# APX WEST

## North Ridge
## Parcel G

Residential Planning
Presentation
76.76 acres
Part of a 600+ acre master plan

APX | WEST
DEVELOPMENT | MANAGEMENT | INVESTMENTS

John Gall
October 2026

# APX West development leadership



## Andrew Oxley

Director of Development

### Experience since 2005

Homes and residential subdivisions
Municipal infrastructure
Planning and construction oversight



## Dustin Runyon

Director of Real Estate Operations

### Experience since 2009

Real estate analysis and branding
Sales teams with more than $2B in transactions

Residential project examples: DL Ranch and Trinity

# Lake Havasu area residential lot supply

**130**

lots currently listed for sale

**132**

lots sold in the past 12 months

According to the Lake Havasu City MLS

## Remaining development supply

Apart from View Point Estates, APX's Trinity is the only area development with additional phases left to develop.

Riviera and Havasu Foothills are both in their final development phase.

# Parcel G by the numbers

**342**

proposed residential lots

Proposed layout
Subject to platting and agency review

76.76 acres

Parcel G

600+ acre master plan

Overall master plan area

View Point Phase 4

Adjacent residential project

# Proposed lot layout




Bowman site plan, August 31, 2026. Layout and lot count subject to final review.

## A coordinated residential neighborhood

342 numbered lots

Connected internal streets

Named tracts throughout

# Water and roadway planning

## Water allocation

The team reports a dedicated allocation associated with the State Land purchase.

## Road improvements

North View Drive
London Bridge Road

## Utility coordination

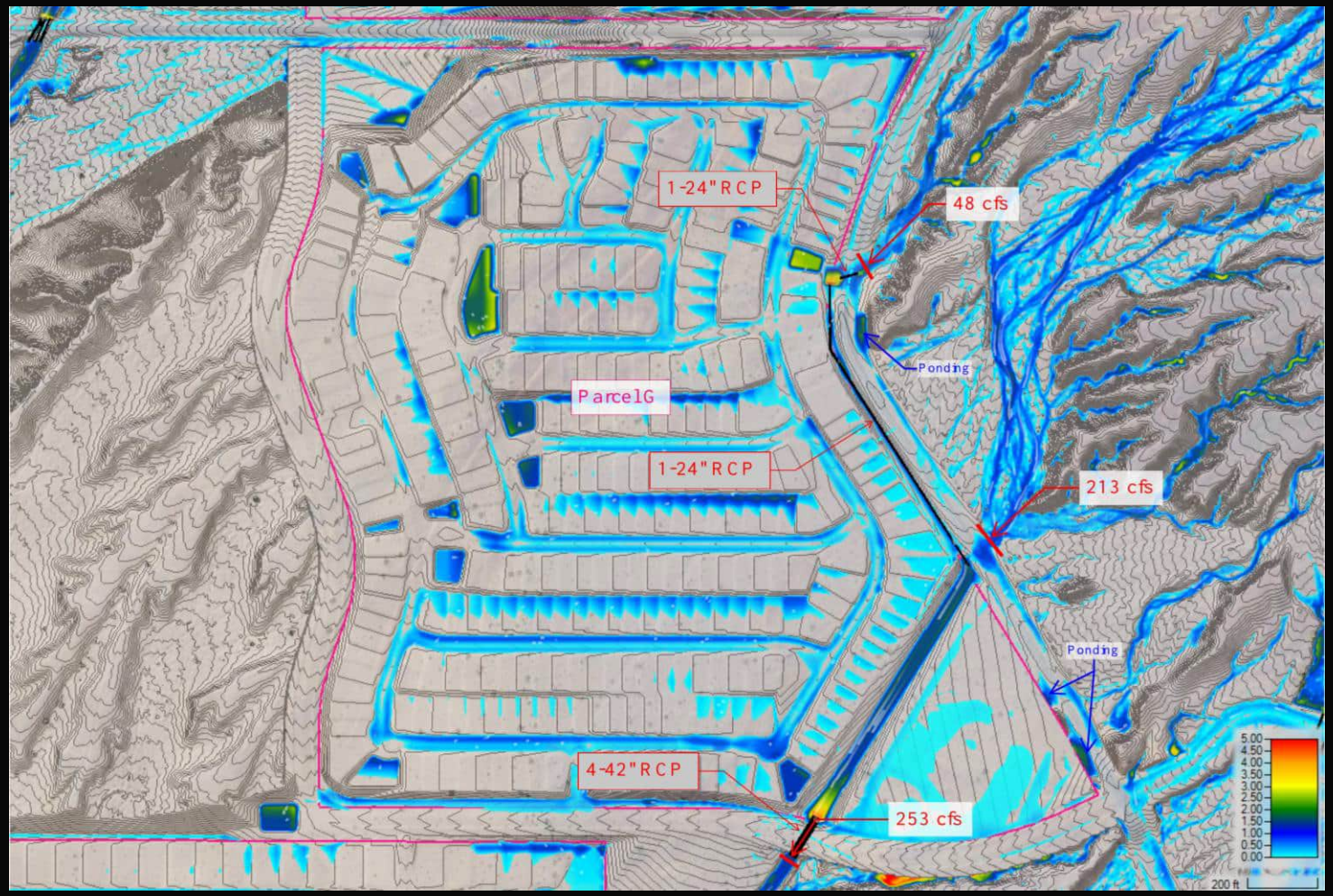
Planned EPCOR service integration.
Service and capacity require confirmation.

