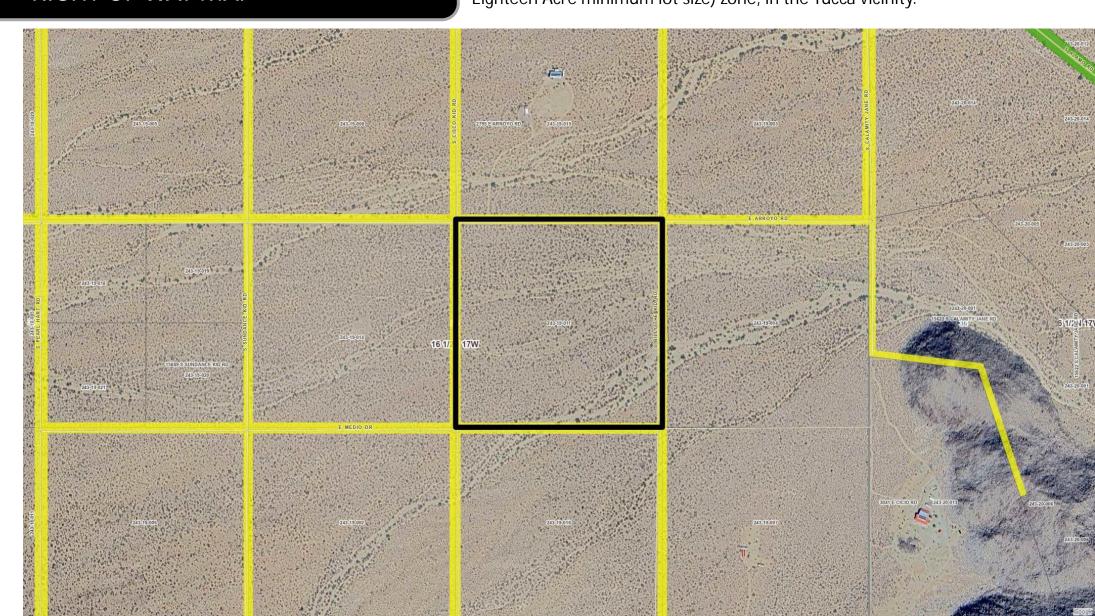
RS 2477

Further Research Req

Not Public

No R/W





RESCISSION OF BOS RESOLUTION 2017-156 REQUEST

RESCISSION OF B.O.S. RESOLUTION 2017-156 that approved a rezone of Assessor's Parcel No. 243-19-011 from an A-R/36A (Agricultural Residential / Thirty-Six Acre minimum lot size) zone to an A-R/18A (Agricultural Residential / Eighteen Acre minimum lot size) zone, in the Yucca vicinity.

Section 35 T 16.5 N, R 17 W











MOHAVE COUNTY DEVELOPMENT SERVICES

BUILDINGDIVISION

Mailing Address: P. O. Box 7000, Kingman, Arizona 86402-7000

Scott Holtry Department Director www.mohave.gov

Gilbert Smaby, C.B.O. Chief Building Official

MEMORANDUM

TO:

Planning & Zoning Commission

THRU:

Scott Holtry, Development Services Director

FROM:

Gilbert Smaby, Chief Building Official

DATE:

July 2, 2025

RE:

Discussion and possible action regarding residential water heater replacement permits

BACKGROUND

At the Mohave County Board of Supervisors' meeting on April 21, 2025, Supervisor Martin brought agenda item #40 questioning the need for obtaining a permit for a residential water heater replacement. After a brief discussion Supervisor Martin instructed staff to research and propose different options for residential water heater replacement permits.

The proposed options were:

- 1. Require a permit and inspection (No change to the current Building Ordinance or procedures).
- 2. Make the permit and inspection voluntary (Amend the Building Ordinance).
- 3. Do not require a permit and inspection (Amend the Building Ordinance).

HISTORY

The Uniform Building Codes prior to 2000 and the International Building Codes required permits and inspections for water heater replacements. The construction industry and plumbing industry also are required to obtain a permit for replacement under their contractor's license requirements.

Through the years as technology advances, we have seen different methods and equipment that heat water for domestic uses. A tank hot water heater is the most common and least expensive, however, the industry now provides other systems like high-efficiency units, on-demand units, solar applications, boiler systems and hydronic heating systems which the code addresses for installation and safety. This discussion and possible action would only be in regard to residential tank hot water heaters.

SURVEY

Researching how other government jurisdictions address water heater replacement permits, it was discovered that 15 Arizona County Governments except for Greenly County (which does not have a Building Department) and La Paz County, require permits and inspections. The surrounding cities of Kingman, Bullhead City and Lake Havasu also require replacement permits and inspections.

MOHAVE COUNTY PERMITS / STATISTICS

The cost for a water heater replacement permit is \$72.15

<u>2022</u>	<u>2023</u>	<u>2024</u>	2025 to date
45 Permits obtained	22 Permits obtained	36 Permits Obtained	33 Permits Obtained
93 % Contractors	82 % Contractors	95 % Contractors	91 % Contractors
7 % Owner Builders	18 % Owner Builders	5 % Owner Builders	9 % Owner Builders
10 % Had corrections	29 % Had corrections	11 % Had corrections	6 % Had corrections

ATTACHED HANDOUTS

- 1. Fine Home Builders Magazine Article / Top 10 water heater code violations
- 2. Information Sheet 2018 International Residential Code, inspections
- 3. Information Sheet Residential construction which does not require a permit

ATTACHED POWERPOINT

COMMON INSPECTION FAILS - Photographs

CONCLUSION

The hot water heater is an integral part of the residential dwelling plumbing system. A hot water tank is a water pressure vessel that has the potential to explode on thermal expansion. It contains boiling water that has a potential to burn and scald. Electric water heaters have the potential of electrical shock hazard and gas water heaters have the potential for fire and asphyxiation hazards. The building codes address all these potential hazards and provide standards for safe installation and use of these systems.

Mohave County does not require a licensed plumber to install a water heater. The do-it-yourself homeowner or a handyman-for-hire can perform the work. However, if the homeowner hires a handyman to perform the work, if the work is faulty or later causes damage, the homeowner has no recourse through the Arizona Registrar of Contractors since the person is not a licensed contractor.

The purpose behind building codes is to give reasonable assurance that a home is safe from structural failure, fire hazards, gas system hazards, electrical shock, and health risks. Permits provide a permanent record of the work performed and inspections conducted on the project.

While the water heater tank is somewhat universal, the installation is critical for life safety. As seen in the power point presentation, numerous installation errors can occur, making an inspection important.

BUILDING CODE ADVISORY BOARD RECOMMENDATION

At the June 24, 2025 Building Code Advisory Board meeting, the Board held a Public Hearing and heard a presentation from Chief Building Official Gilbert Smaby. After Board discussion, the Board passed a motion to recommend to the Planning Commission that Mohave County keep the permit and inspections mandatory but provided at no charge.

STAFF RECOMMENDATION

It is staff's recommendation to continue the requirement to obtain and inspect residential hot water heaters.

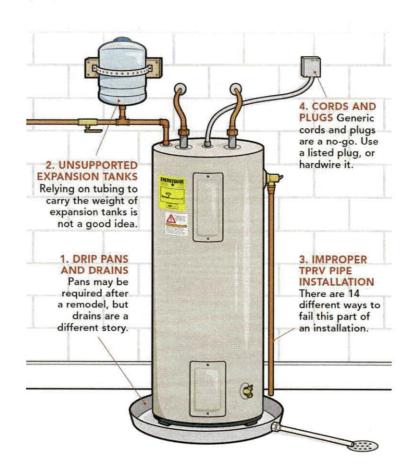
Top 10 Water-Heater Code Violations

Installing a tank water heater might seem easy, but some of these common mistakes could be life-threatening.

