

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

Posting Information:

DS Building 3250 E. Kino Ave

Posted: 9/23/2025

Time: 8:05 AM

By: Robie Crockett / Alyssa Podilla

**AGENDA & NOTICE OF MEETING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
OCTOBER 8, 2025
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM**

MEMBERS

District 1

Eugene Kirkham
Michael Bradshaw

District 2

Bo Hellams
John Hassett - Chair

District 3

Bruce Hubbard
Melanie Martin

District 4

Cullin Pattillo
Rex Ruge

District 5

Larry Morse
LaJuana Gillette – Vice- Chair

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

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

Pledge of Allegiance

Roll Call

Announcements

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.

Approve the minutes of September 10 & 17, 2025, Planning and Zoning Commission meeting.

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

1. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Beaver Dam vicinity (south of Biasi Ranch Road, west of State Highway 91), Mohave County, Arizona. Mark and Tammy Taylor. VB

GOLDEN VALLEY AREA

2. Evaluation of a request for an **AMENDMENT TO B.O.S. RESOLUTION NO. 2024-038** to amend the location of the zoning designations for Assessor's Parcel Nos. 351-09-045 through -049 in the Golden Valley vicinity (north of Water Tank Rd and west of Mineral Road), Mohave County, Arizona. **KTH Consulting for owners H/W Hernandez, H/W Montez, H/W Munoz, H/W Duarte, H/W Ortega, Martha Cavillo and Raul Cavillo MS**
3. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-29-011G to allow for a fiber optic facility in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity (south of State Highway 68, west of Avra Road), Mohave County, Arizona. **Middle Mile Infrastructure LLC for Michael Rhodes LLC. JN**
4. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity (south of State Route 68, east of Horn Road), Mohave County, Arizona. **DLPS Investments LLC. CB**
5. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-45-016C from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (north of Chino Drive, west of Colorado Road), Mohave County, Arizona. **Majid Nayeri. JN**
6. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-43-007F from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for rental cabins to be added to an existing RV park, in the Golden Valley vicinity (south of State Highway 68, east of Egar Road), Mohave County, Arizona. **Kristine Devereaux for Settlin Inn, LLC MS**

MOHAVE COUNTY GENERAL AREA

7. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 123-36-009 to allow for a fiber optic facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca vicinity (south of Charlotte Drive, east of Cisco Kid Road), Mohave County, Arizona. **Middle Mile Infrastructure LLC for ND Land Ventures LLC. CB**
8. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 208-04-070 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for commercial development, in the Yucca vicinity (east of Interstate 40, north of Mohave Center Boulevard), Mohave County, Arizona. **Singh Jasvir. VB**
9. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 312-12-080 to allow for a water distribution facility in an A-R (Agricultural Residential) zone, in the Antares Road vicinity (west of Antares Road, north of Foster Boulevard), Mohave County General Area, Mohave County, Arizona. **Wyoming Core, LLC. JN**

KINGMAN AREA

10. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size zone) zone, to allow for minor land division, in the Kingman vicinity (north of Jagerson Ave, west of Betty Road), Mohave County, Arizona. **Jesus Mendoza, Norma Medina, and Juan Romo. VB**

OTHER

11. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
12. 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 REZONE of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as temporary residence, 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 Mark and Tammy Taylor of Littlefield, Arizona.

Assessor's Parcel No 402-63-298 is described as Parcels A, B, C, and D as shown on Parcel Plat 20-34, located in Section 33, Township 41 North, Range 15 West.

The site is approximately 1.02 acres and is located north of Stoddard Drive and west of Highway 91. The site is accessed from Interstate 15, Exit 8, then north on County Highway 91, then west on Stoddard Drive approximately 300 feet to the site.

The site appears to be vacant with relatively flat terrain. The surrounding land uses consist of vacant land, scattered single-family residences, manufactured homes and RVs.

The applicant requests this rezone from an R-1 (Single-Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence. The Mohave County General Plan designates the site as Low Density Residential.

The site is within Beaver Dam/Littlefield Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Stoddard Drive is paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0095G indicates the parcels 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 zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There does not appear to be any environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-63-298 Current Zoning: R1 Parcel Size 1.04 Acres

Legal Description:

Water Provider: Virgin Water Electric provider: Dixie Power Sewer provider: NA/septic
Present use of property: Private

Owner Information

Owner Name(must match current deed): Mark & Tammy Taylor
Mailing Address: PO Box 1791 City: Littlefield State: AZ Zip: 86432
Phone number: [REDACTED] Email: [REDACTED]

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

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

Request

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

Proposed to be: AR

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

For the purpose of:

Combining to 1 lot from 4 lots - RV Living

Authorization

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

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

Rezone Notice of Hearing

Dear Property Owner:

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

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

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

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

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

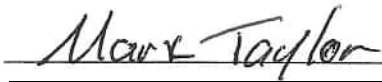
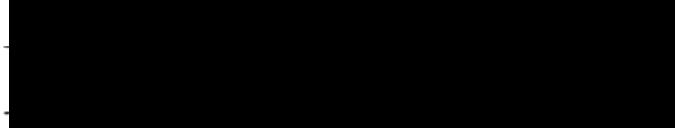
Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

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

Sincerely,


Applicant / agent

Contact information:

Assessor Parcel Number and Legal Description of proposed subject property: 402-63-298

**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested Only)
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service

1:2,066



0 172.2 344.4 Feet

(approximate scale)

Map Created: 8/25/2025

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

Notes:

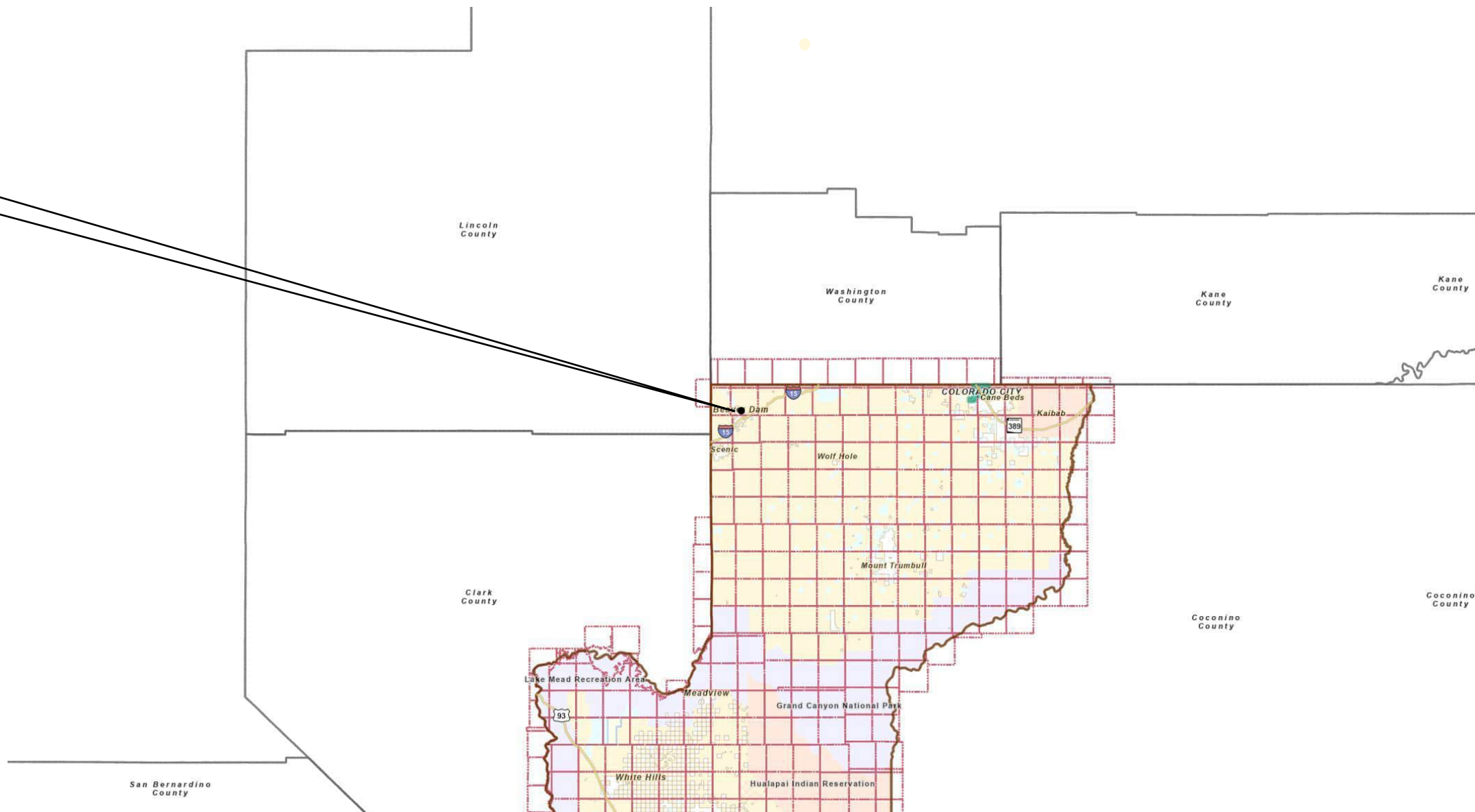
REZONE 402-63-298

GENERAL MAP

Section 33
T 41 N, R 15 W

Subject
Property

REZONE of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Beaver Dam vicinity.



REZONE 402-63-298

VICINITY MAP

REZONE of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Beaver Dam vicinity.

Section 33
T 41 N, R 15 W

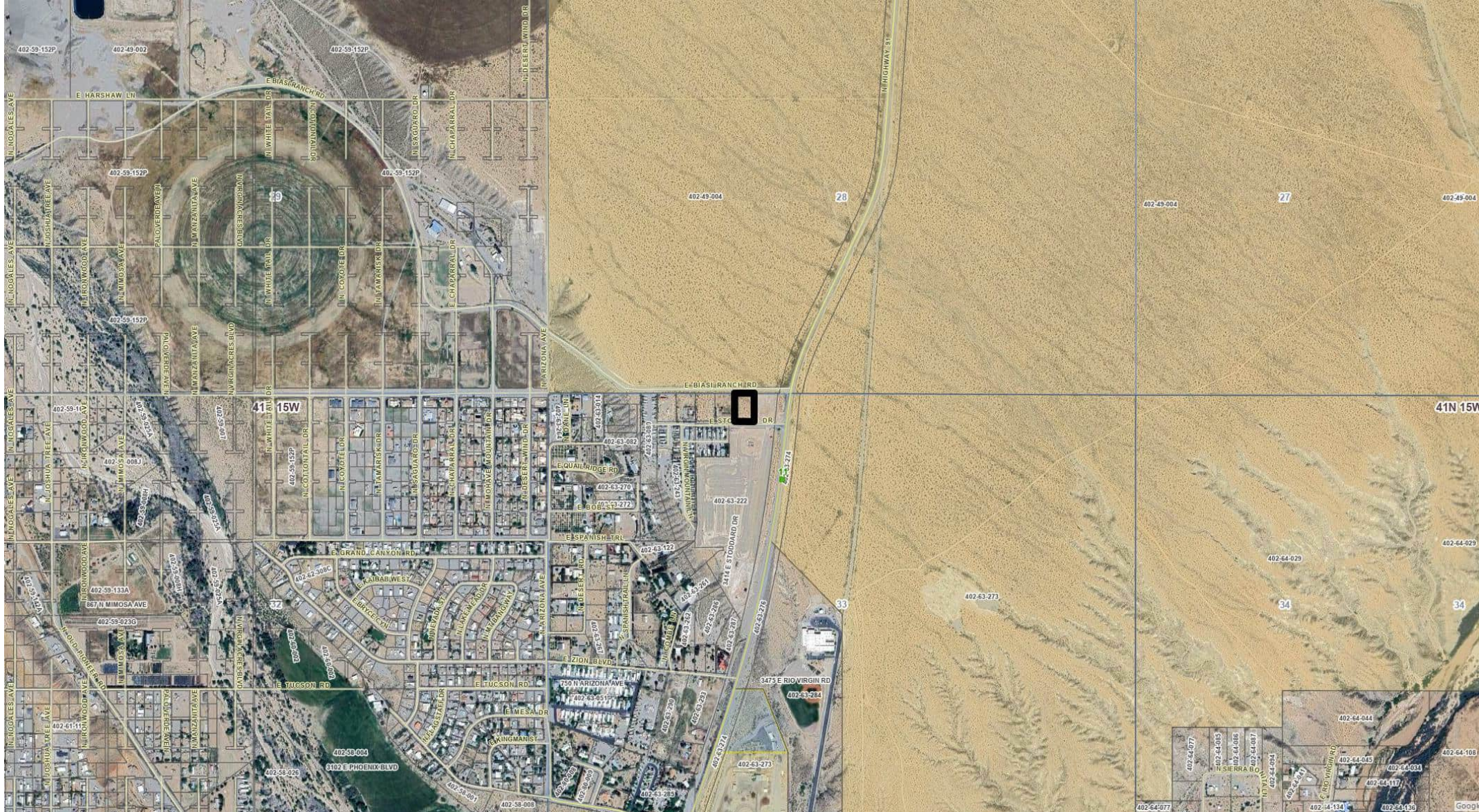


REZONE 402-63-298

SITE MAP

Section 33
T 41 N, R 15 W

REZONE of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Beaver Dam vicinity.



REZONE 402-63-298
ZONING MAP

REZONE of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Beaver Dam vicinity.

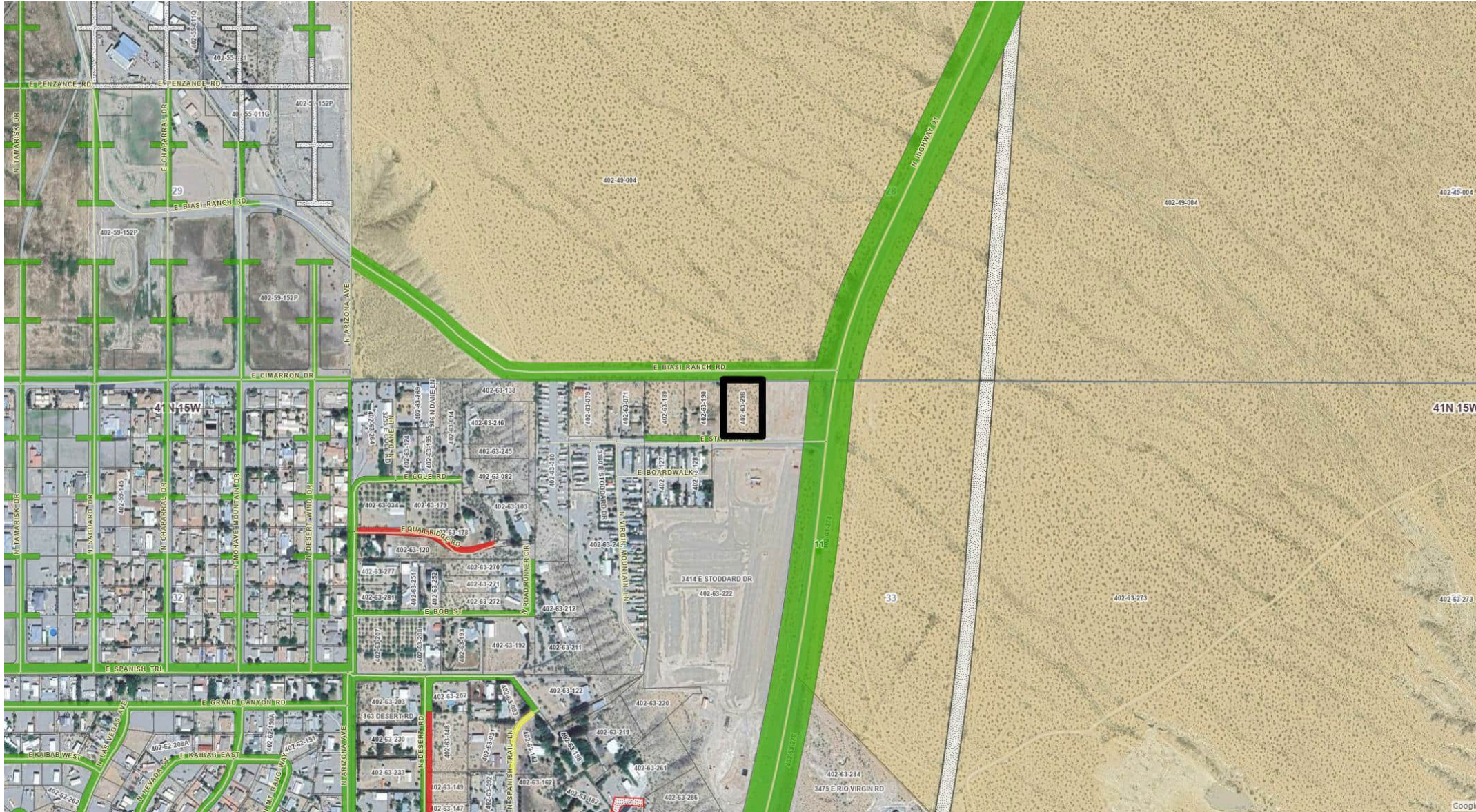
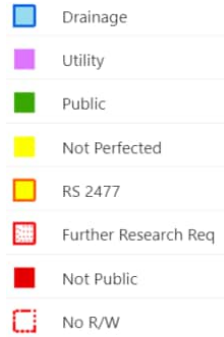
Section 33
T 41 N, R 15 W



REZONE 402-63-298
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Beaver Dam vicinity.