## Agency coordination

Mohave County Development Services, Public Works and ADOT

Infrastructure planning continues through agency review and platting.

# Drainage modeling beyond the property




Proposed condition, Parcel G. Surrounding inflow and outflow.

The analysis accounts for

Runoff entering the property

Flow through the site

Water leaving the property

# Compatibility with nearby homes



## Residential character

Residential planning adjacent to View Point Phase 4.

## Coordinated development

Parcel G within a master plan for more than 600 acres.

# Economic contribution of new housing

Illustrative NAHB benchmark for 100 single-family homes

## During construction and spending

394 jobs supported
$28.7M in local income

## After occupancy, each year

69 jobs supported
$4.1M in local income

Typical local area model, NAHB 2015. These figures are not a Parcel G forecast.
Actual impacts depend on buildout, local spending and economic conditions.

Request for Commission support

# Support residential planning for North Ridge, Parcel G

Allow the project to advance through platting and agency review.

Thank you. Questions are welcome.

John Gall | Arizona Land Water Resources LLC

480-269-5616 johnrgall@gmail.com azlandwaterresources.com

# View Point Estates Phase 4

## Planning & Zoning Presentation

Castle Rock Ridge

General Plan Amendment
and residential rezoning
Parcel 120-01-077

John Gall
October 14, 2026



# An established Mohave County developer

## 4,000+

lots developed across Mohave County
Reported by the development team

### Selected communities

Los Lagos
Desert Lakes Estates
El Rio
Pinnacle at Riviera

## Angelo Rinaldi

Principal Developer

## John Gall

Entitlements and agency coordination

# Residential lot supply

## Fewer than 50

lots remain out of 269
in the first three phases

Additional planned lots
respond to
buyer demand for new homes.