Fine Homebuilding - By Glenn Mathewson Issue 288 - Dec 2019/Jan 2020

Synopsis: Installing a <u>tank water heater</u> might seem easy, but homeowners who refinish their basements often create a number of code violations with respect to the water heater. Code expert Glenn Mathewson describes 10 common water-heater code issues, including confusion about drip pans and drains, unsupported expansion tanks and plastic vents, <u>lack of combustion air</u>, and more. Some of these violations can be life-safety hazards, so avoiding these mistakes is crucial.

In the minds of many, installing a tank water heater is a piece of cake—an "I can't believe I need a building permit to do this" kind of thing. These are the people who usually fail inspection. Indeed, a water heater can be easy to install, but replacing one in an existing home can introduce a host of complications. Some of this stems from the norms of the American home-building industry. Basements in new homes are usually left unfinished and pitched to buyers as a project they can easily tackle themselves when they need more living space. That day comes, and they go for it— frequently without a permit— unwittingly creating a number of code violations with respect to the water heater. One common mistake: boxing the water heater into a closet to hide it from view of the newly finished space. The deficiencies this creates surface when it comes time to replace the failing water heater and the building inspector shows up to sign off on the new installation. This kind of scenario happens more often than you might think; I see it all the time. There are a lot of code requirements around water heaters and not enough space to get into every one here. What follows are 10 of the most common code violations that I and other code professionals see out in the field when looking at water heaters, particularly replacement water heaters.



1. Confusion about pans and drains

Drip pans are required when tank-type water heaters are installed in places where a leak could cause damage. These pans are not meant to protect from a catastrophic tank failure; they're meant to catch the slow leak that no one notices. In a basement with a concrete floor, the damage isn't generally a concern. When the basement is finished, it may be. Drip pans in new homes also require drains. Neither pans nor pan drains have always been required, and they have been a tricky issue when it comes to replacement water heaters in newly finished spaces. Is there a place to drain to, and a route to get there? Installers and inspectors long bickered over whether either was required in replacement installations where a pan and drain wasn't previously provided. The 2015 IRC brought some clarity, stating that drains aren't required when they weren't previously provided. The pans themselves, however, must be installed if the water heater is located where a leak can cause damage. Prior to this, the top violation would have been not installing pans and drains with replacement water heaters—now, the issue is inspectors continue to require drains without notice of this code change.

2. Unsupported expansion tanks

Some may tell you that an expansion tank is required at every water heater, but that isn't in the IRC. Where requirements for expansion tanks show up in local codes, they've been added in. What is required is "a means for controlling increased pressure caused by thermal expansion ... where required," and that's only necessary under certain conditions. Figuring out whether a particular installation meets those conditions can be complicated. The easy solution is to just add an expansion tank—it doesn't hurt. But because it's an easy way out, the default position in many locales has become "expansion tanks are required." The real answer about whether they're necessary should come from a professional installer, not a regulatory authority. There are other devices and methods for controlling pressure other than expansion tanks. When expansion tanks are included, physical support for them is something of concern, as installers often leave them simply hanging by the pipes they connect to. Read the manufacturer's installation instructions before you do that. It's not a good choice, and some local codes prohibit it.

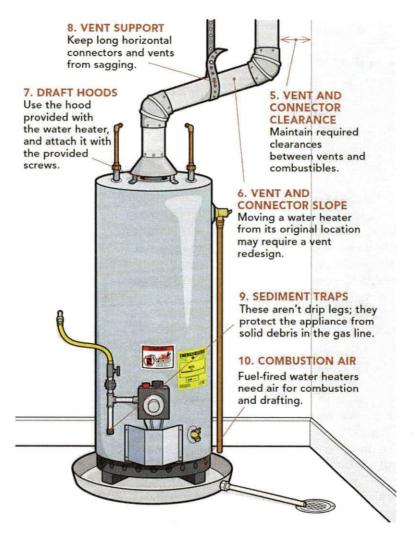
3. Improper TPRV pipe installation

The temperature-pressure relief valve (TPRV) is an incredibly important life-safety device on every water heater. Its proper functioning is the difference between a nice hot shower and an explosion. Unlike the expansion tank, which is intended to protect the piping system from pressure, the TPRV protects the waterheater tank from experiencing more pressure than it can handle. Here's how your water heater becomes a pressure bomb: The boiling point of water that we are familiar with-212°F-is the temperature at which water at sea-level atmospheric pressure turns to vapor and greatly expands. But as pressure increases, so does the boiling point. This means that when pressure builds up inside a water heater, liquid water can get hotter than its atmospheric boiling point, until the tank ruptures. When 40 or more gallons of superheated water is suddenly brought to atmospheric pressure and instantaneously vaporizes, the massive expansion can launch your water heater through your house. The TPRVs themselves are not usually a problem on water-heater installations, as they come installed in the water heater. The problems occur in the pipe between the valve and the discharge point. The IRC provides a list of 14 specific criteria meant to keep this pipe open. It cannot connect directly to a drain system; must discharge through an air gap in the same room; cannot be smaller than the diameter of the valve it's connected to; can only serve a single appliance; must discharge to the floor, pan, receptor, or outdoors; must not cause structural damage; must be observable to the occupants; cannot be trapped; must flow by gravity; must terminate within 6 in. of the floor or receptor; cannot be threaded or have any valves or tee fittings; must be made of materials approved for potable water; and must be one size larger and secured at the end when made of plastic tubing materials. Many installations are tripped up by a number of these specific requirements.

4. Unlisted cord and plug

Most items in this list apply to conventional gas water heaters, but electric water heaters are also common. The hazards of gas, venting, and combustion air are eliminated with electric appliances, but there is still one common violation to be found. These appliances are generally intended to be hardwired to a switch location, but installers often buy a generic cord-and-plug assembly and plug them into an available outlet. Electric water heaters can only be installed with a cord and plug where listed by the manufacturer for such installation,

and they must use a cord and plug that has been listed for use with the specific make and model of water heater. This rarely happens, which is why I recommend hardwired installations.



5. Not enough vent and vent-connector clearance

Conventional tank water heaters generally utilize two types of vent and vent connectors: B-vent and single-wall. These vents get hot by design—a hot vent is part of what produces the draft required to remove the combustion products from the building. But B-vent and single-wall are not the same. B-vent has a pipe inside a pipe with an air space between them that insulates the outer pipe from the hot inner pipe. Because the outer wall of B-vent doesn't get all that hot, code requires only 1 in. of clearance between it and combustibles. Single-wall vents get very hot, requiring a 6-in. clearance to combustibles. In an attempt to maximize finished floor space when boxing off the water heater from the rest of the room, people often don't leave enough clearance between the new wall framing and the vent pipes. Basement-finishing projects are notorious for this code violation.

6. Insufficient vent and vent-connector slope

The ideal vent or chimney system is entirely vertical, though this is rarely feasible. More often, fuel-fired water heaters connect to a chimney or vent by way of a vent connector, which is essentially just another piece of pipe. The connector should be as short as possible and must slope upward from the water heater at a slope no lower than 1/4-in-12. Once it connects to the vent—the portion that leaves the building—things get more complicated. The general expectation is that the vent run vertically, with offsets no greater than 45° from vertical, but that is not the whole story. Vent-slope limitations hinge on a number of variables, including the diameter of the vent, length of the vent, type of vent, and a host of other things. Once a house is built and the vent system designed, it's no easy task to evaluate and modify it later. When finishing basements, owners

often find the water heater isn't where they'd like it, so they move it and connect it back to the original vent with a long, low-slope vent connector. Long horizontal vent runs can greatly reduce the drafting ability of natural-draft appliances, and could lead to backdrafting of combustion gases into the home, creating a major life-safety hazard.