Section 33
T 41 N, R 15 W



REZONE 402-63-298 REQUEST

REZONE of Assessor's Parcel No. 402-63-298 from an R-1 (Single Family Residential) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Beaver Dam vicinity.

Section 33
T 41 N, R 15 W





**ZONING
NOTICE**

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 796 W. Beale Street, Kingman, Arizona on Wednesday, October 8, 2025, at 10:00 A.M.

As requested pursuant to § 16.20.025 of Kingman's Revised City Code, the Planning and Zoning Commission will hold a public hearing on the proposed rezoning of the property located at 796 W. Beale Street, Kingman, Arizona, from its current zoning of R-1 to a proposed zoning of R-2. The property is located on the east side of Beale Street, south of the intersection with 7th Street, and is currently zoned R-1. The property is owned by the Kingman Redevelopment Authority, and the proposed rezoning is being requested by the Kingman Redevelopment Authority.

Any person who wishes to speak at the hearing should contact the Planning and Zoning Commission at least 48 hours prior to the hearing. The hearing will be held in the regular meeting room of the Commission, 796 W. Beale Street, Kingman, Arizona.

Prepared by: [Name]
Date: [Date]



02. **Evaluation of a request for an AMENDMENT TO B.O.S. RESOLUTION NO. 2024-038 to amend the location of the new zoning designations for Assessor's Parcel Nos. 351-09-045 through -049 in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for an Amendment to B.O.S. Resolution No. 2024-038, as requested by KTH Consulting on behalf of Armando and Irma Duarte of Buckeye, Arizona; Elsa and Arturo Hernandez of Fullerton, California; Elizabeth and Manuel Ortega of Avondale, Arizona; Martha Calvillo of Fullerton, California; Raul Calvillo of Pomona, California; Luis and Romelia Munoz of Moreno Valley, California; and Sergio and Olga Montes of La Habra, California.

Assessor's Parcel No. 351-09-044 has been divided into 351-09-045 through -049, is described as Parcels A through E as seen on Parcel Plat 42-02 Section 10, Township 24 North, Range 20 West.

The site is approximately 40 acres and is located north of Water Tank Road and west of Mineral Road. The site is accessed from U.S. Highway 93, then west on Cottonwood Road, then south on Mineral Road, approximately .49 miles to the site.

The site appears mostly vacant with several small structures scattered throughout. The terrain appears relatively flat, with a wash running through the southwest corner of the site. The surrounding land use consists of mostly vacant land and a few single-family residences. The Mohave County General Plan designates this site as Rural Development Area.

The Board of Supervisors approved B.O.S. Resolution 2024-038 on February 5, 2024, setting forth a Rezone of then Assessor's Parcel No. 351-09-044 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone and an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division.

After the Parcel Plat was recorded, it was discovered that the NE1/4 should have been rezoned to AR/5A, and not the SE1/4. The proposed changes are shown on Exhibit A.

A review of FEMA FIRM Panel #04015C-3950G 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 site appears to have legal access via unpaved roads.
- e. The neighboring area contains zoning and densities similar to the above proposed action.
- f. There does not appear to be any significant environmental features affecting the site other than the noted wash.

- 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. B.O.S. Resolution No. 2024-038 shall be amended as shown on Exhibit A.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

Modify Conditions to Reso. #2024-038

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: 351-09-044 Current Zoning: AR/SA & AR/BA Parcel Size 40 Acres

Legal Description:

S 1/2, E 1/2, N 1/4, SEC 10, T24N, R20W

Water Provider: WELL/HAUL Electric provider: UNISOURCE CCN Sewer provider: SEPTIC

Present use of property: PROPERTY CONTAINS A FEW STRUCTURES & FENCING, BUT OTHERWISE VACANT LAND,

Owner Information

Owner Name(must match current deed): SEE ATTACHED SIGNED APPLICATIONS

Mailing Address: 5903 RIDGEVIEW AVE City: JURUPA VALLEY State: CA Zip: 91752

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

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

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to ~~be~~: modify the existing resolution by inserting an amended "EXHIBIT A"
Zoning in the Reso. stays the same.

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:

flipping the AR/SA & AR/BA zoning for the east half of the parcel, as shown on
updated "Exhibit A" map.

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.

See attached, signed applications.

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

Modify Conditions to Reso. #2024-038

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: _____ Current Zoning: _____ Parcel Size _____ Acres

Legal Description: _____

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: _____

Owner Information

Owner Name(must match current deed): ARMANDO & IRMA DUARTE

Mailing Address: 22847 SOLANO DRIVE City: BULLEYE State: AZ Zip: _____

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: _____

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: _____

Authorization

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

[Signature]
Armando Duarte

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

Modify Conditions to Reso. #2024-038

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: _____ Current Zoning: _____ Parcel Size _____ Acres

Legal Description: _____

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: _____

Owner Information

Owner Name(must match current deed): ELSA E & ARTURO HERNANDEZ

Mailing Address: 1501 E. 15th AVE City: FULLERTON State: CA Zip: _____

Phone number: _____ Email: _____

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: _____

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: _____

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.

Arturo Hernandez
Elsa Hernandez

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

Modify Conditions to Reso. #2024-038

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: _____ Current Zoning: _____ Parcel Size _____ Acres

Legal Description: _____

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: _____

Owner Information

Owner Name(must match current deed): Elizabeth Ortega ; Manuel Antonio Ortega

Mailing Address: 300 W. Lower Buckeye Rd, Lot 134 City: Arivodale State: AZ Zip: 85323

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: _____

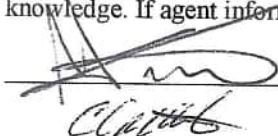
Will all parcels comply with the minimum lot size requirements of the new zone? ☐ Yes ☐ No

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

For the purpose of: _____

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.

Modify Conditions to Reso. #2024-038

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: _____ Current Zoning: _____ Parcel Size _____ Acres

Legal Description: _____

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: _____

Owner Information

Owner Name(must match current deed): MARTHA CALVILLO

Mailing Address: 618 S. LAWRENCE AVE City: FULLERTON State: CA Zip: 92832

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: _____

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: _____

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.

Martha Calvillo

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

Modify Conditions to Reso. #2024-038

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: _____ Current Zoning: _____ Parcel Size _____ Acres

Legal Description: _____

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: _____

Owner Information

Owner Name(must match current deed): RAUL CALVILLO
Mailing Address: 2055 MUNHALL AVE, City: PEMUNOA State: CA Zip: 92832
Phone number: [REDACTED] Email: _____

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

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

Request

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

Proposed to be: _____

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: _____

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.

X Raul Calvillo

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

Modify Conditions to Reso. #2024-038

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: _____ Current Zoning: _____ Parcel Size _____ Acres

Legal Description: _____

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: _____

Owner Information

Owner Name(must match current deed): LUIS MUNOZ & ROMELIA MUNOZ

Mailing Address: 22510 Scarlett Sage Way City: MORENO VALLEY State: CA Zip: _____

Phone number: _____ Email: _____

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: _____

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: _____

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.

Luis Munoz
Romelia Munoz

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

Modify Conditions to Reso. #2024-038

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: _____ Current Zoning: _____ Parcel Size _____ Acres

Legal Description: _____

Water Provider: _____ Electric provider: _____ Sewer provider: _____

Present use of property: _____

Owner Information

Owner Name(must match current deed): SERGIO A. MONTES ; OLGA MONTES

Mailing Address: 407 E. FLORENCE AVE. City: LA HABRA State: CA Zip: 90631

Phone numb [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: _____

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: _____

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.

Sergio A. Montes

Olga Montes

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

Modified Exhibit A for Reso. #2024-038

Notice of Hearing

Dear Property Owner,

This letter is to notify you of a request to modify BOS Resolution 2024-038 by changing the Exhibit A document. The modified Exhibit A will affect the East half of the parcel and will allow the AR/5A lots on the SE corner to be moved to the NE corner. The existing AR/8A lot on the NE corner will be moved to the SE corner of the parcel. There are no other changes.

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

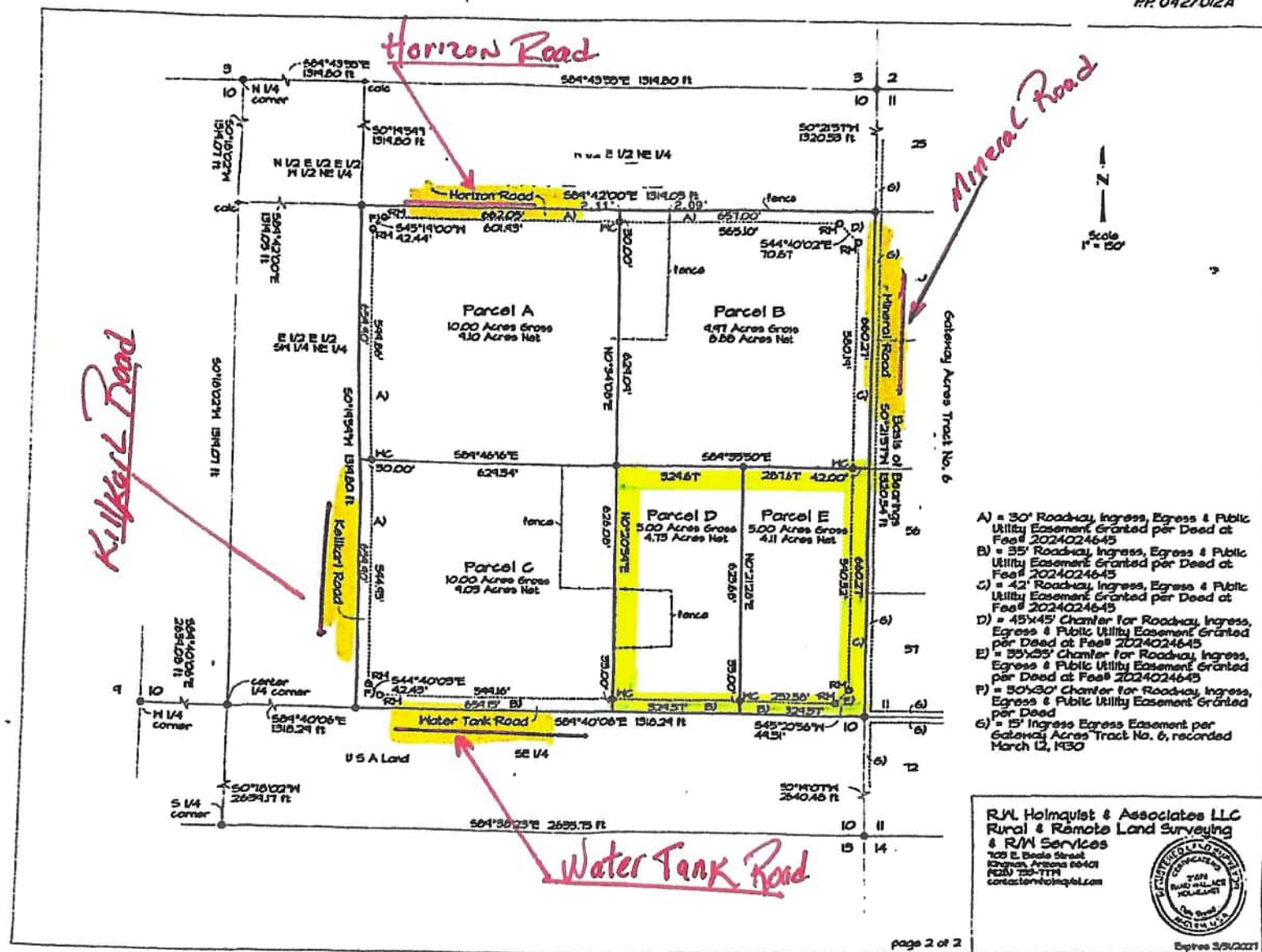
3751 Marthaale Drive, Kingman, AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: 351-09-049

S 1/2, E 1/2, NE 1/4, SEC 10, T24N, R20W.

From: this -

RP 042/012A



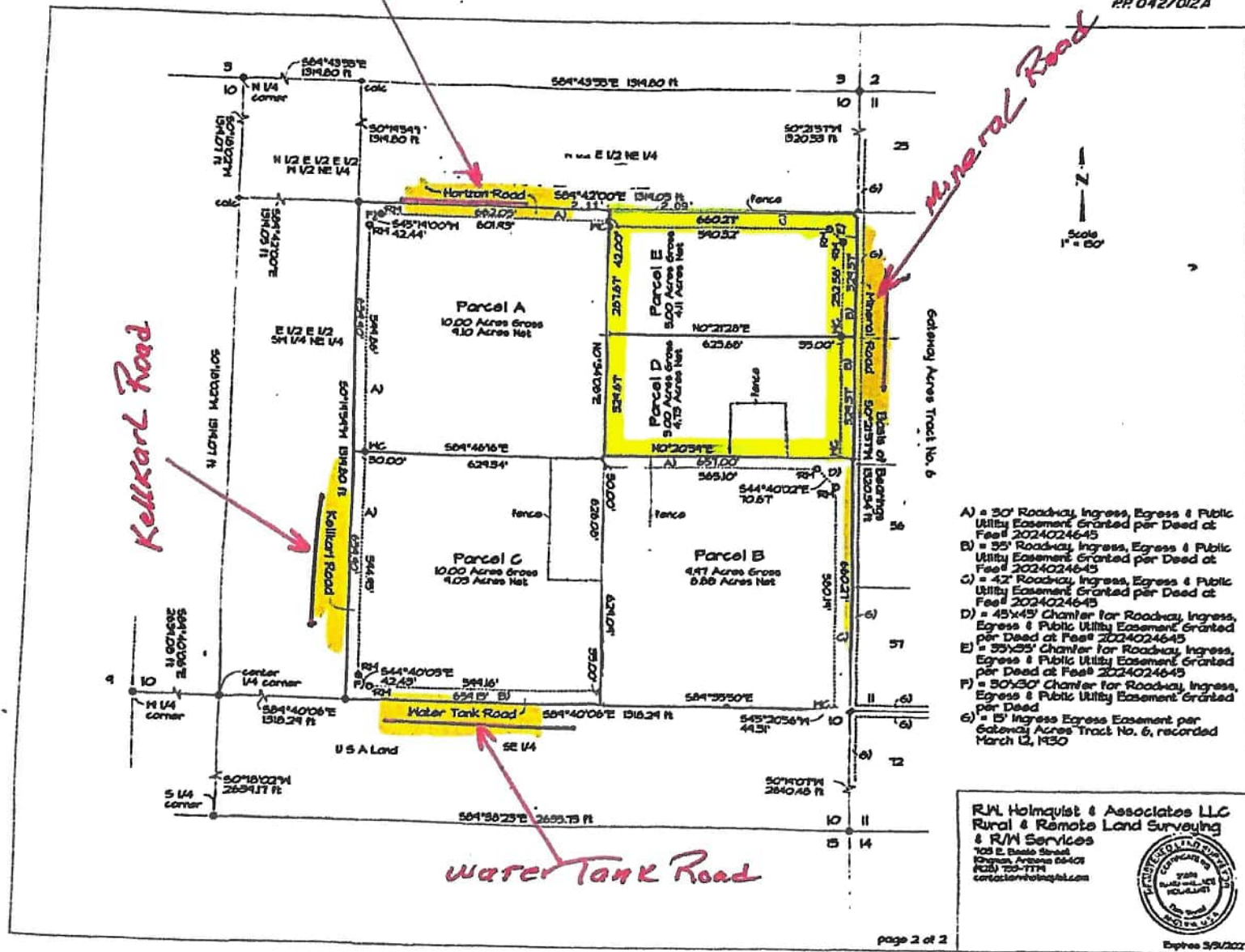
- A) = 30' Roadway, Ingress, Egress & Public Utility Easement Granted per Deed at Fee# 2024024645
- B) = 35' Roadway, Ingress, Egress & Public Utility Easement Granted per Deed at Fee# 2024024645
- C) = 42' Roadway, Ingress, Egress & Public Utility Easement Granted per Deed at Fee# 2024024645
- D) = 45'x45' Charter for Roadway, Ingress, Egress & Public Utility Easement Granted per Deed at Fee# 2024024645
- E) = 35'x35' Charter for Roadway, Ingress, Egress & Public Utility Easement Granted per Deed at Fee# 2024024645
- F) = 30'x30' Charter for Roadway, Ingress, Egress & Public Utility Easement Granted per Deed
- G) = 15' Ingress Egress Easement per Gateway Acres Tract No. 6, recorded March 12, 1950

R.J.M. Holmquist & Associates LLC
Rural & Remote Land Surveying
& R/W Services
705 E. State Street
Chandler, Arizona 85226
PHN 735-7771
contact@rjmholmquist.com



To: this.