Project-team supplied inventory



# Phase 4 by the numbers

**291**

proposed residential lots

Conceptual plan
Subject to platting and agency review

**102.63 net acres**

Parcel 120-01-077

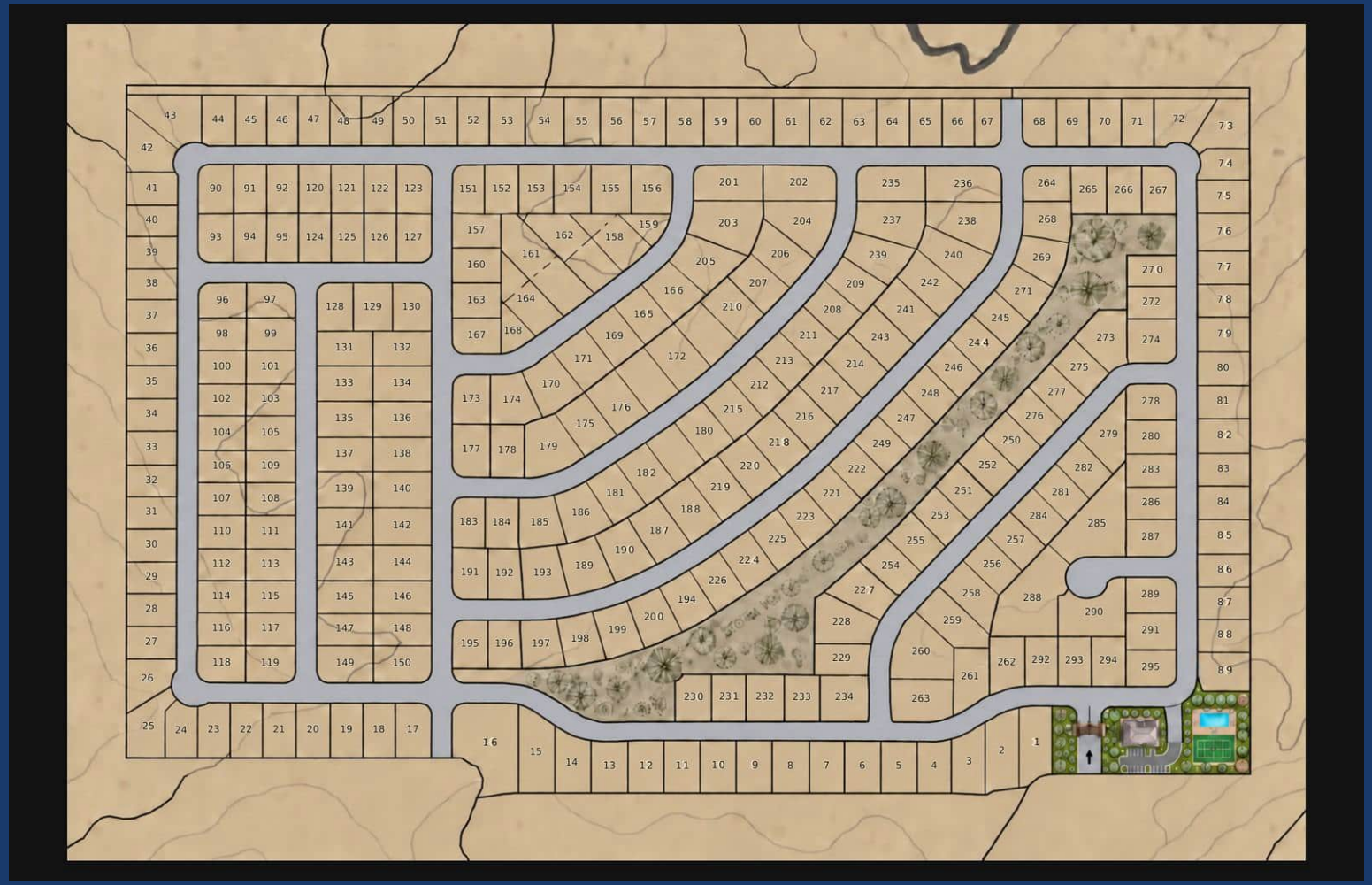
**2.84 homes per net acre**

Stated conceptual density

**80 × 120 ft**

Standard proposed lot dimensions

# Proposed lot layout



## A coordinated residential neighborhood

Larger lots

Room for custom homes and garages

Street connections planned as one community

Preliminary, not for construction. Deck states 291 lots. Map labels extend to 295. Count requires reconciliation.

# Water and roadway planning

## Water allocation

The team reports a dedicated allocation associated with the State Land purchase.

## Road improvements

North View Drive
London Bridge Road

## Utility coordination

Planned EPCOR service integration.
Service and capacity require confirmation.