7. Incorrect draft-hood connection

Water heaters are tested and provided with their specific draft hood (draft diverter), but it doesn't come attached; it's in the box separately. The installer must attach the hood that came with the new appliance, and this almost always requires fasteners. Too often I've arrived at inspections where the hood from the old water heater is used on the new one. Even more often, the new hood is used but not properly fastened—the provided screws are still in a bag with the instructions, glued to the side of the water heater. This is a very embarrassing reason to fail inspection, so never forget the screws.

8. No support for plastic vents

High-efficiency power-vented water heaters with plastic, sealed vents are popular, especially in new, tight homes, and as replacements for conked-out conventional water heaters. They eliminate the issues with conventional vent clearances and slope, and can also relieve the issues of interior combustion air. The plastic vents can be installed horizontally, but they must be supported according to the manufacturer's specs. Water vapor produced during combustion will condense inside these vents, so they must be sloped to drain. These horizontal vent pipes are often fished over finished ceilings in a basement and left unsupported. A sag in the vent can allow water to accumulate and affect the safe and efficient operation of the appliance. Though not a joy to anyone, sometimes a finished ceiling needs to be cut to install proper support for the vent.

9. Sediment traps that don't work

A sediment trap and a drip leg are often considered one in the same, but not by the code. A drip is only required when wet gas (gas with a small amount of liquid present) exists. A drip simply needs to allow gravity to collect the liquid in the low spots. A sediment trap is required when an integral trap is not provided in the appliance, and it usually isn't. From manufacturing to service, gas pipe goes through quite a bit of handling, cutting, and threading that can leave some debris— usually bits of metal—in the pipe. This debris, or sediment, can be small enough to get caught in the flow of the gas. Unlike a drip leg, gravity alone will not separate the sediment from the gas stream. A sediment trap requires a hard turn that the gas can flow around but sediment can't—much like a sharp turn in a fast-moving go-kart has the potential to fling you out of the driver's seat. Installing this correctly has been so misunderstood in the industry that the 2012 edition of the International Fuel Gas Code added a figure to show how it must be done.

10. Lack of combustion air

This is a big subject, with more to say than what follows. Combustion air does a few things: It ventilates the appliance, it provides oxygen for the fire, it feeds an open draft hood to maintain draft, and it replaces the air leaving the building with fresh outside air in order to maintain neutral pressure. In older homes, before the codes were loaded down with provisions for energy conservation, homes were leaky and interior-air calculations were done (or not done) to provide sufficient combustion air. A naturally leaky home will naturally allow replacement air (combustion air) to enter—this is one method allowed in the code. When the home was built, water heater installed, and combustion air designed, the water heater was likely in a wide-open unfinished basement. This offered a large volume of interior combustion air. With the air-sealing of homes and the finishing of basements— which often includes enclosing mechanical equipment in some sort of closet—interior combustion air gets choked off, and naturally drafting appliances get starved of air.

The above list is not a comprehensive discussion of all the code requirements for water heaters. But it does cover some of the most common mistakes— all of which are easily avoided if you know what to look for.



MOHAVE COUNTY DEVELOPMENT SERVICES

BUILDING DIVISION

Mailing Address: P. O. Box 7000, Kingman, Arizona 86402-7000

Scott Holtry Department Director www.mohave.gov

Gilbert Smaby, C.B.O. Chief Building Official

INFORMATION SHEET

REGARDING EXISTING RESIDENTIAL WATER HEATER REPLACEMENT PERMITS PER 2018 INTERNATIONAL RESIDENTIAL CODE

Currently, Mohave County requires a permit and inspections for residential water heater replacement and installation. Residential water heaters are addressed under the 2018 International Residential Code. A permit is required for water heater installations because of numerous safety related issues which inspectors check for. Below is a list of some of the more serious life safety corrections that are found during inspection:

- Inadequate double wall vent piping from interior of water heater closet through roof to exterior perimeter.
- · Inadequate combustion air.
- · Lack of water heater drain pan piping terminated outside of building.
- Improper size and/or material for discharge pipe, for example the temperature and pressure relief valve cannot reduce
 in size in the direction of flow and cannot have PVC fittings as they are not rated for the high temperatures, CPVC is
 allowed.
- Lack of temperature pressure relief valve plumbed to a drip pan or to the exterior to prevent scaling or damage.
- Gas hot water heater is required to be elevated in interior rooms because gas can leak causing an explosion hazard, particularly if a clothes dryer is in the same area or garage.
- Incorrectly sized gas supply line can cause under-combusted gas resulting in carbon monoxide emissions.
- Lack of air expansion tank or pressure relief valve.
- Lack of gas line drip leg.
- · Lack of shut off valve on cold water supply line.
- Improper electrical wiring, for example wire to water heater must be in flex with proper connections at both ends.
- Improper water heater flex line joints for example dissimilar metals in contact with each other are likely to fail over time causing leaks.
- Specific manufacturer specifications have not been followed, for example for on-demand hot water systems, manufactured home water heaters, or direct vent hot water heaters

In Mohave County, you are <u>NOT</u> required to hire a licensed plumber to install a water heater. The do-it-yourself homeowner or a handyman-for-hire can perform this work, but familiarity of the building codes is helpful and can save time and money. An unlicensed handyman cannot pull the permit, the homeowner would be required to do this.

The purpose behind building codes is to give reasonable assurance that a home is safe from structural failure, fire hazards from electrical and heating systems, electrical shock, and health risks. The permits provide a permanent record of the work performed and inspections conducted on the project.

There are numerous things you can do to you house that do not require permits. If you have any doubt whether or not a permit is required, please contact your local Building Department for clarification.



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INFORMATION SHEET RESIDENTIAL CONSTRUCTION WHICH DOES NOT REQUIRE A PERMIT

THE FOLLOWING ARE EXAMPLES OF RESIDENTIAL CONSTRUCTION THAT DOES NOT REQUIRE A PERMIT:

BUILDING

- Non-habitable one-story detached accessory structures (storage structures, playhouses, etc.) provided the floor
 area does not exceed 300 square feet or a height of ten feet measured from the finished floor to the average
 height of the floor surface, provided no utilities such as water, electrical, solar, etc. are connected.
- Fences not over seven feet above nearest adjacent grade, unless required for barriers around swimming pools
 (a swimming pool barrier is required for any swimming pool, hot tub, spa or similar structure intended for
 swimming, recreational bathing or immersion that contains water over 24 inches in depth).
- Retaining walls that are not over three feet in height measured from the bottom of the footing to the top of the
 wall supporting a surcharge.
- Water tanks supported directly upon the ground if the capacity does not exceed 5,000 gallons, and the ratio or height to diameter or width does not exceed 2 to 1.
- Private concrete sidewalks, slabs, and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
- Painting, papering, tiling, carpeting, cabinets, countertops, interior wall, floor or ceiling covering, and similar finish work.
- Prefabricated swimming pools where the pool walls are entirely above the adjacent grade. Barrier requirements are not exempt.
- · Swings and other playground equipment accessory to a one- or two-family dwelling.
- Patio and porch covers not over 300 square feet and NOT supported by an exterior wall.
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- Replacement or repair of siding not required to be fire resistant.
- · Retrofitted insulation
- Masonry repair.
- Detached decks where the floor or deck is not more than 30 inches above the adjacent grade at any point and not more than 300 square feet in area.
- Gutters and downspouts.
- Door and window replacements (where no structural member is changed).