PP. 042/012A



R.W. Holmquist & Associates LLC
Rural & Remote Land Surveying
& R/W Services
105 E. State Street
Chapman, Arizona 85401
(928) 755-1174
contact@rwholmquist.com



Expire 3/31/2021

WHEN RECORDED RETURN TO:
GINNY ANDERSON, CLERK OF THE BOARD
700 W. BEALE STREET
3RD FLOOR
KINGMAN, AZ 86401


FEE# 2024006278

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



02/07/2024 02:32 PM Fee: \$0.00

PAGE: 1 of 4

BOS RESOLUTION NO. 2024-038

A RESOLUTION SETTING FORTH A REZONE OF ASSESSOR'S PARCEL NO. 351-09-044 FROM AN A-R/36A (AGRICULTURAL RESIDENTIAL/THIRTY-SIX ACRE MINIMUM LOT SIZE) ZONE TO AN A-R/8A (AGRICULTURAL RESIDENTIAL/EIGHT ACRE MINIMUM LOT SIZE) AND AN A-R/5A (AGRICULTURAL RESIDENTIAL/FIVE ACRE MINIMUM LOT SIZE) ZONES, TO ALLOW FOR A MINOR LAND DIVISION IN THE GOLDEN VALLEY VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, February 5, 2024, a public hearing was conducted to determine whether approval should be granted to rezone the above-described property as requested by KTH Consulting on behalf of Hernandez, Montez, Munoz, Duarte, Ortega, and Cavillo of Jurupa Valley, California, and

WHEREAS, Assessor's Parcel No's. 351-09-044 is described as S1/2 E1/2 NE1/4 Section 10, Township 24 North, Range 20 West, and

WHEREAS, the site is approximately 40 acres and is located north of Water Tank Road and west of Mineral Road. The site is accessed from U.S. Highway 93, then west on Cottonwood Road, then south on Mineral Road, approximately .49 miles to the site, and

WHEREAS, the site appears mostly vacant with several small structures scattered throughout. The terrain appears relatively flat, with a wash running through the southwest corner of the site. The surrounding land use consists of mostly vacant land and a few single-family residences. The Mohave County General Plan designates this site as Rural Development Area, and

WHEREAS, the applicant requests this Rezone of Assessor's Parcel No. 351-09-044 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/8A (Agricultural Residential/Eight Acre Minimum Lot Size) zone and an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) to allow for a minor land division, as shown on Exhibit A, and

WHEREAS, the site does not appear to be within a fire district. Sewer and water services do not appear to be available. Electric service appears to be available. Mineral Road is unpaved and is not on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-3950G 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:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other 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 other than the noted wash.
- g. Sewer and water services do not appear to be available. Electric service appears to be available.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on January 17, 2024, the Commission recommended APPROVAL of this Rezone subject to the following:

1. The site will be rezoned to an A-R/8A (Agricultural Residential/Eight Acre Minimum Lot Size) zone and an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, as shown on Exhibit A.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.


8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

WHEREAS, the notice of hearing was published in the Kingman Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, on December 27, 2023, and was posted on January 19, 2024, 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, February 5, 2024, APPROVED this Rezone as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST


Hildy Angius, Chairman


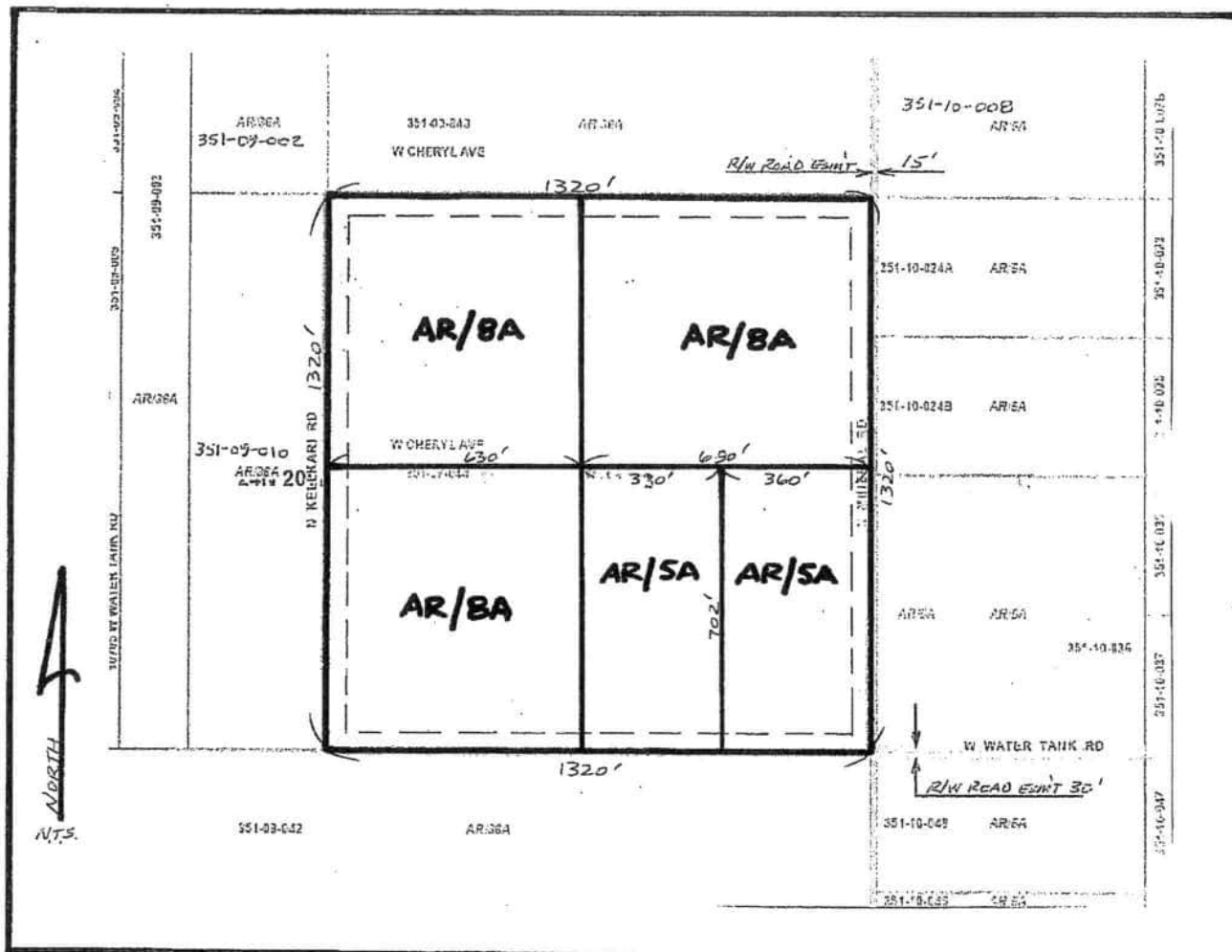

Ginny Anderson, Clerk of the Board



EXHIBIT A



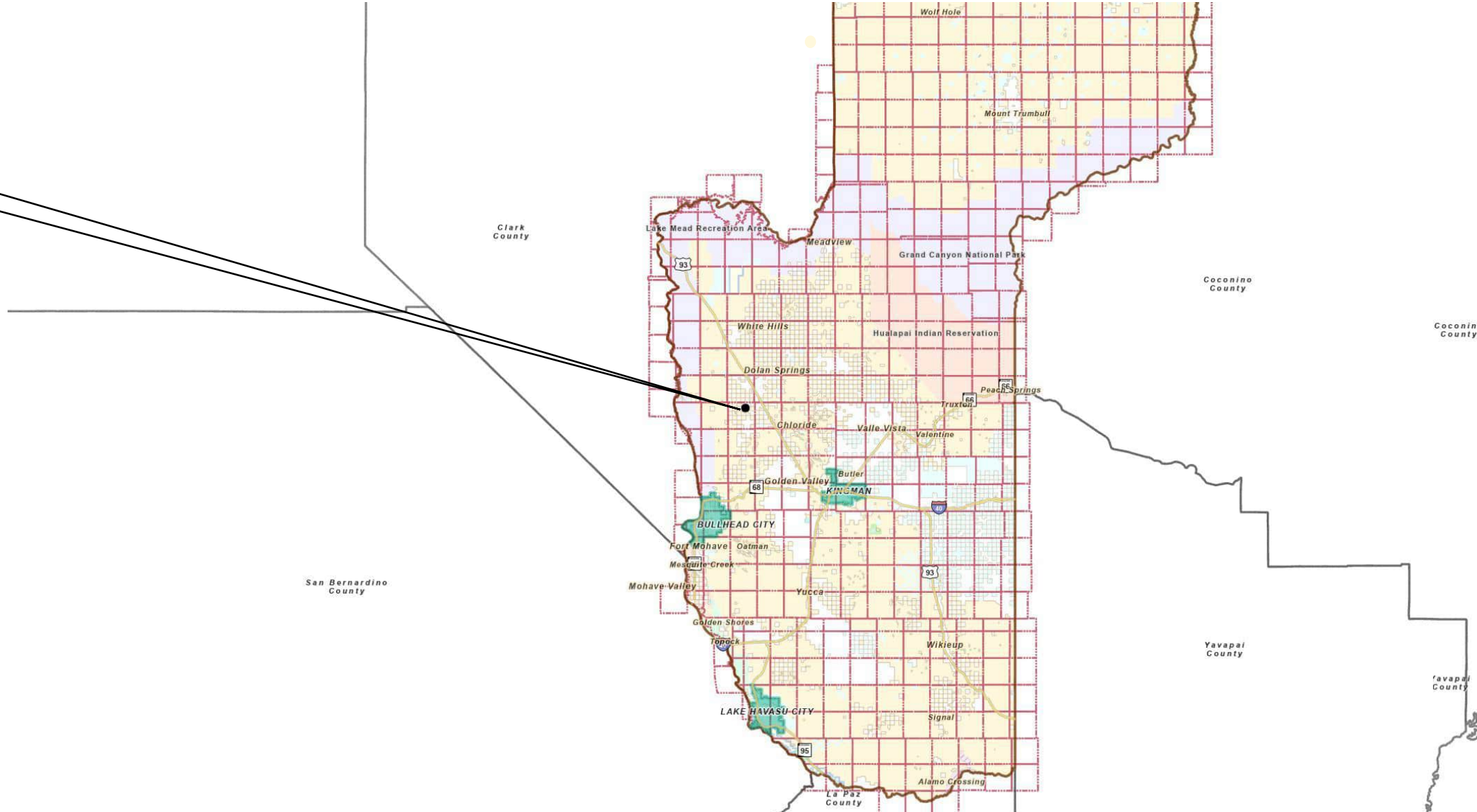
AMEND BOS RESOLUTION 2024-038

GENERAL MAP

AMENDMENT TO BOS RESOLUTION NO. 2024-038 to amend the location of the zoning designations for Assessor's Parcel Nos. 351-09-045 through -049 in the Golden Valley vicinity.

Section 10
T 24 N, R 20 W

Subject
Property



Section 10
T 24 N, R 20 W

The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The text "MOHAVE COUNTY ARIZONA" is inscribed around the top inner edge of the seal, and "1864" is at the bottom. The cardinal directions N, S, E, and W are marked on the outer ring of the seal.

AMEND BOS RESOLUTION 2024-038

SITE MAP

Section 10
T 24 N, R 20 W

AMENDMENT TO BOS RESOLUTION NO. 2024-038 to amend the location of the zoning designations for Assessor's Parcel Nos. 351-09-045 through -049 in the Golden Valley vicinity.



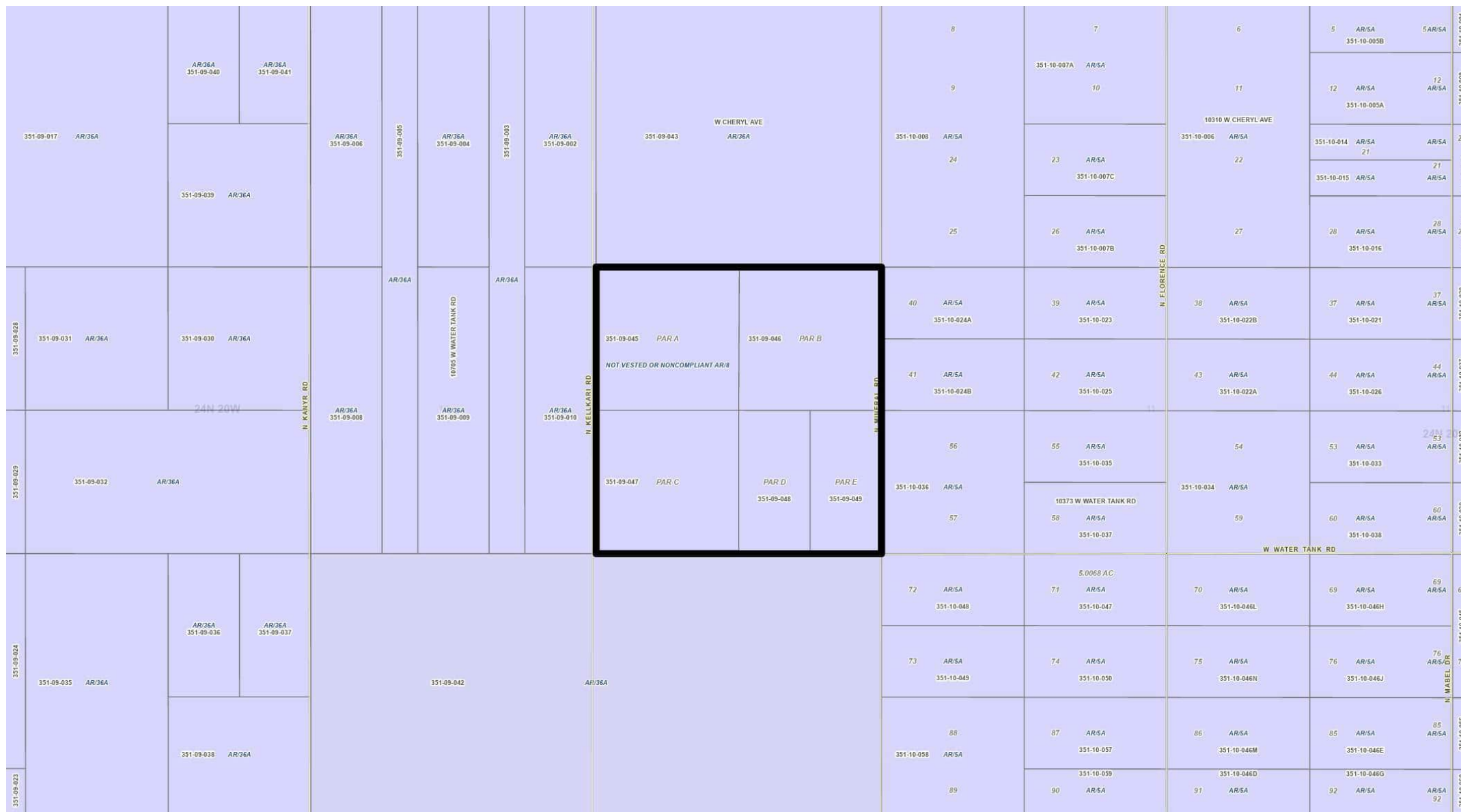
AMEND BOS RESOLUTION 2024-038

ZONING MAP

AMENDMENT TO BOS RESOLUTION NO. 2024-038 to amend the location of the zoning designations for Assessor's Parcel Nos. 351-09-045 through -049 in the Golden Valley vicinity.

Section 10
T 24 N, R 20 W

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

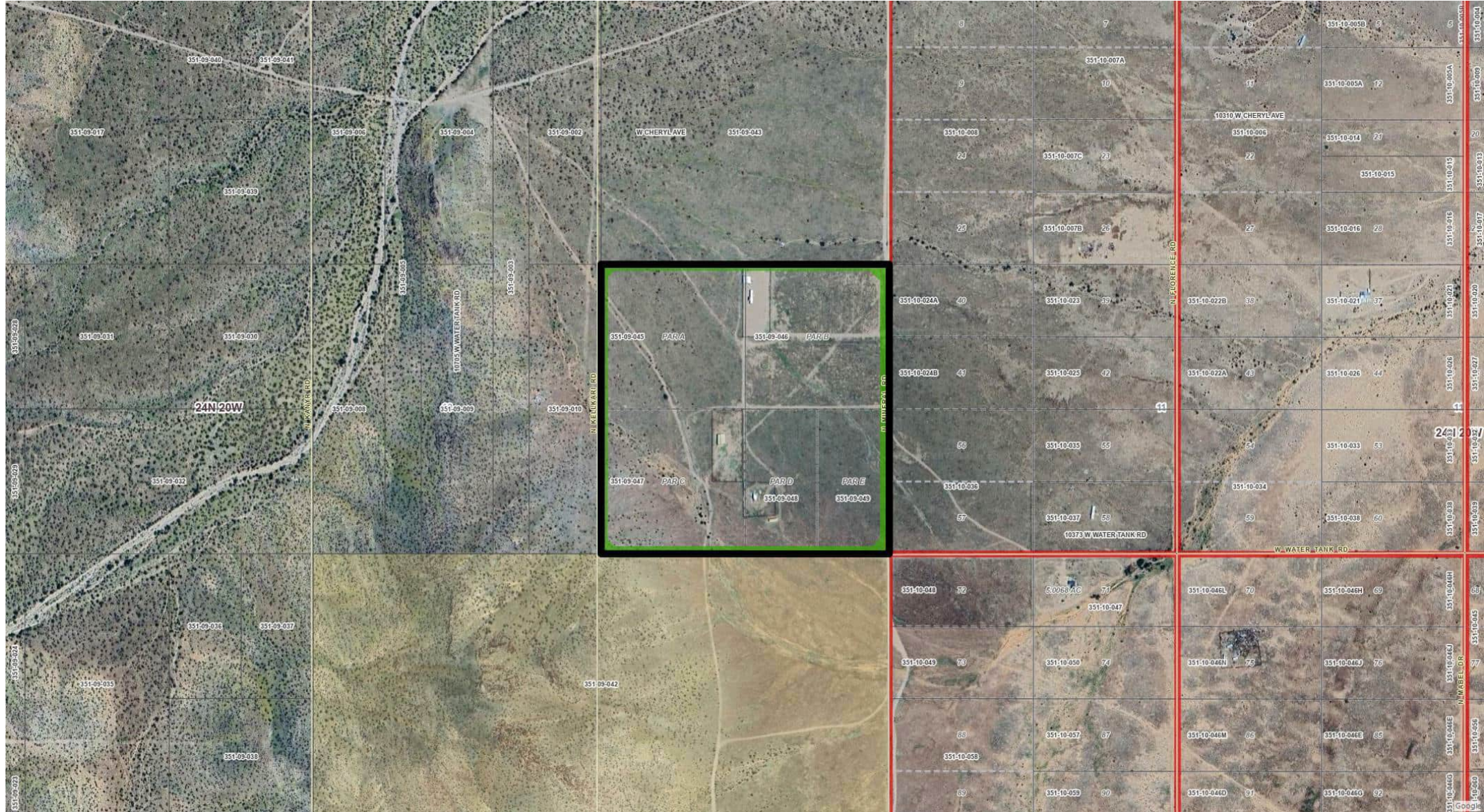


AMEND BOS RESOLUTION 2024-038

RIGHT OF WAY MAP

Section 10
T 24 N, R 20 W

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



AMENDMENT TO BOS RESOLUTION NO. 2024-038 to amend the location of the zoning designations for Assessor's Parcel Nos. 351-09-045 through -049 in the Golden Valley vicinity.