## Agency coordination

Mohave County Development Services, Public Works and ADOT

Infrastructure planning continues through agency review and platting.

# Drainage modeling beyond the property




Proposed condition, Parcel G.

The analysis accounts for

Runoff entering the property

Flow through the site

Water leaving the property

# Compatibility with nearby homes



## Residential character

Single-family homes consistent with the surrounding community.

## Coordinated development

One neighborhood plan for streets, utilities and drainage.

# Economic contribution of new housing

Illustrative NAHB benchmark for 100 single-family homes

## During construction and spending

394 jobs supported
$28.7M in local income

## After occupancy, each year

69 jobs supported
$4.1M in local income

Typical local area model, NAHB 2015. These figures are not a Phase 4 forecast.
Actual impacts depend on buildout, local spending and economic conditions.

# Request for Commission support

## Support the proposed General Plan Amendment and residential rezoning

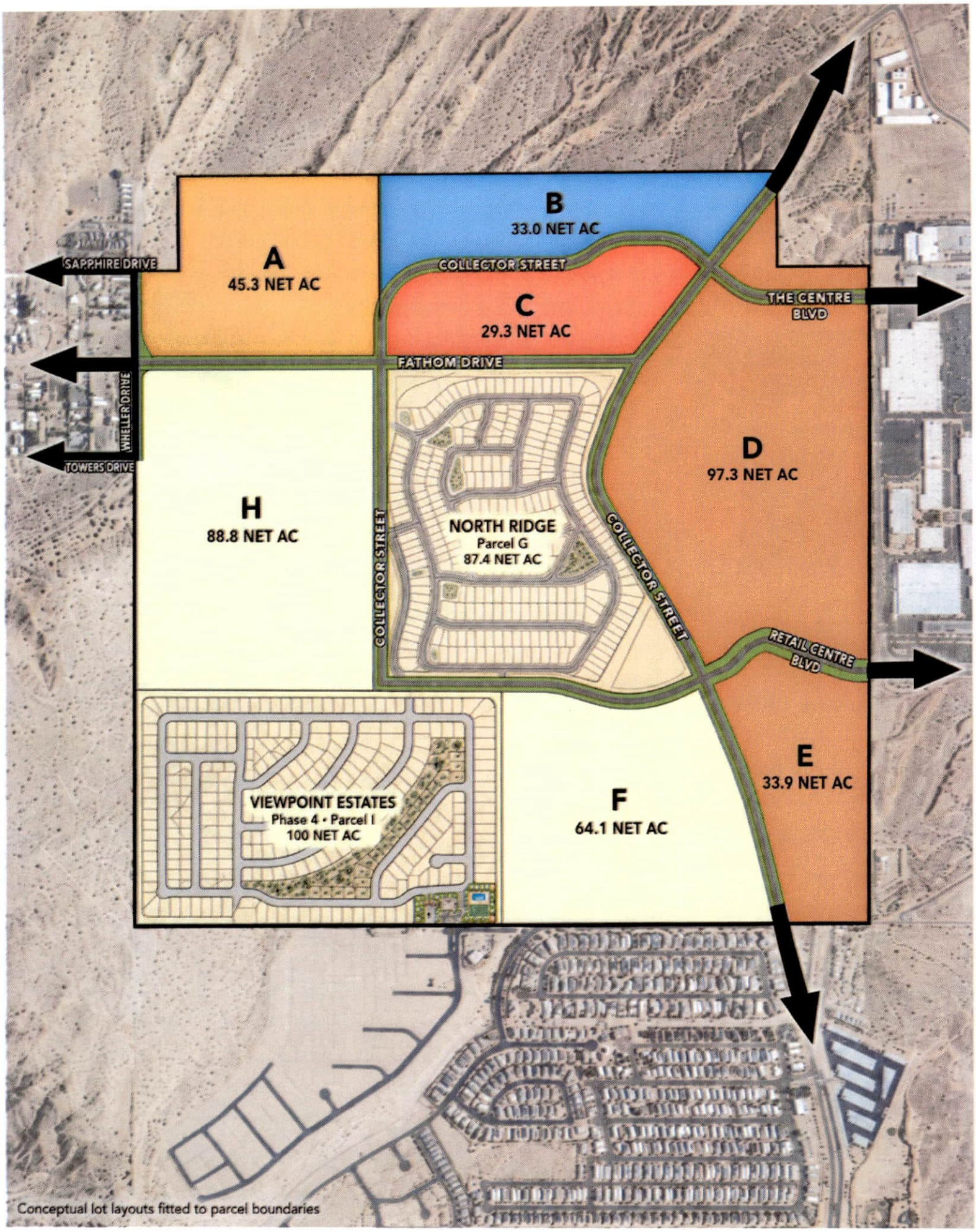
Allow the project to advance through platting and agency review.