ELECTRICAL

- To remove and replace broken or damaged electrical outlets (like for like only).
- To remove and replace broken or damaged light fixtures (like for like only).
- · To remove and replace broken or damaged light switches (like for like only).
- To replace approved fuses.
- To replace defective breakers (like for like only).
- To replace light bulbs and fluorescent or LED tubes
- To replace an existing garbage disposal, dishwasher, microwave or similar appliance of 20 amps or less.
- To install low voltage wiring for garage door openers.

PLUMBING

- Repair/replace a sink.
- Repair/replace a toilet.
- Repair/replace a faucet (If not concealed in a wall).
- Resurfacing/replacing countertops.
- Resurfacing shower walls.
- Repair/replace shower heads.
- Repair/replace or install rain gutters and downspouts.
- Install, add to, or alter an irrigation system.
- Re-grouting tile.
- Replace a hose bib.

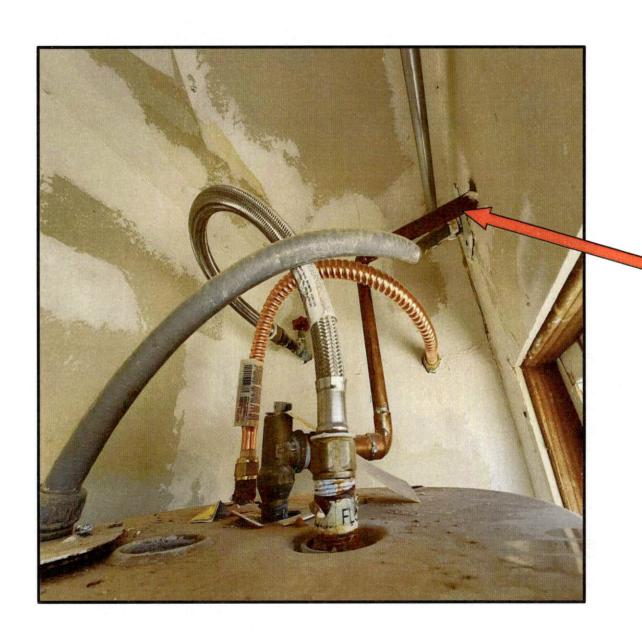
MECHANICAL

- Portable heating appliances, cooking or clothes drying appliances.
- Portable ventilation appliances.
- Portable cooling units.
- Replacement of any minor part within any heating or cooling equipment that does not alter approval of equipment or make such equipment unsafe.
- Portable evaporative coolers; portable appliances, such as freezers, washing machines, refrigerators, portable barbecue grills, etc.
- Change out furnace filters.



TEMPERATURE PRESSURE RELIEF VALVE IS REQUIRED TO BE HARD PLUMBED TO A DRIP PAN OR TO THE EXTERIOR TO PREVENT SCALDING AND/OR DAMAGE

INCORRECTLY SET HOT WATER THERMOSTAT CAN CAUSE SCALDING TO OCCUPANTS



TEMPERATURE PRESSURE
RELIEF VALVE IS REQUIRED
TO BE HARD PLUMBED TO
DRAIN INTO A DRIP PAN
OR TO THE EXTERIOR TO
PREVENT SCALDING
AND/OR DAMAGE

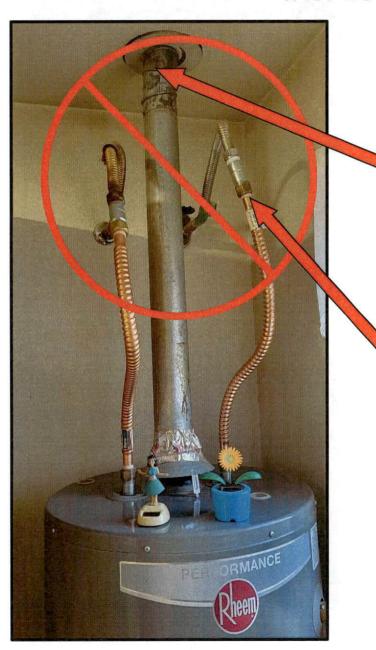


HOT WATER HEATER GAS LINE REQUIRES A
SEDIMENT TRAP FOR MOISTURE
CONDENSATION PRIOR TO THE FLEX LINE TO
PREVENT WATER IN THE GAS BURNER

INCORRECTLY SIZED GAS SUPPLY LINE CAN
CAUSE UNDER-COMBUSTED GAS RESULTING
IN CARBON MONOXIDE EMISSIONS

HOT WATER HEATER INSIDE THE HOUSE REQUIRES A DRIP PAN DRAINING TO THE OUTSIDE TO PREVENT FLOODING DAMAGE TO THE HOME

GAS HOT WATER HEATER REQUIRED TO BE ELEVATED IN GARAGES. GAS CAN LEAK CAUSING AN EXPLOSION HAZARD,



GAS HOT WATER HEATER NEEDS CORRECT
VENTING TO PREVENT POSSIBLE FIRE AND/OR
CARBON MONOXIDE GASSES FROM
ACCUMULATING IN THE DWELLING

HOT WATER HEATER FLEX LINE JOINTS ARE LIKELY TO FAIL OVER TIME CAUSING LEAKS DUE TO DISSIMILAR METALS IN CONTACT WITH EACH OTHER



ELECTRICAL WIRING INSTALLED INCORRECTLY CAN CAUSE ELECTROCUTION OR FIRE

ELECTRICAL WIRE IS REQUIRED TO BE IN CONDUIT AND SECURED TO WALL FOR DAMAGE PROTECTION

CORRECT WIRE SIZING NEEDS TO BE VERIFIED TO CONFIRM HOT WATER HEATER AMPERAGE

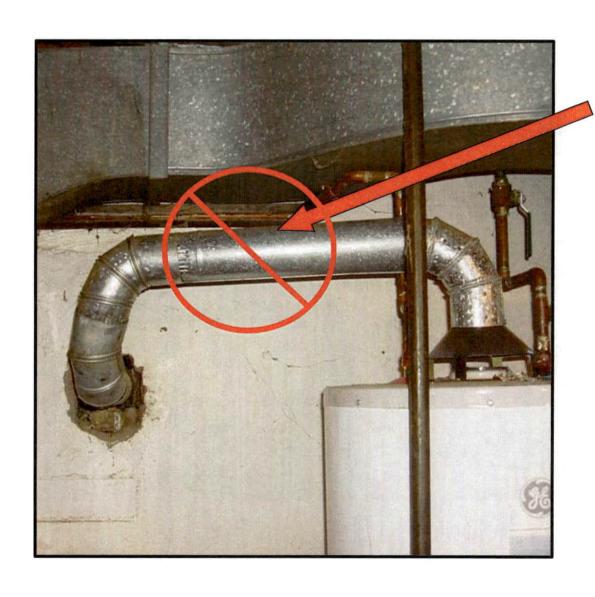
WIRE CONNECTOR REQUIRED AT TANK FOR POSITIVE CONNECTION TO PREVENT LOOSE WIRE AND POTENTIAL SHOCK