AMEND BOS RESOLUTION 2024-038

REQUEST

AMENDMENT TO BOS RESOLUTION NO. 2024-038 to amend the location of the zoning designations for Assessor's Parcel Nos. 351-09-045 through -049 in the Golden Valley vicinity.

Section 10
T 24 N, R 20 W





**ZONING
NOTICE**

**PRIVATE
PROPERTY**



ZONING NOTICE

NOTICE: THE CITY OF SAN JOSE HAS ADOPTED A NEW ZONING ORDINANCE. THE NEW ORDINANCE WILL BE IN EFFECT ON JANUARY 1, 2015. THE NEW ORDINANCE WILL AFFECT THE ZONING OF ALL LAND IN THE CITY OF SAN JOSE. THE NEW ORDINANCE WILL AFFECT THE ZONING OF ALL LAND IN THE CITY OF SAN JOSE. THE NEW ORDINANCE WILL AFFECT THE ZONING OF ALL LAND IN THE CITY OF SAN JOSE.

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF SAN JOSE PLANNING DEPARTMENT AT (408) 299-1000.

03. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 306-29-011G to allow for a fiber-optic utility facility in a C-2H/10A (Highway Commercial/Ten Acre minimum lot size) zone, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by Sam J. Davis of Middle Mile Infrastructure LLC on behalf of Michael Rhodes LLC of Las Vegas, Nevada.

Assessor's Parcel No. 306-29-011G is described as, SE1/4, SW 1/4, NE1/4, located in Township 21 North, Range 18 West, Section 10.

The site is approximately 10.47 acres and is located south of State Highway 68 and west of Aztec Road. The site is accessed from State Highway 68, approximately .01 miles to the site.

The site is vacant, and the terrain appears to be relatively flat. Approximately .34 acres along the southeastern portion of the lot is in a Flood Zone. The surrounding land uses consists of commercial developments and vacant lands.

The applicant requests this Special Use Permit to allow for a fiber-optic utility facility. The Mohave County General Plan designates the site as both High Density Residential and Urban Development Area.

The site is located within Golden Valley Fire District. Electric service appears to be available in the area. Sewer and water services do not appear to be available. State Highway 68 is paved and on Arizona Department of Transportation's maintenance system.

A review of FEMA FIRM Panel #04015C-4533H and #04015C-4531H indicates .34 acres in the southeastern corner to be Zone AE, a Special Flood Hazard Area, and the remainder of the lot to be located in Zone X, not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. This Special Use Permit shall allow for a fiber-optic utility facility on Assessor's Parcel No. 306-29-011G.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits shall be obtained prior to construction.
5. 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.
6. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-29-011G Current Zoning: C-2H / 10A Parcel Size 10.47 Acres

Legal Description:

T21N R18W S10 / Parcel ID No.: 30629011G, consisting of land situated in Mohave County, AZ, previously conveyed by that certain Special Warranty Deed dated July 31, 2019, and recorded under Instrument No. 2019059309

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

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): MICHAEL RHODES LLC

Mailing Address: 8912 SPANISH RIDGE AVE, STE 200 City: Las Vegas State: NV Zip: 89148

Phone number: _____ Email: _____

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

Agent Name: Sam J. Davis - as agent for Middle Mile Infrastructure LLC

Mailing Address: 14400 The Lakes Blvd, Bldg C, Ste 100 City: Pflugerville State: TX Zip: 78660

Phone number [REDACTED] Email [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for a Mohave County Special Use Permit to allow for:

installation of a utility compound for unmanned, in-line amplifying fiber optic equipment shelters and ancillary supporting equipment.

Authorization

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

Michael Rhodes

Michael Rhodes

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

APN# 306-29-011C

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 installation of a utility compound for unmanned, in-line amplifying fiber optic equipment shelters and ancillary supporting equipment.

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

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

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

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

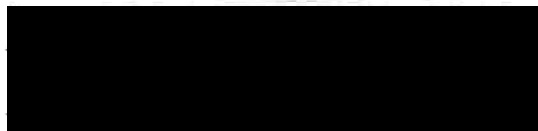
Sincerely,

Sam J. Davis

Applicant / agent

Contact information:

Sam J. Davis



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

306-29-011G

T21N R18W S10 / Parcel ID No.: 30629011G, consisting of land situated in Mohave County, AZ, previously conveyed by that certain Special Warranty Deed dated July 31, 2019, and recorded under Instrument No. 2019059309

SURVEY NOTE

THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A SURVEY. PROPERTY LINES AND EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED.

EXHIBIT A OPTION AGREEMENT

EASEMENT PREMISES TO MIDDLE MILE INFRASTRUCTURE LLC

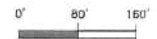
MOHAVE COUNTY AZ PROPERTY ID: T8D
OWNER INITIALS: _____



LEASE EXHIBIT



SCALE: 1" = 80'



COORDINATES:
35.217981, -114.186706

NOT FOR CONSTRUCTION

REFERENCE DRAWINGS		REVISIONS						
DRAWING No.	DESCRIPTION	REV	DATE	DESCRIPTION	DES	DFT	CHK	APP
		0	06/09/2025	NW CORNER - 300'X300'	H.R.	H.R.		
		1	06/23/2025	SW CORNER - 300'X300'	H.R.	H.R.		
		2	07/02/2025	DRIVEWAY MOVED WEST	H.R.	H.R.		
		3	08/11/2025	14,400 SQFT FENCE AREA UPDATE	H.R.	H.R.		
		4						

DIGALERT
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
(811)

PREPARED FOR:
MMI
Middle Mile Infrastructure
PREPARED BY:
LED COR
LTS Telecommunications
Empire (USA) Inc.
14400 The Landing Blvd
Pflugerville, TX 78661

SHEET DESCRIPTION:
LEASE EXHIBIT

GOLDEN VALLEY - MICHAEL RHODES LLC
35.217981, -114.186706
KINGMAN, AZ 86413

SHEET NUMBER
LE-01

REVISION
3

Signature: 
Michael Rhodes (Aug 19, 2025 14:51:29 PDT)

Email: 

Golden Valley AZ-MichaelRhodesLLC-Mohave County AZ-Special Use Permit App-TO SIGN-2025-08-19

Final Audit Report

2025-08-19

Created:	2025-08-19
By:	[REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAAXIUaOQlaRpabEue6ABsSUGnUIT-mmON6

"Golden Valley AZ-MichaelRhodesLLC-Mohave County AZ-Special Use Permit App-TO SIGN-2025-08-19" History

-  Document created by Braxton Doshier [REDACTED]
2025-08-19 - 9:46:22 PM GMT
-  Document emailed to Michael Rhodes [REDACTED] for signature
2025-08-19 - 9:46:36 PM GMT
-  Email viewed by Michael Rhodes [REDACTED]
2025-08-19 - 9:50:37 PM GMT
-  Document e-signed by Michael Rhodes [REDACTED]
Signature Date: 2025-08-19 - 9:51:29 PM GMT - Time Source: server
-  Agreement completed.
2025-08-19 - 9:51:29 PM GMT

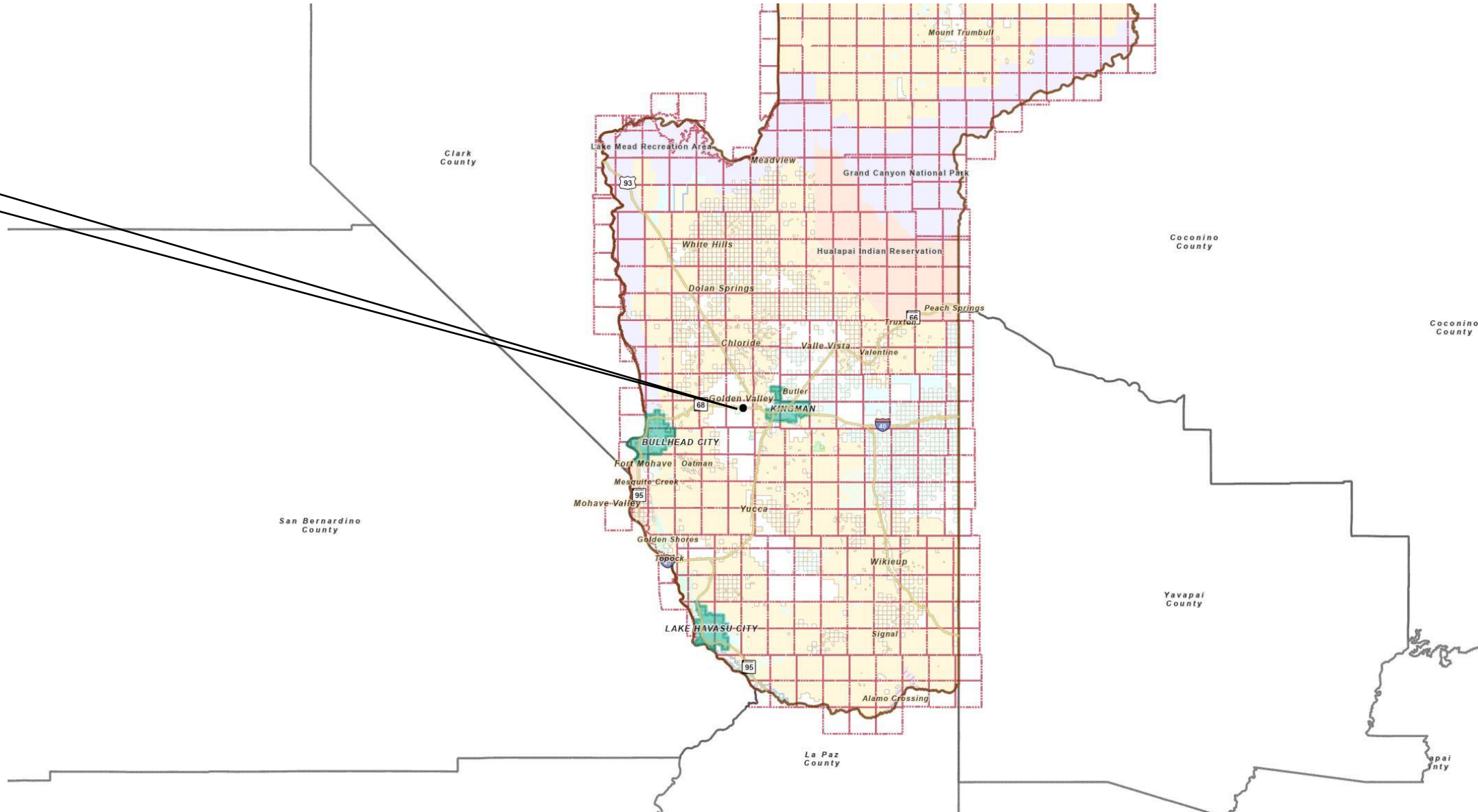
SPECIAL USE PERMIT 306-29-011G

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-29-011G to allow for a fiber-optic facility in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 10
T 21 N, R 18 W

Subject
Property

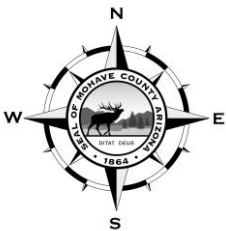


SPECIAL USE PERMIT 306-29-011G

VICINITY MAP

Section 10
T 21 N, R 18 W

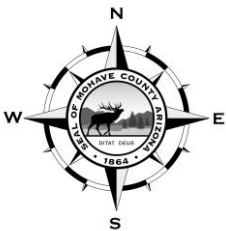
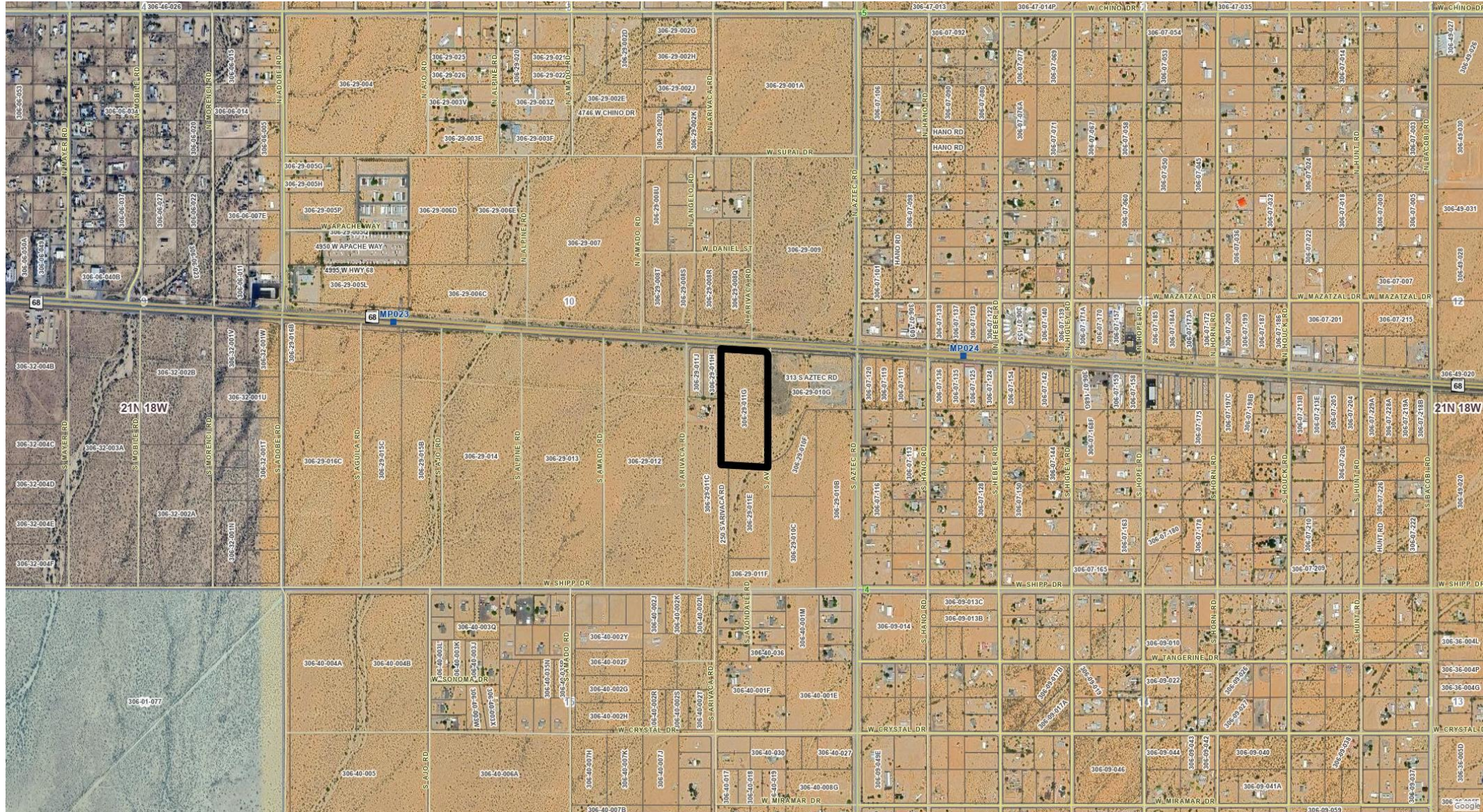
SPECIAL USE PERMIT for Assessor's Parcel No. 306-29-011G to allow for a fiber-optic facility in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.