Thank you. Questions are welcome.

John Gall
Arizona Land Water Resources LLC

480-269-5616
johnrgall@gmail.com

azlandwaterresources.com




Conceptual lot layouts fitted to parcel boundaries

9/28/2026

Mohave County Board of Supervisors
PO Box 7000
Kingman, AZ 86402-7000

**Re: Opposition to [General Plan Amendment, Addendum] for [RE/36A to RO]**

Dear Chair and Members of the Mohave County Board of Supervisors:

I am writing to respectfully oppose the proposed [general plan amendment addendum, residential development] involving [**Parcel Number 120-01-077**]. I support responsible housing development, but the current proposal should not be approved for the myriad number of reasons listed below.

## Grounds for Opposition

1. **Land-use compatibility.** The proposed density, lot configuration, building scale, and intensity may be inconsistent with the established rural or low-density character of the surrounding area. Approval could create an incompatible transition and set a precedent for additional development that is not supported by the existing community pattern. (Also see item 6 below)
2. **Water supply and wastewater capacity.** Before approval, the County should require clear, independently reviewable evidence that the project has a reliable long-term water supply and that wells, septic systems, sewer facilities, and drainage systems can serve the development without burdening neighboring properties or public resources.
3. **Traffic and roadway safety.** Additional residences will increase traffic on roads that were not designed for higher volumes. The noise, dust and increased traffic will completely disrupt existing neighborhoods right to the quite use of their properties.
4. **Comments listed in the proposed** general plan amendment indicate the need for additional tax revenue. Increasing the population is the main driver of the need for additional tax revenue. Slow or stop this type of development and that need reduces or is eliminated completely.
5. **As I write,** there are hundreds of empty lots within a quarter of a mile from this proposed development that have not been sold and have no builders working on any of them. To say there is a growing need for housing is incompatible with the reality of already available space in this immediate area.

6. **Lastly,** it is a well-documented fact that water is a resource that has dwindled to a emergency level. Lake Powell and Lake Mead are at **"Emergency"** levels with no way to reverse the problem short of stopping the massive building projects in Las Vegas all the way through the Mohave Valley into Phoenix. This may be the most necessary reason to stop the endless building of projects such as this.

## Requested Action

I respectfully request that the Board **deny the application as submitted** for all of the reasons addressed above.

Please include this letter and any attachments in the public record for this matter. I also ask that the Board explain on the record how the proposal satisfies the applicable land-use standards and how identified impacts will be avoided or mitigated.

Thank you for considering the concerns of affected residents and for ensuring that development decisions are based on a complete record and long-term public interest.

Respectfully,

David Jon Stefko
1777 E Savannah Bend/APN 120-59-024
Lake Havasu City, AZ 86404
dstefko@dstefko.com/818-612-9498

Authentisign ID: ED42E90A-33C7-F111-BF58-000D3A4FF82A

October 13, 2026

Dear Chairman and Members of the Mohave County Planning and Zoning Commission,

As a resident of Lake Havasu City for 50 years and a local Realtor, I support the requested rezoning and General Plan amendment for APN 120-01-077, including the change from Light Industrial to Low Density Residential land use to allow a residential subdivision.