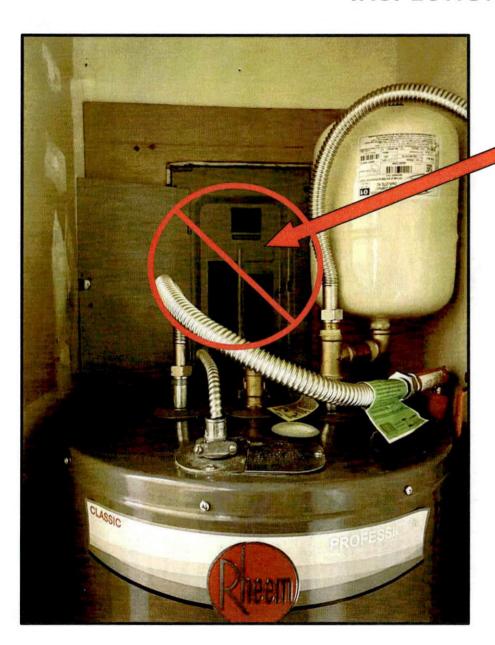
ELECTRICAL
CONNECTION
REQUIRED TO BE IN
CONDUIT WITH
CONNECTION
INSIDE UNIT



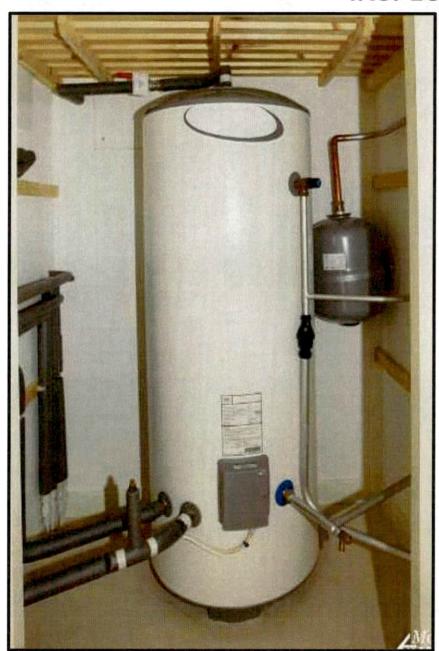
METAL DUCTING NOT RATED FOR HOT WATER HEATER, VENT MUST HAVE VERTICAL RISE FOR GRAVITY VENTING TO PREVENT BACK FEEDING OF GASES INTO THE ROOM



VENT MUST HAVE VERTICAL RISE FOR GRAVITY VENTING TO PREVENT BACK FEEDING OF GASES INTO THE ROOM



WATER HEATER WAS INSTALLED IN FRONT OF ELECTRICAL PANEL.
30"X30" CLEARANCE IS REQUIRED



MANUFACTURED HOMES HAVE SPECIFIC HOT WATER HEATER DESIGNS AND REQUIREMENTS



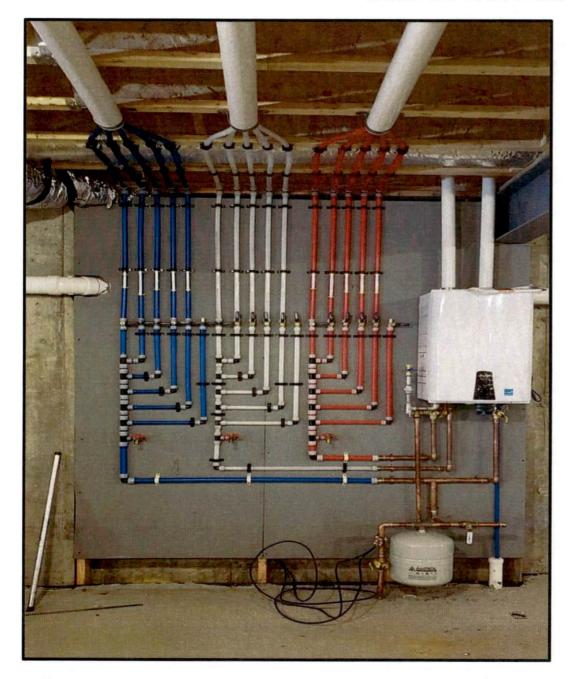
HIGH EFFICIENCY/DIRECT VENT HOT WATER HEATERS HAVE SPECIFIC INSTALLATION REQUIREMENTS PER THE MANUFACTURER

WATER HEATER PERMIT INSPECTION ISSUES



ON DEMAND HOT WATER
HEATER SYSTEMS
REQUIRE SPECIFIC
INSTALLATION
REQUIREMENTS PER THE
MANUFACTURER

WATER HEATER PERMIT INSPECTION ISSUES



HYDRONIC FLOOR HEATING SYSTEMS REQUIRE SPECIFIC INSTALLATION REQUIREMENTS PER THE MANUFACTURER



MOHAVE COUNTY DEVELOPMENT SERVICES

BUILDING DIVISION

Mailing Address: P. O. Box 7000, Kingman, Arizona 86402-7000

Scott Holtry Department Director www.mohave.gov

Gilbert Smaby, C.B.O. Chief Building Official

MEMORANDUM

TO:

Building Code Advisory Board

THRU:

Scott Holtry, Development Services Director

FROM:

Gilbert Smaby, Chief Building Official

DATE:

June 17, 2025

RE:

Item 1 - Discussion and possible action regarding residential water heater replacement permits

BACKGROUND

At the Mohave County Board of Supervisors' meeting on April 21, 2025, a citizen at call to the public questioned the need for obtaining a permit for a residential water heater replacement. After a brief discussion Supervisor Martin instructed staff to research and propose different options for residential water heater replacement permits.

The proposed options were:

- 1. Require a permit and inspection (No change to the current Building Ordinance or procedures).
- 2. Make the permit and inspection voluntary (Amend the Building Ordinance).
- 3. Do not require a permit and inspection (Amend the Building Ordinance).

HISTORY

The Uniform Building Codes prior to 2000 and the International Building Codes required permits and inspections for water heater replacements. The construction industry and plumbing industry also are required to obtain a permit for replacement under their contractor's license requirements.

Through the years as technology advances, we have seen different methods and equipment that heat water for domestic uses. A tank hot water heater is the most common and least expensive, however, the industry now provides other systems like high-efficiency units, on-demand units, solar applications, boiler systems and hydronic heating systems which the code addresses for installation and safety. This discussion and possible action would only be in regard to residential tank hot water heaters.

SURVEY

Researching how other government jurisdictions address water heater replacement permits, it was discovered that 15 Arizona County Governments except for Greenly County (which does not have a Building Department) and La Paz County, require permits and inspections. The surrounding cities of Kingman, Bullhead City and Lake Havasu also require replacement permits and inspections.

MOHAVE COUNTY PERMITS / STATISTICS

The cost for a water heater replacement permit is \$72.15

<u>2022</u>	<u>2023</u>	<u>2024</u>	2025 to date
45 Permits obtained	22 Permits obtained	36 Permits Obtained	33 Permits Obtained
93 % Contractors	82 % Contractors	95 % Contractors	91 % Contractors
7 % Owner Builders	18 % Owner Builders	5 % Owner Builders	9 % Owner Builders
10 % Had corrections	29 % Had corrections	11 % Had corrections	6 % Had corrections

HANDOUTS

- 1. Fine Home Builders Magazine Article / Top 10 water heater code violations
- 2. Information Sheet 2018 International Residential Code, inspections
- 3. Information Sheet Residential construction which does not require a permit

POWERPOINT

COMMON INSPECTION FAILS - Photographs

CONCLUSION

The hot water heater is an integral part of the residential dwelling plumbing system. A hot water tank is a water pressure vessel that has the potential to explode on thermal expansion. It contains boiling water that has a potential to burn and scald. Electric water heaters have the potential of electrical shock hazard and gas water heaters have the potential for fire and asphyxiation hazards. The building codes address all these potential hazards and provide standards for safe installation and use of these systems.

Mohave County does not require a licensed plumber to install a water heater. The do-it-yourself homeowner or a handyman-for-hire can perform the work. However, if the homeowner hires a handyman to perform the work, if the work is faulty or later causes damage, the homeowner has no recourse through the Arizona Registrar of Contractors since the person is not a licensed contractor.