SPECIAL USE PERMIT 306-29-011G
SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-29-011G to allow for a fiber-optic facility in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 10
T 21 N, R 18 W



SPECIAL USE PERMIT 306-29-011G

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-29-011G to allow for a fiber-optic facility in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 10
T 21 N, R 18 W

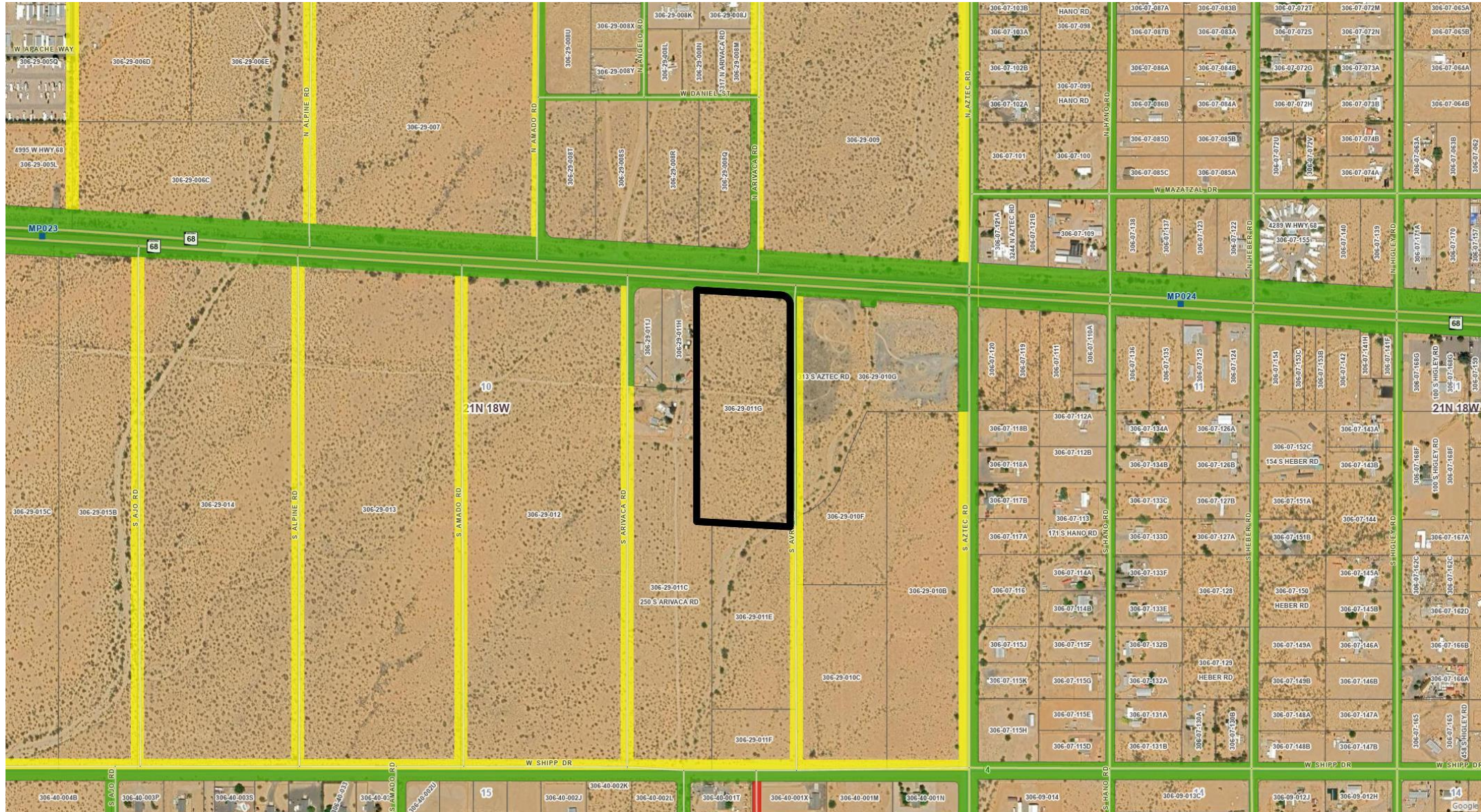
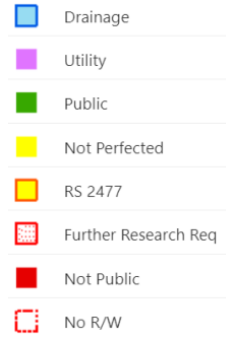
- | | | | |
|--|-------|--|----------|
| | A | | R-M |
| | A-D | | R-MH |
| | A-R | | R-O |
| | C-1 | | R-O/A |
| | C-2 | | R-P |
| | C-2H | | R-TT |
| | CITY | | S-D/A |
| | C-M | | S-D/C |
| | C-MO | | S-D/C-1 |
| | C-RE | | S-D/C-2 |
| | E | | S-D/C-M |
| | M | | S-D/C-RE |
| | M-2 | | S-D/M |
| |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



SPECIAL USE PERMIT 306-29-011G
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-29-011G to allow for a fiber-optic facility in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 10
T 21 N, R 18 W



Section 10
T 21 N, R 18 W





[illegible]

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Basle Street, Kingman, Arizona, on **Wednesday, October 8, 2025, at 10:00 A.M.**

TO: SPEELMAN, THE PLANNING AND ZONING COMMISSION

04. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by KTH Consulting on behalf of DLPS Investments LLC of Atlanta, GA.

Assessor's Parcel No. 306-07-198B is described as the subject property as shown on Record of Survey 28-13, located in Section 11, Township 21 North, Range 18 West.

The site is approximately 2.62 acres and is located south of State Highway 68 and east of Horn Road. The site is accessed from State Highway 68 approximately 0.51 miles to the east of mile marker 24.

The site appears to be vacant with relatively flat terrain. The surrounding land uses consist of commercial uses, residential uses, and vacant land. The nearest billboard is approximately 2,470.46 feet to the east. This location does not appear to be along a designated scenic route or vista.

The applicant requests this Special Use Permit to allow for a billboard. The Mohave County General Plan designates the site as General Commercial.

The site appears to be within the Golden Valley Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. State Highway 68 is paved and is on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-4533H and #4015C-4531H 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 be adequate for the intended action.
- d. The neighboring area does contain uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There does not appear to be any environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. This Special Use Permit shall allow for a billboard on Assessor's Parcel No. 306-07-198B.
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 from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? ☒ Yes ☐ No

Property Information

Assessor Parcel Number: 306-07-198B Current Zoning: C2H Parcel Size 2.649 Acres

Legal Description:

GOLDEN SAGE RANCHOS UNIT 55 BLK N LOT 13

Water Provider: Valley Pioneers Electric provider: Unisource Sewer provider: n/a

Present use of property: Vacant land

Owner Information

Owner Name(must match current deed): DLPS Investments LLC

Owner Street Address: 6065 Lake Forrest Dr Ste. 100 City: Atlanta State: GA Zip: 30328

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Donald Plunkett

Agent Street Address: 5026 E Fanfol Dr City: Paradise Valley State: AZ Zip: 85253

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for a Mohave County Special Use Permit to allow for:

Construction of a digital billboard

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.

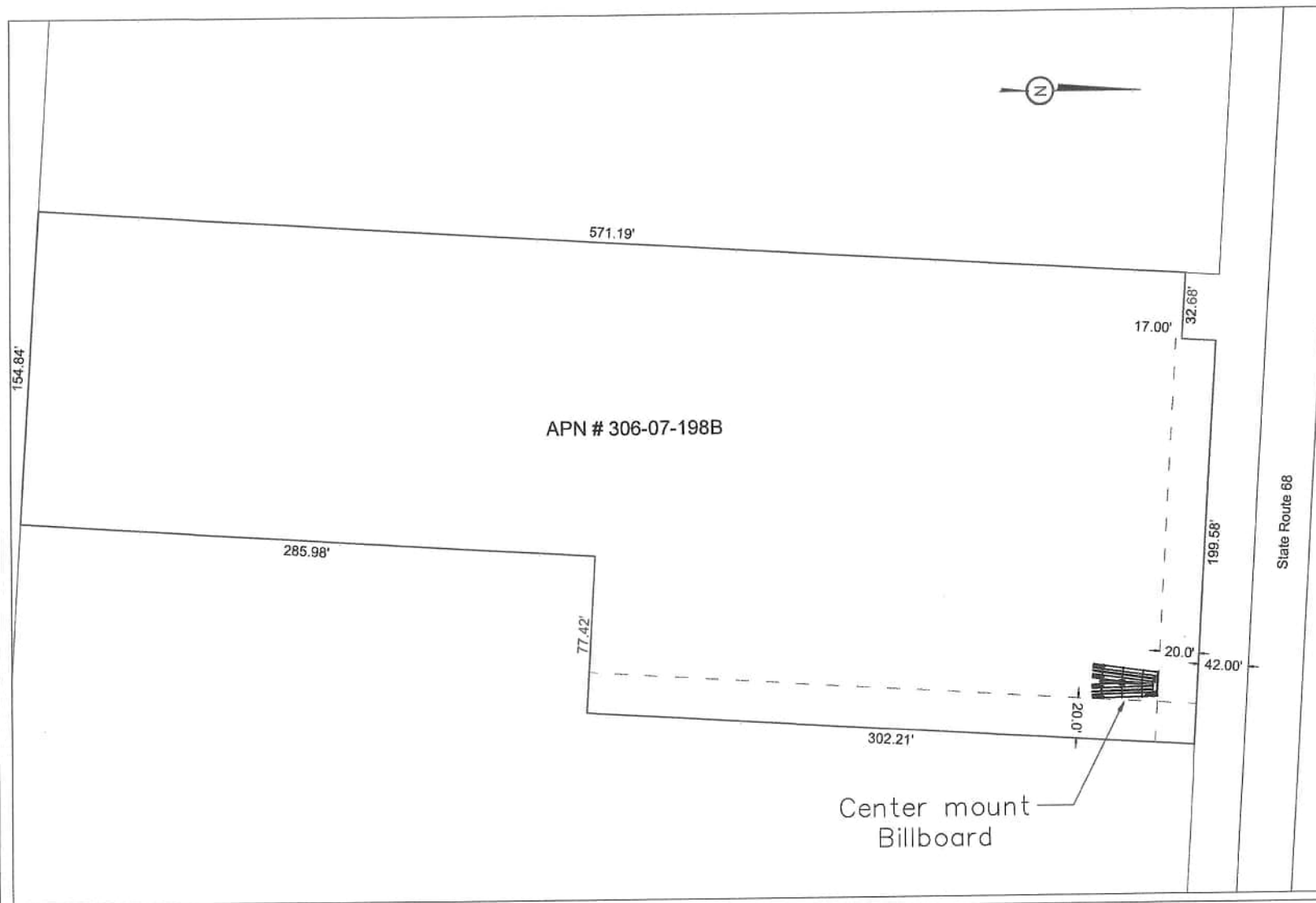
DocuSigned by:

[Signature]

08FC75CFF3434D9...

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

SITE PLAN



AC

PURPOSE:

INSTALL/CONSTRUCT 10' X 30'
DIGITAL BILLBOARD

NOTE:

LAND AREA : 113916.88 Sq ft
2.61 Acre

DRAWN BY:

W.D.P.D. KULATHILAKA
B.Sc. SURVEYOR (SUSL)

CHECKED BY:

DATE: 19.July.2025

CLIENT:

VALLEYBOARDS LLC / DLPS
INVESTMENTS LLC

PROJECT:

BILLBOARD INSTALLATION

LOCATION:

AZ,
Mohave County

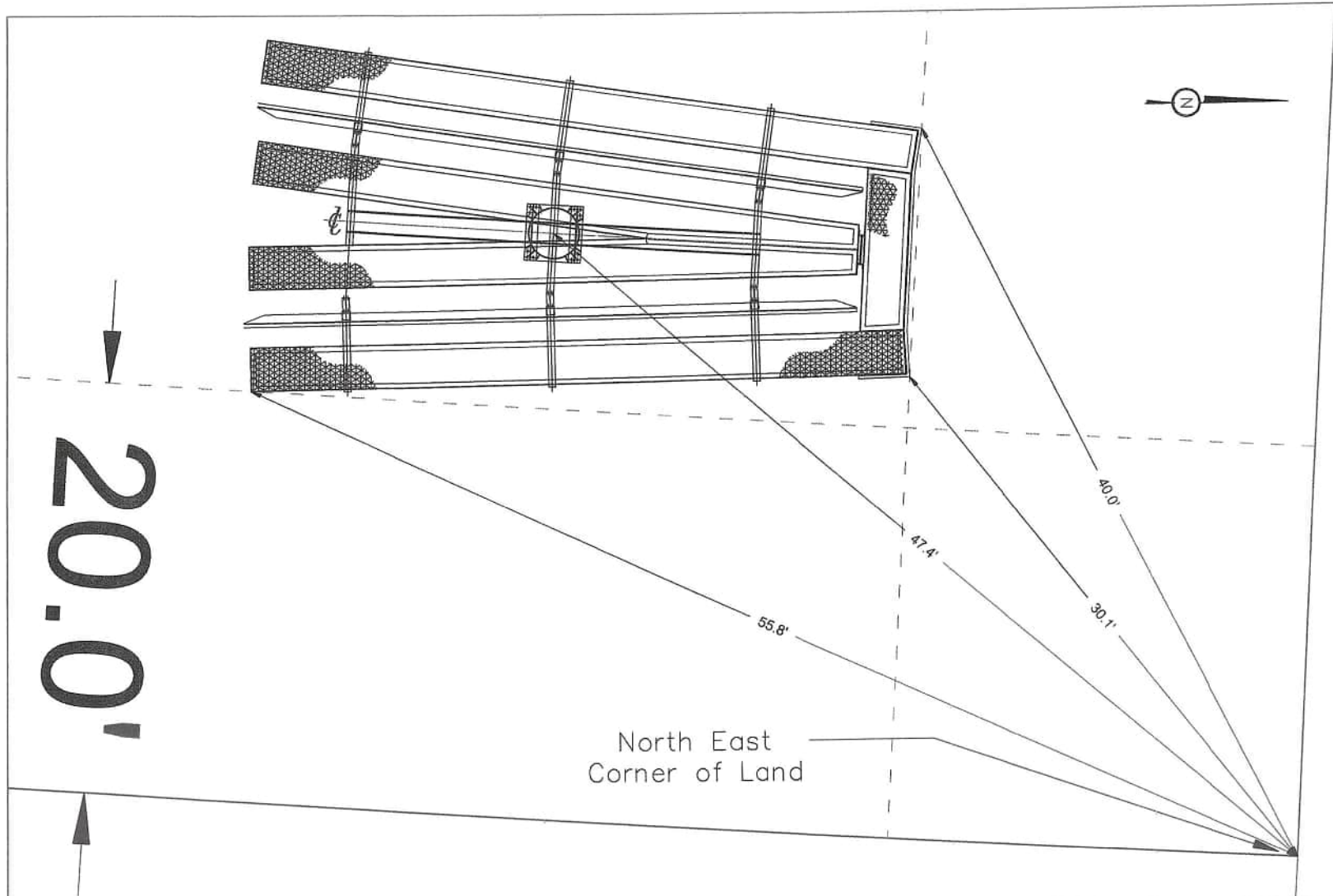
SHEET NO:

1 of 2

SCALE:

1:50

SITE PLAN



AC

PURPOSE:
INSTALL/CONSTRUCT 10' X 30'
DIGITAL BILLBOARD

NOTE:
LAND AREA : 113916.88 Sq ft
2.61 Acre

DRAWN BY:
W.D.P.D. KULATHILAKA
B.Sc. SURVEYOR (SUSL)

CHECKED BY:

DATE: 19.July.2025

CLIENT:
VALLEYBOARDS LLC / DLPS
INVESTMENTS LLC

PROJECT:
BILLBOARD INSTALLATION

LOCATION:
AZ,
Mohave County

SHEET NO:
2 of 2

SCALE:
1:5

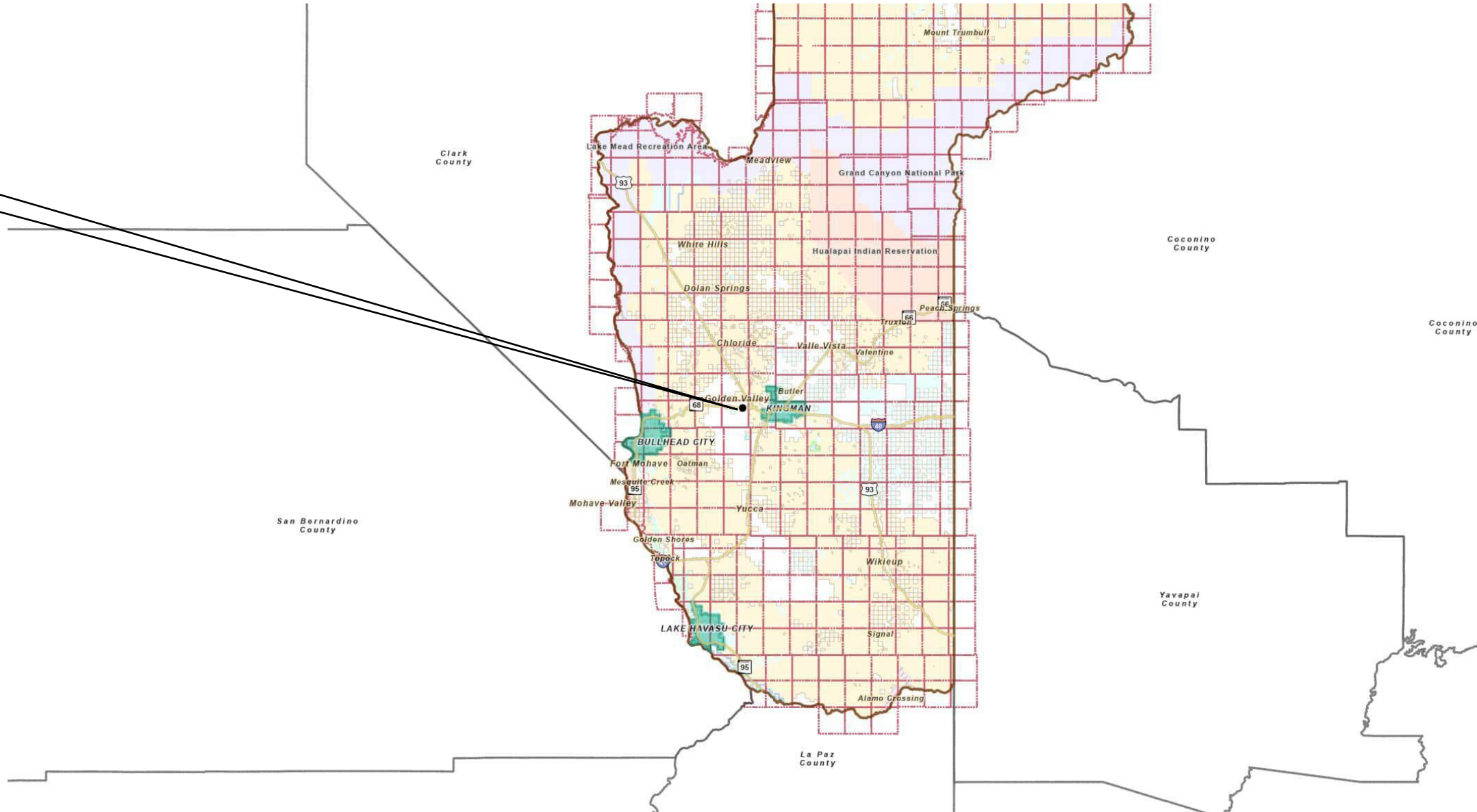
SPECIAL USE PERMIT 306-07-198B

GENERAL MAP

Section 11
T 21 N, R 18 W

Subject
Property

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

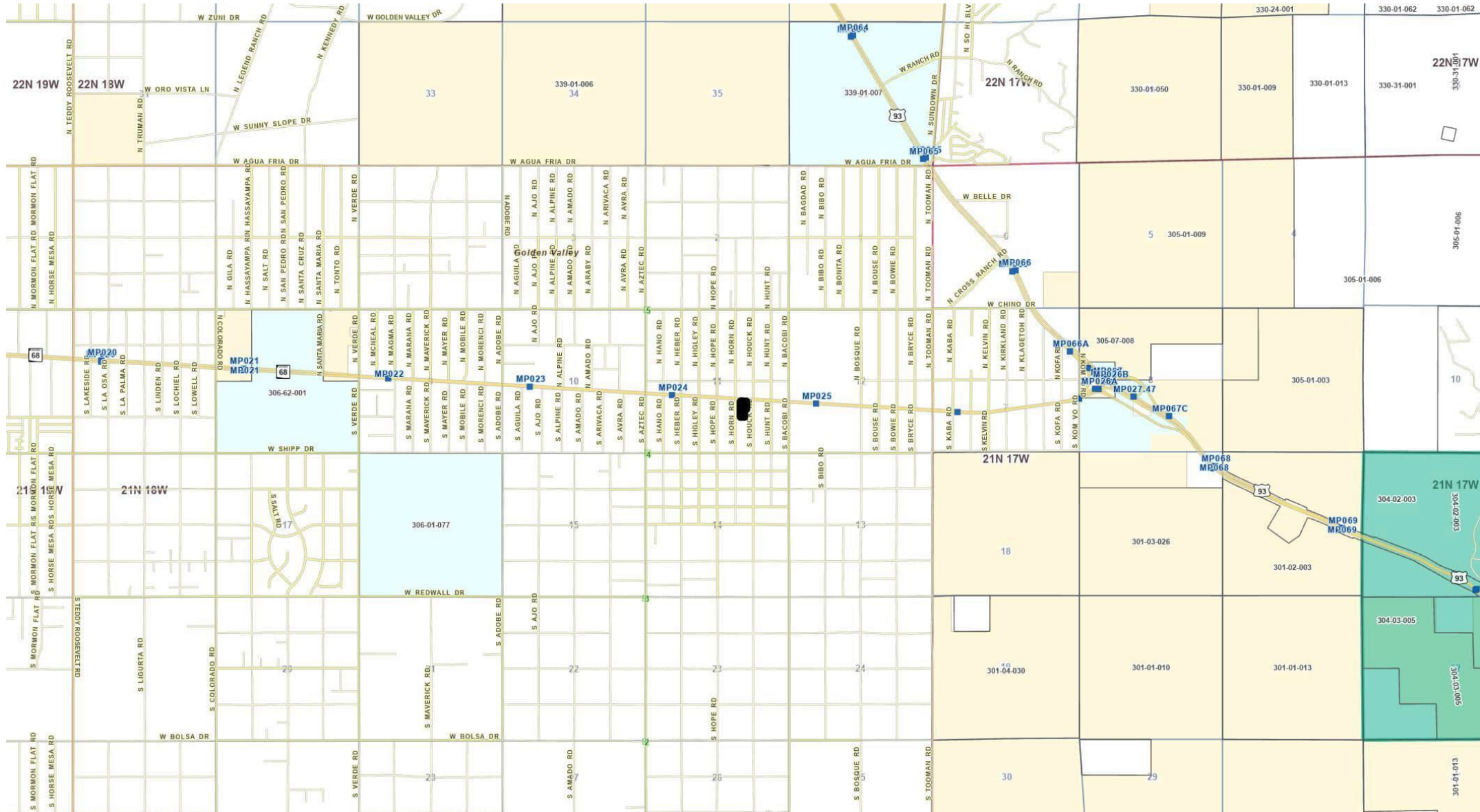


SPECIAL USE PERMIT 306-07-198B

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W

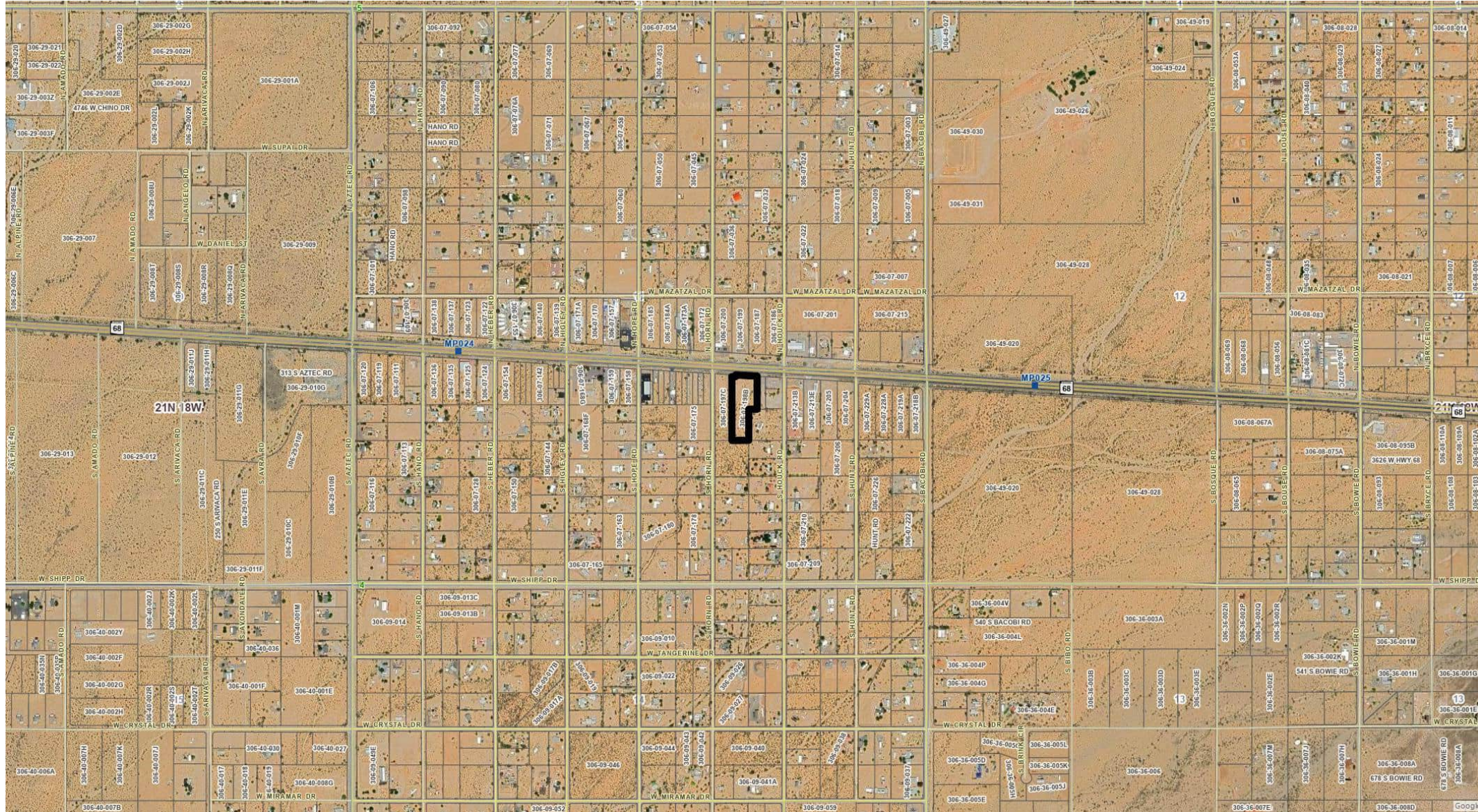


SPECIAL USE PERMIT 306-07-198B

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W



SPECIAL USE PERMIT 306-07-198B
ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

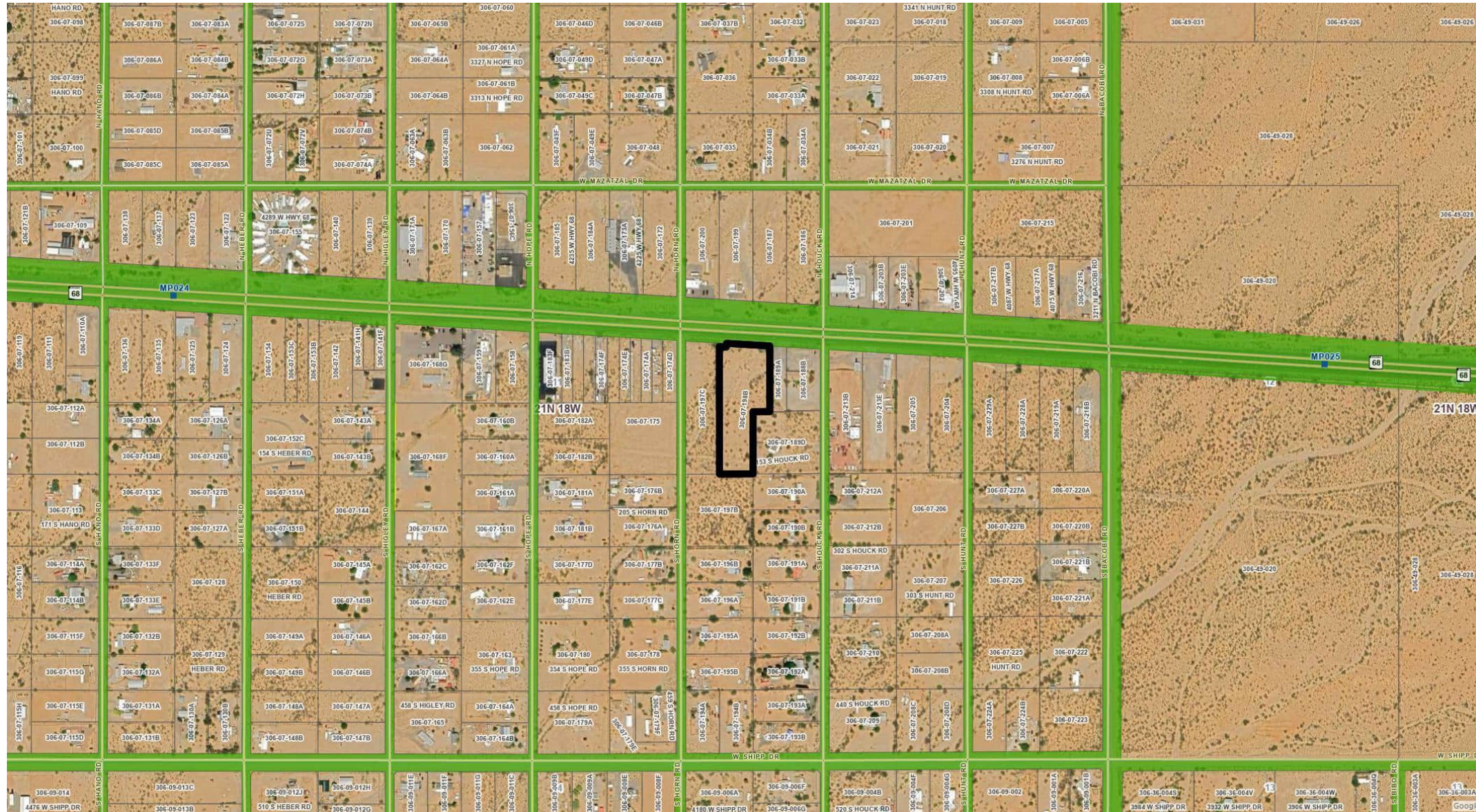
Section 11
T 21 N, R 18 W



SPECIAL USE PERMIT 306-07-198B
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W



SPECIAL USE PERMIT 306-07-198B REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 306-07-198B to allow for a Billboard in a C-2H (Highway Commercial) zone, in the Golden Valley vicinity.

Section 11
T 21 N, R 18 W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Beale Street, Kingman, Arizona**, on **Wednesday, October 8, 2025, at 10:00 A.M.**

As Follows:
Evaluation of a request for a **SPECIAL USE PERMIT** for **Assistant's Parcel No. 306-07-100B** to allow for a **Billboard** in a **C-2H (Highway Commercial) zone**, in the **Golden Valley** (south of State Route 69, east of Horn Road), Mohave County, Arizona. **DLPS Investments LLC, CB**

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 700 767-0803 OR PLANNING@MOHAVE.CO.AZ

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, October 8, 2025, at 10:00 A.M.

As Proposed:
To amend the Zoning Ordinance to allow for a Special Use Permit for a Community Center in the C-2 (Community Center) zone, in the City of Kingman, Arizona, located at 700 W. Beale Street, Kingman, Arizona, DE PR Investments LLC, CD.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT (930) 750-2860 OR PLANNING@MOHAVECOUNTY.AZ.GOV

05. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-45-016C from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, for a minor land division in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Majid Nayeri, Trustee of MN Investment Trust of Ann Arbor, Michigan.

Assessor's Parcel No. 306-45-016C is described as SE1/4, NW1/4, and NW1/4 of Section 6, Township 21 North, Range 18 West.

The site is approximately 10 acres and is located north of Chino Drive and west of Colorado Road. The site is accessed from State Highway 68, then north on Colorado Road approximately 0.39 miles to the site.

The site appears to be vacant and the terrain appears to be relatively flat. The surrounding land uses consist of single-family homes and vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, for a minor land division. The Mohave County General Plan designates this site as Suburban Development Area.

The site is within the Golden Valley Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Colorado Road and Chino Drive are paved and are on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4526H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

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

11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-45-016C Current Zoning: AR/10A Parcel Size 10 Acres

Legal Description:

ROADWAY EASEMENT MAP 5/20/1976 76-14577 T21N R18W SEC 6 SE4 OF PARCEL 248 CONT

10AC 306-45-016 (306-45-016A-B-C)

Water Provider: Valley Pioneer Electric provider: Unisource Sewer provider: N/A

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Majid Nayeri, Trustee of MN Investment Trust

Mailing Address: 4125 Hawks Cv City: Ann Arbor State: MI Zip: 48105

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

Proposed to be: AR

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

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

For the purpose of:

Single Family Residential

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.

Majid Nayeri 08/07/2025
Majid Nayeri, Trustee

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/10A
to AR for the purpose of Single Family Residential.