Lake Havasu has been my home since I was four years old, and I care about how our community grows. I believe homes are a good fit for this property. The surrounding area includes existing and planned residential communities, and this proposal would be consistent with that setting while providing more options for people who want to make Lake Havasu their home.

Through my work with the developer at Viewpoint Estates, I have gotten to know the community and watched its development firsthand. That experience, along with my years of living here, gives me confidence in supporting this request.

Thank you for considering my perspective and this request.

Sincerely,

Authentisign
Lisa McGregor

Lisa McGregor
928-486-3497

234 E Broadway LLC
4240 E Glendale Ave
Phoenix, AZ 85051

October 14, 2026

**Mohave County Planning and Zoning**

**RE: Letter of Support – Residential Zoning**

Dear Members of the Commision,

Please accept this correspondence as our formal letter of support regarding the proposed residential zoning application for two developments. As an adjacent property owner representing 234 E Broadway LLC, we have reviewed the intended plans and fully support the rezoning effort.

The transition to single family zoning aligns with the strategic development goals of the area and will effectively support the region's growing housing needs. We believe this project will bring significant economic benefits to Mohave County while maintaining appropriate and compatible land use alongside neighboring properties.

We are confident in the positive impact this development will have on the surrounding community and encourage the approval of this zoning request.

If you have any questions or require further clarification regarding our position, please feel free to reach out.

Sincerely,

**Brian Jackson**
234 E Broadway LLC

10/13/2026

I live across the street from the Unwired upholstery and I don't have any complaints about it.

Marvin Hadley
1990 E. Dunlap Rd
Ft. Mohave, AZ 86426

Austin Rice
Holly Rice
1780 E Sterling Rd
Fort Mohave AZ 86426

10 October 2026

Department of Planning and Zoning,

We reside at 1780 E Sterling Road, which is directly behind 1785 Dunlap Road, the property whose owner has requested a re-zoning of the property or a special use permit. We do not feel that this re-zoning of the property or special use permit would affect us in any way, the properties in this area are large, nearly one acre lots, which is plenty of space for this change to have little to no effect on us their closest neighbors. We do not have any objection to the re-zoning of the property or the granting of a special use permit.

Thank you,

Austin and Holly Rice

928-660-9251

1780 E Sterling Rd
Fort Mohave AZ 86426

aharpizza@yahoo.com

## Robie Crockett

**From:** Planners
**Sent:** Monday, October 5, 2026 11:11 AM
**To:** Robie Crockett
**Subject:** Fw: Response to Change of Zone for APN 229-13-095

*Sherrice Bies*
**Planner I**
**Planning & Zoning Division**
Mohave County Development Services
Phone: 928-757-0903 Ext. 5012
3250 E Kino Ave, Kingman, AZ 86409
*BiesSH@mohave.gov*

My hours are Monday-Friday 7:00am-3:30pm

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**From:** Jim George <jjgbag@hotmail.com>
**Sent:** Monday, October 5, 2026 11:06 AM
**To:** Planners <Planners@mohave.gov>
**Cc:** Jim George <jjgbag@hotmail.com>; Beth George <bagjjg@hotmail.com>
**Subject:** Response to Change of Zone for APN 229-13-095

**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.

You don't often get email from jjgbag@hotmail.com. Learn why this is important

My wife and I own two parcels: 229-13-089, and 229-13-093-which is diagonally adjacent to the subject parcel. We were noticed and will be negatively affected by the requested change of zoning of the subject parcel (APN 229-13-095) to C-1.

When we bought our parcels we were assured by the County that the zoning will remain AR, and that no commercial uses will be allowed. We are not in favor of the change in zoning for the proposed upholstery shop for the following reasons:

- The negative affects of the additional traffic on dirt roads that are not regularly maintained by the County. We have witnessed the additional dust and noise from the current operations, and can reasonably expect this to get worse.
- A change in zoning for one property owner can establish a precedent, with the foreseeable result of additional commercial operations in our neighborhood, exacerbating the dust and noise problems.

Please confirm receipt of this email. Thank you.

James J. George

951-201-2823