The purpose behind building codes is to give reasonable assurance that a home is safe from structural failure, fire hazards, gas system hazards, electrical shock, and health risks. Permits provide a permanent record of the work performed and inspections conducted on the project.

While the water heater tank is somewhat universal, the installation is critical for life safety. As seen in the power point presentation, numerous installation errors can occur, making an inspection important.

RECOMMENDATION

It is staff's recommendation to continue the requirement to obtain and inspect residential hot water heaters.

DRAFT MINUTES

MOHAVE COUNTY BUILDING CODE ADVISORY BOARD JUNE 24, 2025 AT 2:00 P.M. MOHAVE COUNTY ADMINISTRATION BUILDING BOARD OF SUPERVISORS' AUDITORIUM 700 W BEALE STREET, KINGMAN, ARIZONA

MEMBERS

Richard Hamilton, Chairman

Dan Renner*

Scott Holtry

Peter Proffit, Vice Chairman*

Rex Ruge

Gilbert Smaby

Doug McKee

Keith Walker

William Davis

Call to Order 2:00 pm

Pledge of Allegiance

Roll Call

Determination of a Quorum-Was had

Approval of the January 14, 2025 Meeting Minutes: Board Member Ruge motioned to approve January 14, 2025 minutes and Board Member Walker seconded. Passed.

Old Business: None

New Business:

- 1. Public Hearing for discussion and possible action regarding residential water heater replacement permits
 - a. Proposed options from the Mohave County Board of Supervisors meeting on April 21, 2025 were:
 - i. Require a permit and inspection (No change to the current Building Ordinance or procedures).
 - ii. Make the permit and inspections voluntary (Amend the Building Ordinance).
 - iii. Do not require a permit and inspection (Amend the Building Ordinance).
 - b. Chief Building Officer Gilbert Smaby spoke in favor of keeping residential water heater replacement permits. CBO Smaby mentioned that fifteen other Arizona County Governments as well as the cities of Kingman, Bullhead, and Lake Havasu still require replacement permits and inspections. The current cost of a water replacement heater is \$72.15. CBO Smaby reviewed historical statistics of permits obtained via contractors and owner-builders with the percentage of those having corrections done on inspections of installation. CBO Smaby followed up with a PowerPoint of commonly found installation mistakes.
 - c. **Recommendation**: Staff's recommendation is to continue the requirement to obtain and inspect residential hot water heaters.
 - d. Chairman Hamilton opened Call to the Public (meant to say Open Public Hearing)
 - i. Speakers of the Public were given 3 minutes to express their comments and concerns
 - 1. Chuck DeShazer spoke in opposition of permit requirement

^{*} Absent

^{**} Attended Telephonically

- 2. Jennifer Esposito spoke in opposition of permit requirement
- 3. Karen DeShazer spoke in opposition of permit requirement
- e. Chairman Hamilton closed the Public Hearing and Board Members discussed:
 - i. Board Member Rex Ruge discussed options and recommended keeping the permit but as a courtesy inspection or offer low-income options (Amend the Building Ordinance)
 - ii. Board Member Keith Walker discussed options and recommended keeping the permit but as a courtesy inspection or offer low-income options (Amend the Building Ordinance)
 - iii. Board Member Doug McKee discussed options and recommended to not require a permit and inspection but offer one as an optional permit (Amend the Building Ordinance)
 - iv. Chairman Richard Hamilton discussed options and recommended no change to the current Building Ordinance or procedures
- f. Board Members vote on their recommendation to the Planning and Zoning Commission: Keep the permit and inspections mandatory but done as a free permit and free courtesy inspection (Amend the Building Ordinance). Board Member Ruge made the motion, Board Member Walker seconded. Board Members final Vote 3/1 (McKee): Passes
- 2. Next meeting scheduled for 10/21/2025 at 2:00pm
- **3.** Adjournment 2:45 pm: Board Member Ruge motioned to adjourned; Board Member Walker seconded. All in favor motion carried 4/0.

AGENDA & NOTICE OF PUBLIC HEARING MOHAVE COUNTY BUILDING CODE ADVISORY BOARD JUNE 24, 2025 AT 2:00 P.M.

MOHAVE COUNTY ADMINISTRATION BUILDING BOARD OF SUPERVISORS' AUDITORIUM 700 W BEALE STREET, KINGMAN, ARIZONA

MEMBERS

Richard Hamilton, Chairman

Peter Proffit, Vice Chairman

Scott Holtry

Doug McKee

Dan Renner

Gilbert Smaby

Keith Walker

Rex Ruge

Call to Order

Pledge of Allegiance

Roll Call

Determination of a Quorum

Approval of the 01/14/25 Meeting Minutes

Old Business: None

New Business:

1. Public Hearing for discussion and possible action regarding residential water heater replacement permits.

2. Next meeting tentatively scheduled for 10/21/2025.

3. Adjournment.

Pursuant 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. 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. If you need an accommodation for this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5059

MOHAVE COUNTY BOARD of SUPERVISORS

P.O. Box 7000 Website – <u>www.mohave.gov</u> 700 West Beale Street

Kingman, Arizona 86402-7000 TDD – (928) 753-0726

District 1 Travis Lingenfelter (928) 753-0722

District 2 Rich Lettman (928) 758-0713 District 3 Sonny Borrelli (928) 453-0724 District 4 Don Martin (928) 753-8618 District 5 Ron Gould (928) 758-0739



County Manager/County Engineer Sam Elters Telephone (928) 753-0729

Action Agenda

Clerk of the Board Laura Skubal Telephone (928) 753-0731

AGENDA NOTICE OF REGULAR MEETING AND PUBLIC HEARINGS OF THE MOHAVE COUNTY BOARD OF SUPERVISORS APRIL 21, 2025 – 9:00 AM 700 W. BEALE STREET - KINGMAN, ARIZONA

If the public wishes to address the Board regarding Public Hearings or Regular Agenda items, they may fill out the Request to Speak Form located in the back of the room. The form should then be given to the Clerk of the Board prior to the meeting. The time limit rule, noted on the form, will be enforced.

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.

MEMBERS OF THE MOHAVE COUNTY BOARD OF SUPERVISORS WILL ATTEND EITHER IN PERSON OR BY TELEPHONE CONFERENCE CALL.

9:00 A.M. EXECUTIVE SESSION FOR DISCUSSION AND CONSULTATION WITH LEGAL COUNSEL IN ACCORDANCE WITH A.R.S. 38-431.03 (A) (3) & (4) TO DISCUSS ITEMS NOTICED ON THE AGENDA WITH AN ASTERISK.

NONE HELD

9:30 A.M. MEETING CALLED TO ORDER WITH INVOCATION AND PLEDGE OF ALLEGIANCE.
MEETING WAS CALLED TO ORDER AT 9:30 A.M.

THE BOARD OF SUPERVISORS 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 A.R.S. 38-431.03 (A) (3) (4) & (7).

MOTION AND ACTION TO CALL FOR AN EXECUTIVE SESSION TO BE HELD MAY 5, 2025, AT 9:00 A.M., FOR DISCUSSION AND CONSULTATION WITH LEGAL COUNSEL IN ACCORDANCE WITH A.R.S. 38-431.03 (A) (3) (4) & (9) TO DISCUSS ITEMS NOTICED ON THE AGENDA WITH AN ASTERISK.

APPROVED MOTION: GOULD/LETTMAN VOTE: 5/0

OFFICIAL BUSINESS TO COME BEFORE THE BOARD:

*1. Discussion of pending or contemplated litigation claims and demands.