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

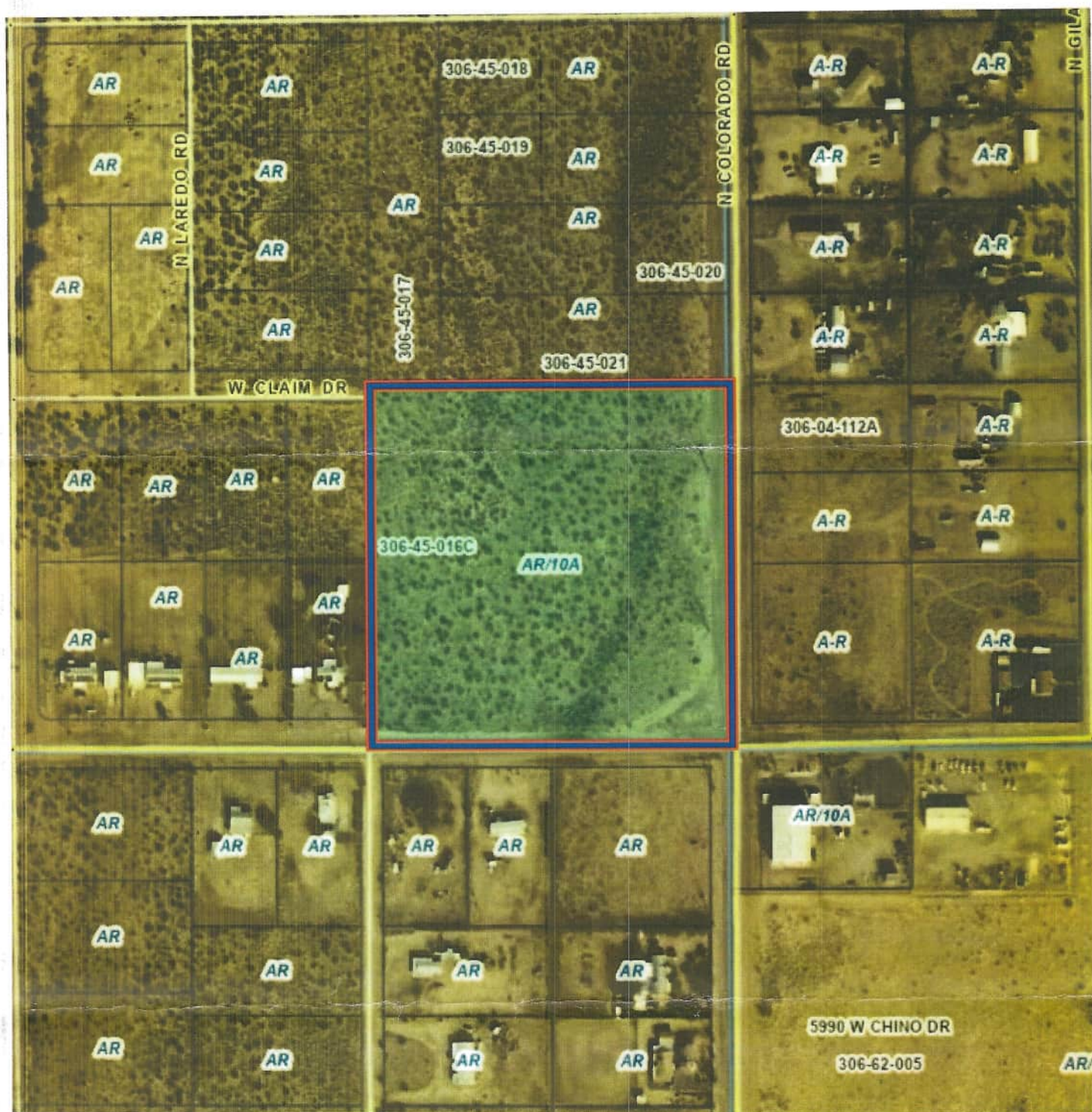
Contact information:

Majid Nayeri

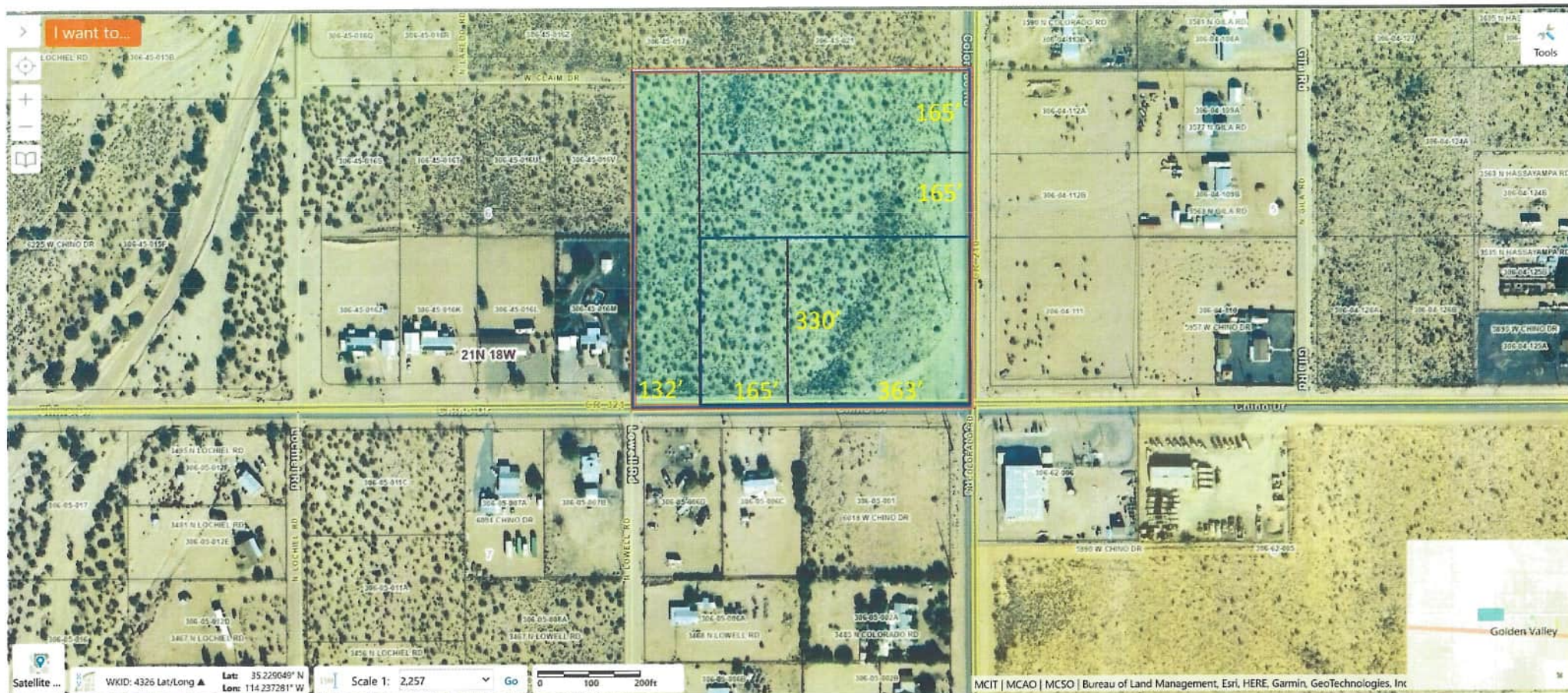
4125 Hawks Cv

Ann Arbor, MI 48105

Assessor Parcel Number and Legal Description of proposed subject property: 306-45-016C
ROADWAY EASEMENT MAP 5/20/1976 76-14577 T21N R18W SEC 6 SE4 OF PARCEL 248 CONT
10AC 306-45-016 (306-45-016A-B-C)



Conceptual Split



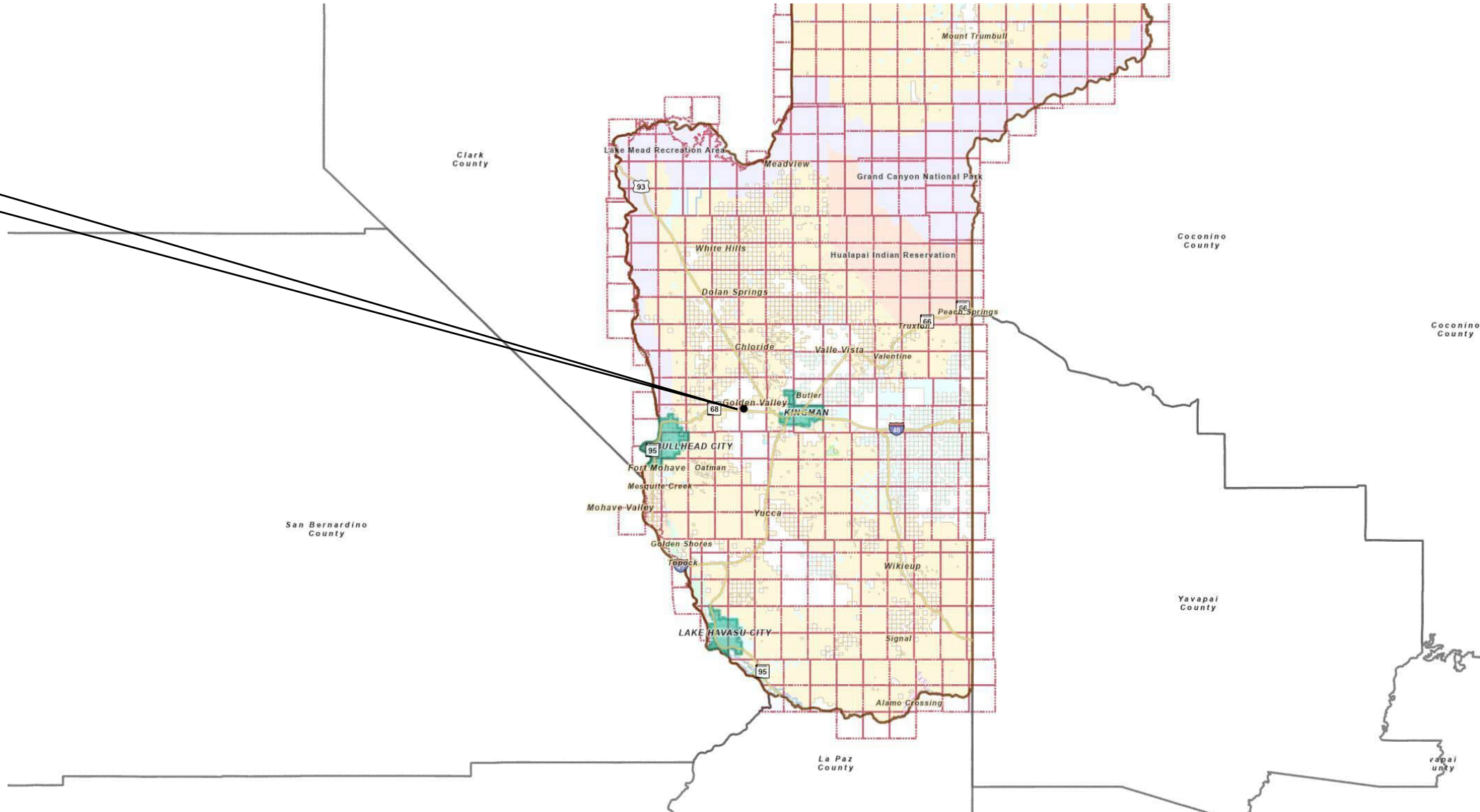
REZONE 306-45-016C

GENERAL MAP

REZONE of Assessor's Parcel No. 306-45-016C from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

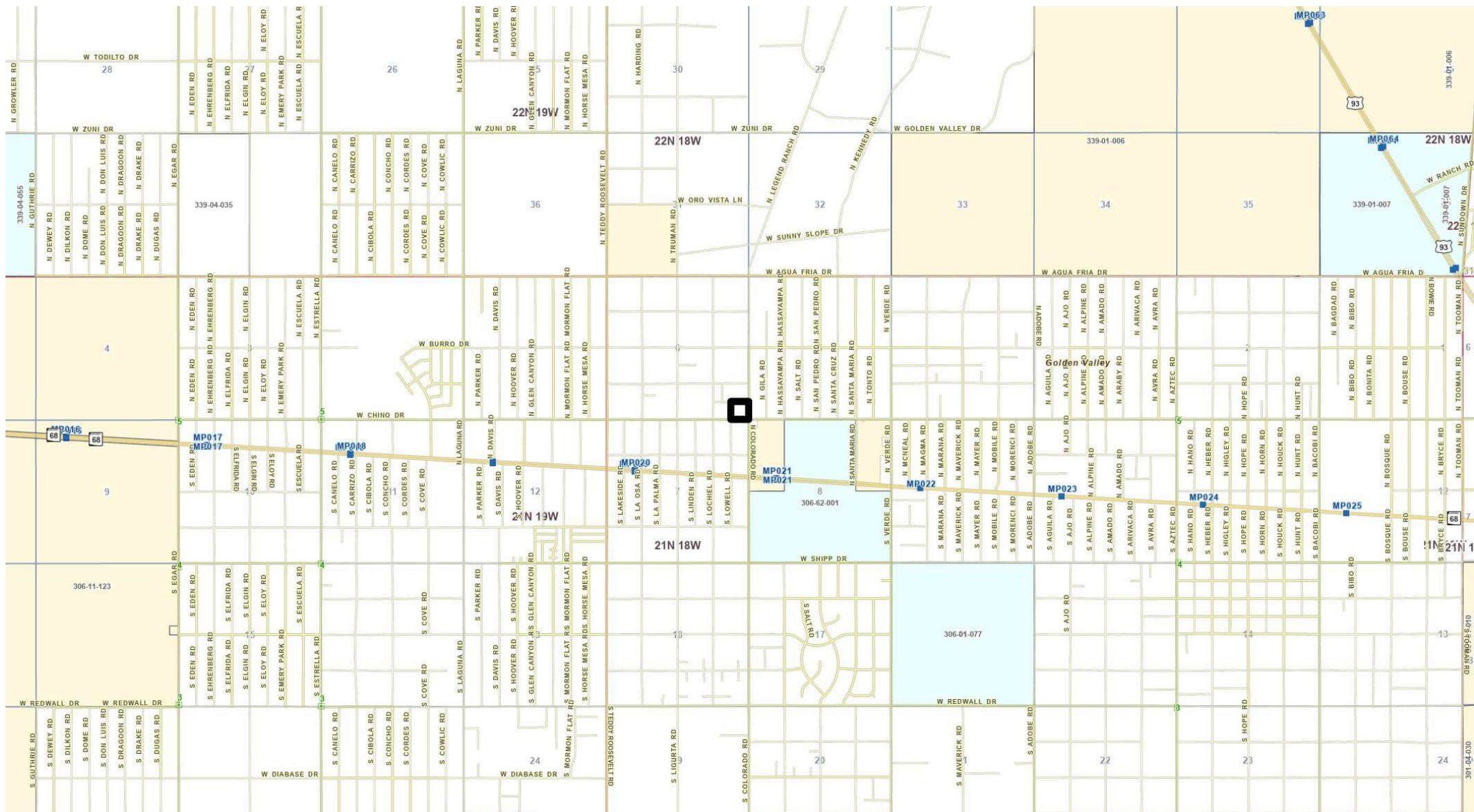
Section 6
T 21 N, R 18 W

Subject
Property



Section 6
T 21 N, R 18 W

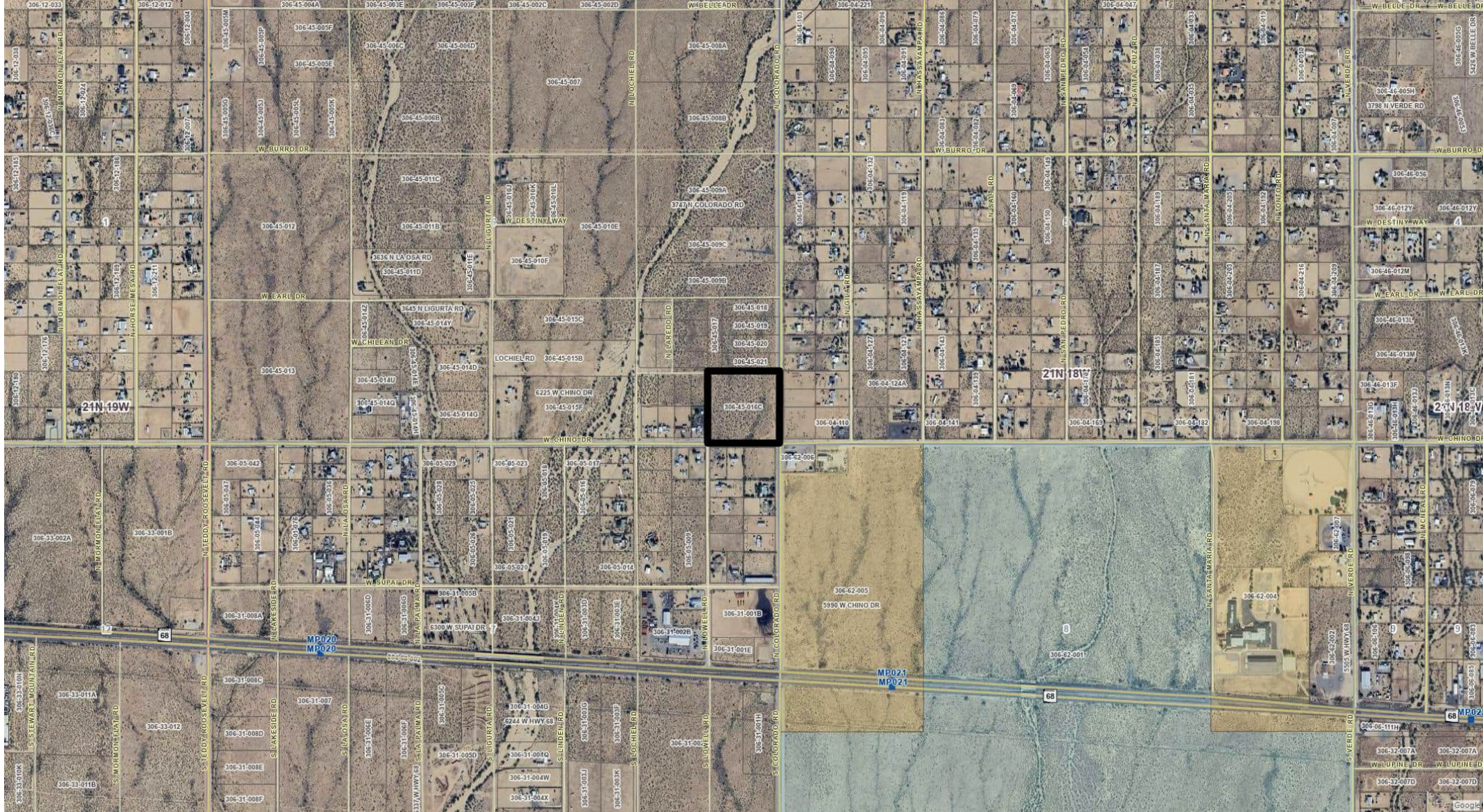
The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The words "SEAL OF MOHAVE COUNTY ARIZONA" are inscribed around the perimeter of the seal. Below the bison, the year "1864" is visible. The seal is oriented with a compass rose, showing North (N), South (S), East (E), and West (W).