NOTHING TO REPORT

2. Committee and/or Legislative Reports.

REPORT GIVEN BY SUPERVISOR LETTMAN

3. Lobbyist report from HighGround, Inc.

REPORT GIVEN BY NICK PONDER

4. County Manager's Report.

NOTHING TO REPORT

10:00 AM TIME SET - PUBLIC AUCTION

Public Auction: Discussion and possible action RE: One parcel consisting of .74 acres with a 4,122 square foot building located at 950 Buchanan Street, Kingman, Arizona. Click here for

PROCLAMATION:

PROC1.

Approve the proclamation declaring April 21, 2025, through April 25, 2025, as "Week of the National Lineman."

APPROVED MOTION: GOULD/BORRELLI VOTE: 5/0

PRESENTATIONS:

A presentation by Mohave County's Indigent Defense Departments regarding their mandates, operations, staffing, and budget needs.

PRESENTATIONS GIVEN

A presentation by the Mohave County Probation Department on rising trends in youth violence.

PRESENTATION GIVEN

BOARD OF SUPERVISORS CONSENT AGENDA

(Items 5 - 34)

The following items listed under CONSENT AGENDA will be considered as a group and acted upon by one motion with no separate discussion of said items unless a Board Member so requests. In that event, the item will be removed from the CONSENT AGENDA for separate discussion and action.

APPROVED MINUS ITEMS 11, AND 15 MOTION: GOULD/LETTMAN VOTE: 5/0

- 5. Approve the March 17, 2025, Board of Supervisors meeting minutes. Clerk of the Board
- 6. Approve the issuance of a **NOTICE OF ASSESSMEN**T in the amount of \$6,633.82 against Parcel No.: 319-20-200 on behalf of the Mohave County Development Services for remediation of an unsafe structure; authorize the chairman to sign the attached Abatement Assessment; and approve the recording of a lien against the property if the assessment is not paid in full within thirty (30) days of issue. **Development Services**
- 7. Approve the issuance of a **NOTICE OF ASSESSMENT** in the amount of \$10,143.46 against Parcel No.: 208-05-002F on behalf of the Mohave County Development Services for remediation of an unsafe structure; authorize the chairman to sign the attached Abatement Assessment; and approve the recording of a lien against the property if the assessment is not paid in full within thirty (30) days of issue. **Development Services.**
- 8. **Sitting as the Board of Directors for the Mohave County Flood Control District:** Approve and sign the Intergovernmental Agreement with the Arizona Department of Water Resources (ADWR) to facilitate the maintenance of the Continuously Operating Reference Station (CORS) (a.k.a. Real Time Network, RTN) within Mohave County. Any funds used for the maintenance work will come out of the Mohave County Flood Control District's Repair and Maintenance Fund (R&M Grounds) 30524500-43970. **Development Services**
- 9. Approve and sign Contract Amendment No. Two (2), to Contracts No. 24-PS-14, Job Order Contract (JOC) HVAC Contractors, Service and Parts, with Mesa Energy Systems DBA EMCORE Services (-01), Las Vegas, Nevada; Air Control Home Services (-02), Lake Havasu City, Arizona; and Ambient Edge, LLC (-03), Kingman, Arizona; extending all contracts through July 14, 2025, with all other terms and conditions remaining the same, on behalf of Public Works. Projects are identified on an as-needed basis and subject to approved budgeted funding. Procurement
- 10. Approve award and sign Contract 2025-027-RFP, Courier Services, to Roadrunner Couriers, Kingman, Arizona, for daily courier services, for a one-year period, commencing on July 1, 2025, and ending on June 30, 2026, with the County having the right, at its sole option, to renew the Contract for up to four (4) additional one-year periods on behalf of the Procurement Department. Funding for these services will be through approved budgeted funds per fiscal year. Procurement
- 11. Approve award and sign Contract 2025-029-RFP, Printing and Mailing of Election Materials, to Runbeck Election Services, Phoenix, Arizona, for printing and mailing of election materials, for a one-year period, commencing on January 5, 2026, and ending on January 4, 2027, with the County having the right, at its sole option, to renew the Contract for up to four (4) additional one-year periods on behalf of the Voter Registration and Election Offices. Funding for these services will

MOTION: BORRELLI/LETTMAN VOTE: 5/0

- 12. Approve utilization of Sourcewell Cooperative Contract # 09104-PSI with Polaris Sales Inc., for Offroad vehicles, UTVs, ATVs, snowmobiles, burden carriers, and LSVs, for the purchase of three Polaris XPEDITION side-by-side off-road vehicles, on behalf of the Mohave County Sheriff's Office, at a cost of \$47,836.52 each. The total purchase price for all three vehicles will be \$143,509.56, including accessories, installation, and tax. Funding for the vehicles will be through Arizona State Parks grant funds approved by the Board on November 6, 2024 (Item #45). Procurement
- 13. Approve Central Services Department's Revised Budget 61012701 to reflect an additional \$41,103.00 in revenues (61012701-34938) and \$41,103.00 in expenses (61012701-43230), to account for the Permit mail that has occurred since July 1, 2024, and what is anticipated for the remainder of FY2025. Procurement
- 14. Approve and sign Amendment No. Six (6) to Agreement 17-LS-03, Probation Department Lease, for commercial office space located at 352 East Riverside Drive, St. George, Utah, with Monarch Investment Company (St. George, Utah), extending the lease for a two (2) year term and adjusting the monthly rate to \$680, effective July 1, 2025 through June 30, 2027, with all other terms and conditions remaining the same, on behalf of the Mohave County Probation Department. Procurement
- 15. Approve March 2025 Monthly Report for Procurement Activity between \$10,000 and \$100,000. Procurement APPROVED MOTION: LETTMAN/MARTIN VOTE: 4/1 (GOULD)
- 16. Approve the donation of \$1,000 from Arizona Complete Health, allocating said funds to fund 224-4-5106, object code 39500 (revenue) and object code 47940 (expenditures), project #301. The amended budget is provided in the backup material. Public Health
- 17. Approve and authorize the Chairman to sign the State Opioid Response (SOR) Mohave County Contract Amendment No.4 for CTR063747 for \$49,999.88, amended budget provided in the backup material. Public Health
- 18. Approve and authorize the Chairman to sign the Mohave County Overdose Data to Action (OD2A-S) Mohave County contract amendment No. 2 CTR070145 for the OD2A-S program for substance use surveillance strategies and the promotion of evidence based and evidence-informed interventions to impact overdose morbidity and mortality, with no change to budget. Public Health
- 19. Authorize the Public Works Director to issue a Special Event Permit to the Veterans of Foreign Wars Post 6303 for the use of Mohave County rights-of-way on S. Oatman Highway in Golden Shores for the 35th Annual Loyalty Parade scheduled for April 26, 2025, from 7:30 AM to 11:00 AM. This authorization is contingent upon the applicant's compliance with all requirements outlined in the Mohave County Special Event Permit Policy. Public Works
- 20. Acknowledge receipt of and refer to Public Works, a petition to the Mohave County Board of Supervisors requesting that E. Cedar Ridge Road from E. Blake Ranch Road to N. Twin Hills Road, a distance of approximately 0.55 miles and N. Twin Hills Road from E. Cedar Ridge Road to the point that the road narrows to one lane at 10480 E. Twin Hills Road, a distance of approximately 1.40 miles, located in the East Kingman area, a total distance of approximately 1.95 miles, be accepted into the Mohave County Road System for regular maintenance subject to meeting all applicable requirements and subsequent Board approval. Public Works
- 21. Approve reallocation of \$20,000.00 from the Davis Camp Dock and Launch Ramp design budget due to budget savings for purposes of increasing contingency funding for the Davis Camp Dock and Launch Ramp Improvements Contract No. 2025-017-IFB from \$5,568.78 to \$25,568.78 (5.9% of contract value) to allow for County Authorized essential work. Public Works
- 22. Approve the reallocation of \$5,510 in unused Capital funds from Fairgrounds Capital Improvements Fund #86478207-48000 to the Fairgrounds' Building Grounds Materials Fund #86478207-41310, for the purpose of funding essential electrical systems improvements at the Mohave County Fairgrounds. Public Works
- 23. Approve the Arizona Department of Education Title grant for Individuals with Disabilities Education Act (IDEA) Secure Care in the amount of \$100,000 and authorize the expenditures. Superior Court
- 24. Annrove the reannointment of John Taylor as Justice of the Peace/Magistrate Pro Tempore for the

costs of services provided by the County Attorney, Assessor, and Treasurer, for Fiscal Year 2025-2026. – Financial Services

- 26. Move to approve Mohave County's warrant registers for March 2025, in the amount of \$7,776,615.58. Financial Services
- 27. Accept the Petsmart Rewards Grant in the amount of \$1,000 and approve the revised budget. County Manager
- 28. Approve the report of routine personnel actions taken during the pay period of March 8, 2025, through March 21, 2025, and acknowledge the report for routine Superior Court personnel actions taken during the pay period of March 8, 2025, through March 21, 2025. County Manager
- 29. Approve the appointment of Darren Rasmussen as the Chief Deputy in the Assessor's office. Assessor
- 30. Recommend the approval of Teresa Mack's appointment as Computer-Assisted Mass Appraisal (CAMA) Manager in the Assessor's Office. Assessor
- 31. Approve the reappointment of Hunter Adams as the District 1 representative to the Mohave County Board of Health, effective July 17, 2025, through July 17, 2029. Chairman Lingenfelter
- 32. Approve and sign Contract Amendment No. One (1) to Contract No. 24P06, Adult Detention Facility Maintenance, with CGL Facility Management, LLC; Atlanta, GA; approving a 2.7% rate adjustment and extending the contract through April 30, 2026, with all other terms and conditions remaining the same, on behalf of Public Works Facility Maintenance Division. Funding for these services is subject to approved budgeted funds. **Procurement**
- 33. Approve the appointment of the following Democratic Precinct Committeemen: Susan J Stone (218); Susan E Holland (206); Jon D Holland (206), and Rene Munoz Bengochea (212).
- 34. Intentionally Left Blank

PUBLIC HEARINGS:

Steven P. Latoski, P.E., PTOE - Public Works Director

35. **Open Public Hearing:** Discussion and possible action RE: Approve or Deny the extinguishment of a Ingress/Egress and Public Utility Easements in the Santa Fe Ranch, Yucca area including a 30 foot wide, 1232 foot long, more or less, Ingress/Egress and Public Utility Easement with an additional 8 foot wide, 1232 foot long, more or less, abutting Public Utility Easement along South Billy the Kid Road and additionally a 42 feet wide, 1238 feet long, more or less, Ingress/Egress and Public Utility Easement and with an additional 8 foot wide,1238 foot, more or less, abutting Public Utility Easement along E. Hardy Drive and with both extinguishments more particularly described in "Exhibit A" and is contained within APN 243-08-007 (Parcel 3380) and whereas roadways and Public Utility Easements were granted per Mohave County Records of Survey 021/032C and whereas pre-existing fence encroachments exist on portions of said easements being discussed for extinguishment; if approved, then adopt Resolution No. 2025-063 to approve said extinguishments.

APPROVED MOTION: GOULD/BORRELLI VOTE: 5/0

36. Open Public Hearing: Discussion and possible action RE: Approve the extinguishment of an unused Storm Water Retention Easement, encompassing the north 20 feet of Lot 7, Block 1 of Sage Hill Tract 4179, for Carey Fearing, owner of APN 227-24-007, in the Fort Mohave area, and further adopt Resolution No. 2025-064 to approve said extinguishment in accordance with ARS 28-7214.

APPROVED MOTION: GOULD/LETTMAN VOTE: 5/0

REGULAR AGENDA:

Steven P. Latoski, P.E., PTOE - Public Works Director

37. SITTING AS THE BOARD OF DIRECTORS FOR LAKE JUNIPER COUNTY IMPROVEMENT DISTRICT OF MOHAVE COUNTY, ARIZONA: Discussion and Possible Action RE: Adopt District Resolution No. 2025-01 and accept the owner's request for adjacent property be added to the Lake Juniper County Improvement District and change the District boundary to include adjacent parcel described as APN No. 330-14-084; address 810 W South Share Dr. a parcel that is not

38. Discussion and Possible Action RE: Adopt Resolution 2025-037 to accept Superstition Drive as an unsurfaced road, from Mano Drive to Arizona Route 66, a distance of approximately 1.64 miles, in the Valle Vista area, into the roadway maintenance system on basis of its improvement to County standards through a District 1 ARPA project carried out by WECOM Fiber and the Public Works Department.

APPROVED MOTION: LINGENFELTER/GOULD VOTE: 5/0

WILL DAVIS, DEPUTY COUNTY ATTORNEY:

39. Discussion and Possible Action: Adopt a distribution strategy for opioid settlement funds. Option 1: Utilize the Request for Proposal process, with funding divided equally among the five supervisor districts. Option 2: Direct funding agreement between Mohave County and the applicant, with a request by the District's Supervisor, subject to approval by the Board of Supervisors.

APPROVED OPTION 2 MOTION: GOULD/LINGENFELTER VOTE: 4/1 (MARTIN)

DON MARTIN, MOHAVE COUNTY SUPERVISOR, DISTRICT 4:

40. Discussion only re: requirement of a permit under the International Plumbing Code for water heaters.

NO ACTION TAKEN

JOSEPH DORNER, RISK AND EMERGENCY MANAGEMENT DIRECTOR:

41. Approve the Proclamation of April 21, 2025 and authorize the Board Chairman to sign the Proclamation implementing an Outdoor Fire and Permissible Consumer Fireworks Prohibition, effective April 22, 2025 at 08:00 a.m., in the unincorporated areas of Mohave County Fire Zones 3 & 4 within the Hualapai Mountain Range, pursuant to A.R.S. Section 26-311 and Mohave County Ordinance 2013-04.

APPROVED MOTION: GOULD/MARTIN VOTE: 5/0

LAURA SKUBAL, CLERK OF THE BOARD

42. Information Only RE: Receive updated information regarding the Board invite to the Mohave County Airport Authority (MCAA) to make a formal presentation; requesting the financial reports of MCAA for the past two years; and requesting a representative seat on the MCAA Board of Directors.

NO ACTION TAKEN

CALL TO THE PUBLIC

Pursuant to ARS 38-431.01(H), a public body may make an open call to the public during a public meeting, subject to reasonable time, place, and manner restrictions, to allow individuals to address the public body on any issue within the jurisdiction of the public body. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly notified for discussion and legal action.

ADJOURNMENT

Supporting documentation for agenda items may be reviewed by <u>clicking here</u> or in the Clerk of the Board's Office, 700 W. Beale Street, Kingman, Arizona. Pursuant 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. For an accommodation please contact the Board of Supervisors office at 928-753-0731.

NOTICE OF PUBLIC HEARING MOHAVE COUNTY PLANNING & ZONING COMMISSION

was WHEN:

Wednesday, August 13, 2025, 10:00 A.M.

WHERE:

Mohave County Board of Supervisors Auditorium 700 W Beale Street, Kingman, Arizona

The Mohave County Planning & Zoning Commission will be holding a public hearing for discussion and possible action on the following:

Residential hot water heater replacement permits.

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT

Scott Holtry, Director

Pursuant 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 an accommodation for this meeting, please contact the Development Services Department at (928) 757-0903 ext. 5059

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