REZONE 306-45-016C
SITE MAP

Section 6
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-45-016C from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

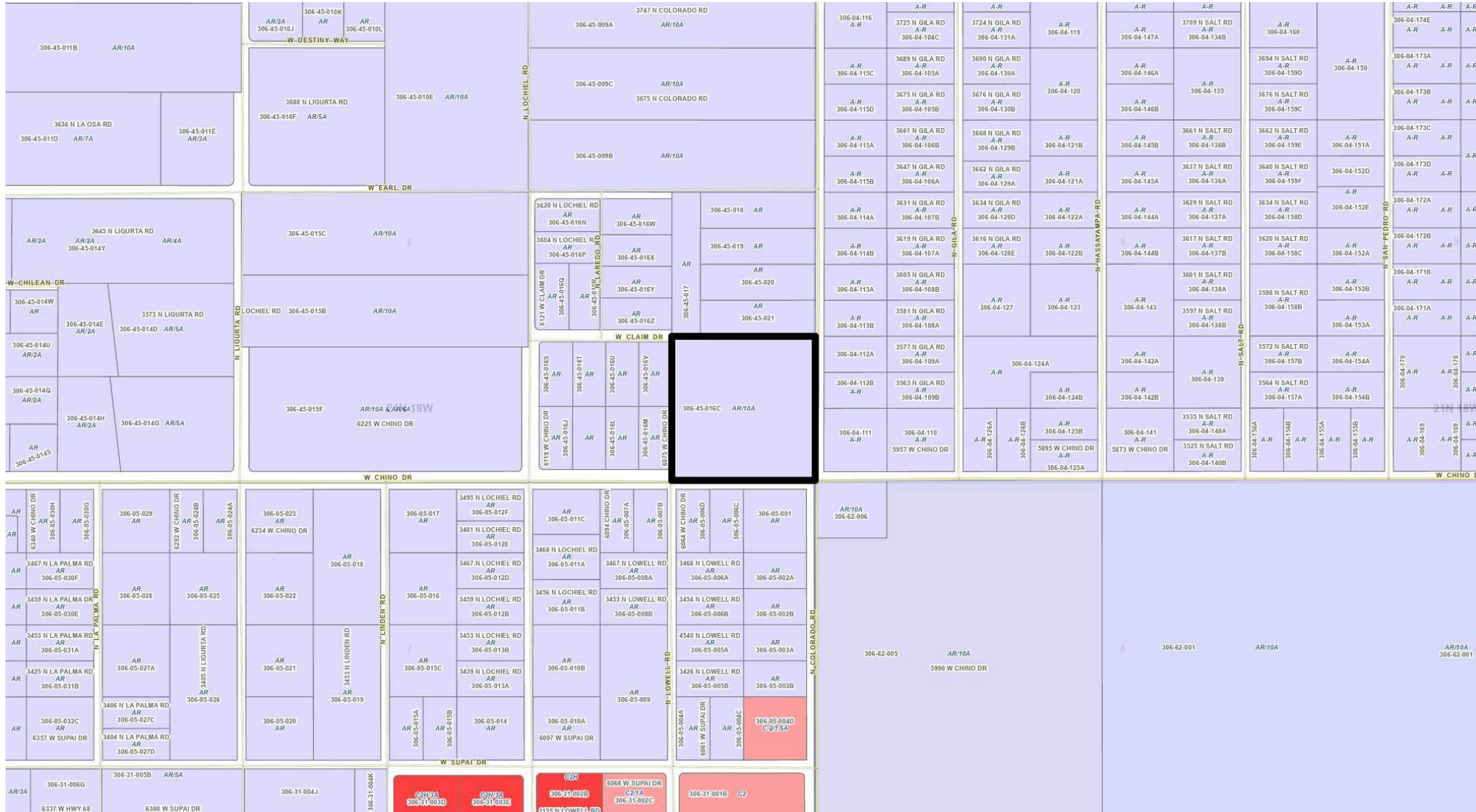


REZONE 306-45-016C

ZONING MAP

REZONE of Assessor's Parcel No. 306-45-016C from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.








Section 6
T 21 N, R 18 W

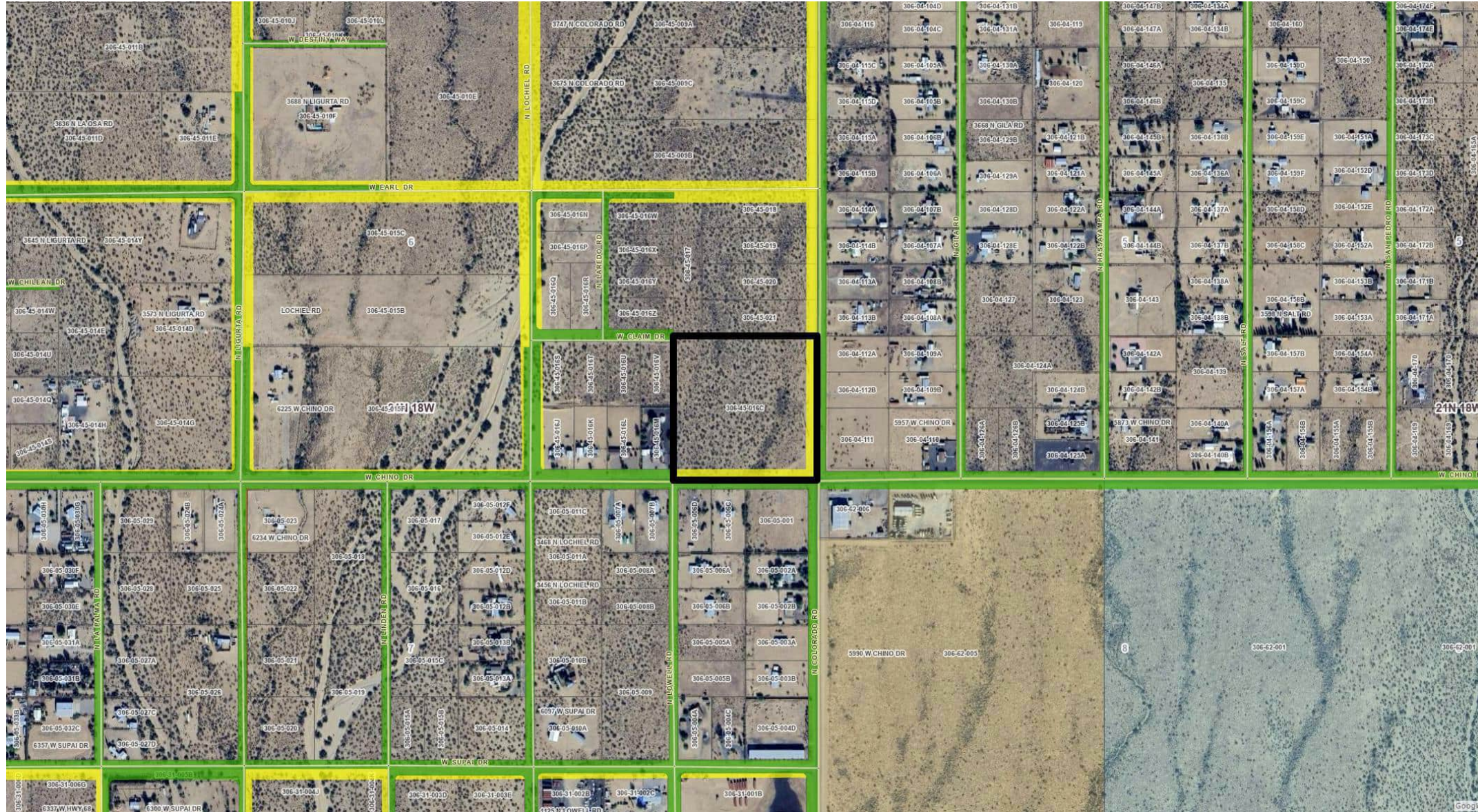


REZONE 306-45-016C
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-45-016C from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 6
T 21 N, R 18 W

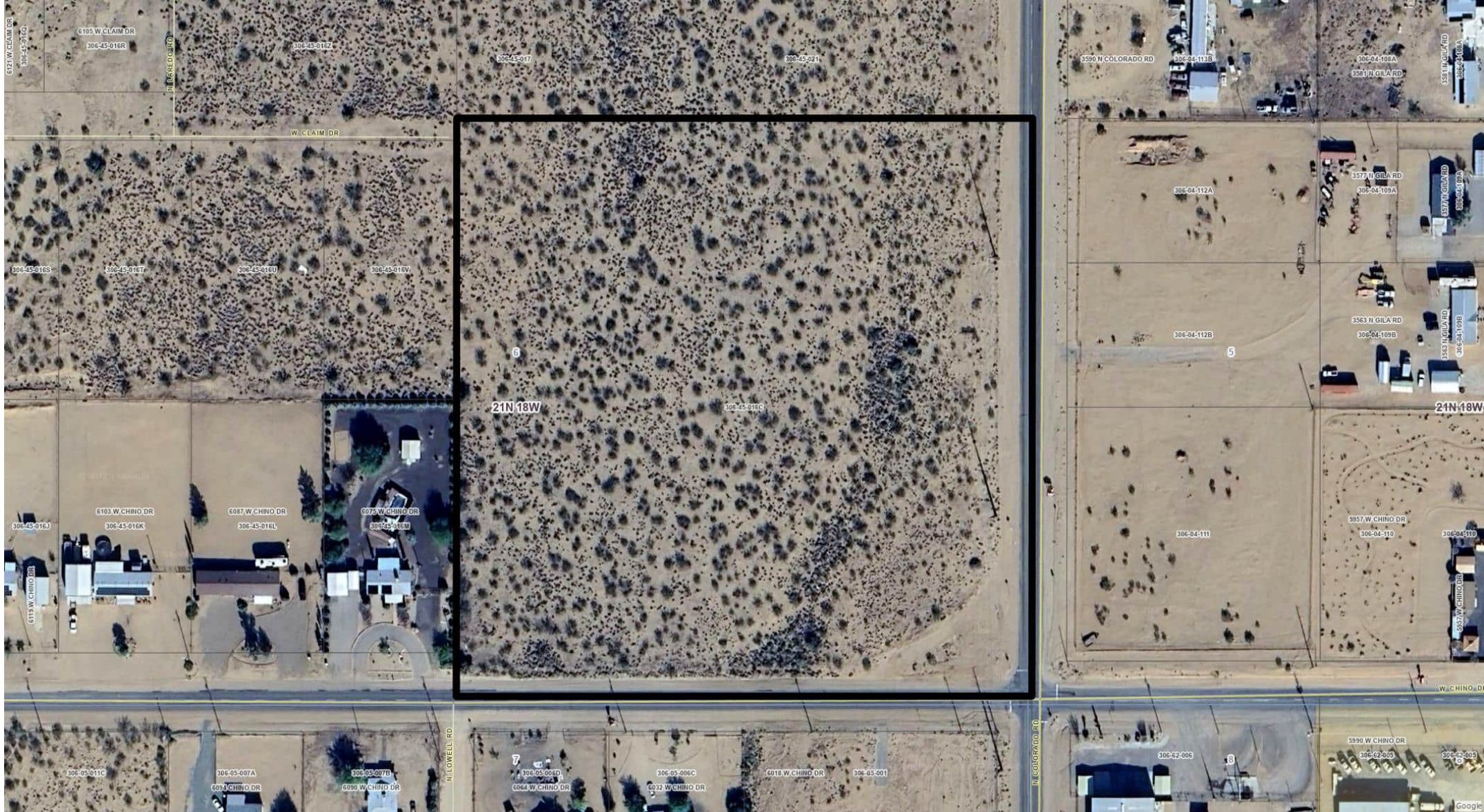
- | | |
|---|----------------------|
|  | Drainage |
|  | Utility |
|  | Public |
|  | Not Perfected |
|  | RS 2477 |
|  | Further Research Req |
|  | Not Public |
|  | No R/W |



REZONE 306-45-016C REQUEST

REZONE of Assessor's Parcel No. 306-45-016C from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 6
T 21 N, R 18 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona on the regular meeting date of the Commission, 7:00 PM, September 10, 2020, at 20.00.000.

Wednesday, October 8, 2020, at 20.00.000.

At the time of the hearing, the applicant will be required to present evidence in support of the proposed zoning change and to answer questions from the public and the Commission. The applicant will also be required to provide a written statement of the reasons for the proposed zoning change and to provide a written statement of the reasons for the proposed zoning change.

For more information, please contact the Planning and Zoning Commission at (602) 976-1234 or visit the website at www.maricopa.gov/planning-zoning.

BERT W SIMONS

12
63
TO
8
13

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona at the regular meeting room of the Commission, 100 W. Baseline Street, Phoenix, Arizona on Wednesday, October 8, 2025 at 10:00 A.M.

The subject is a proposed change of zoning from R-1 to R-2 for the property located at 100 W. Baseline Street, Phoenix, Arizona.

The Commission will consider the proposed change of zoning and the impact of the proposed change on the surrounding area.

Any person who wishes to speak at the hearing should contact the Planning and Zoning Commission at least 48 hours prior to the hearing.

For more information, please contact the Planning and Zoning Commission at (602) 995-1234.



MEZAS
CONCRETE
CONSTRUCTION LLC

760-449-402

Licensed
ROC34

06. **Evaluation of a request for a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone for a portion of Assessor's Parcel No. 306-43-007F, to allow for rental cabins and manufactured homes to be added to an existing RV park, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone a portion of the above-described property, as requested by Kristine Devereaux of Paroline & Associates on behalf of Settlin Inn LLC of Redmond, Washington.

Assessor's Parcel No. 306-43-007F is described as portion of the E1/2 W1/2 NW1/4 of Section 10, located in Township 21 North, Range 19 West.

The site is approximately 23.63 acres and is located south of State Highway 68, and east of Egar Road. The site is accessed from State Highway 68 then south on Ehrenberg Road, approximately 0.02 miles to the site.

There is an existing RV park with a small open lot storage facility onsite. The terrain appears to be relatively flat. The surrounding land uses consist of primarily vacant land with a few commercial developments.

The applicant requests this Rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone to allow for "tiny home" rental cabins and manufactured homes in a portion of the existing RV park.

The site is located within Golden Valley Fire District. Electric service appears to be available in the area. Sewer and water services do not appear to be available. Ehrenberg Road is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4506H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

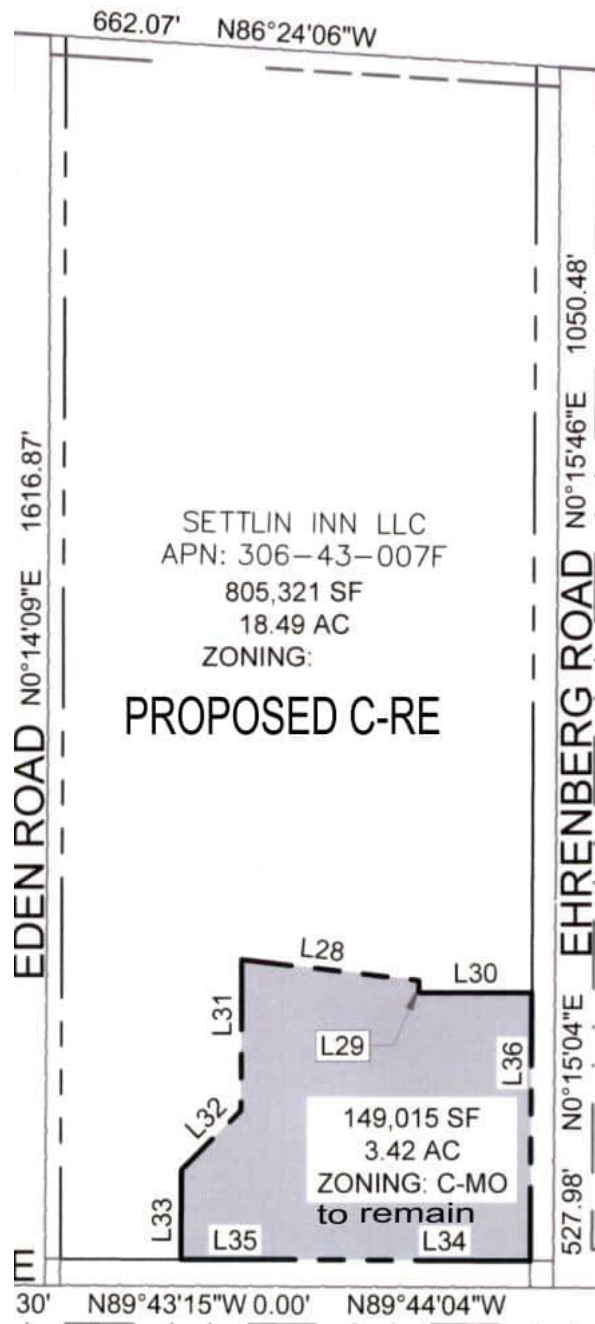
- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed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

STAFF RECOMMENDATION:

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

1. A portion of Assessor's Parcel No. 306-43-007F shall be rezoned to a C-RE (Commercial Recreation) zone, as shown on Exhibit A.
1. A Manufactured Home Park plan, prepared in accordance with Section 37.F (Manufactured Home Parks), must be completed prior to the approval of permits and before establishing the use.
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 thirty (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



LINE TABLE		
LINE #	BEARING	DISTANCE
L28	N83°16'33"W	232.10
L29	N00°00'00"E	15.42
L30	N89°44'56"W	146.15
L31	S00°16'45"W	195.67
L32	S45°23'28"W	108.35

LINE TABLE		
LINE #	BEARING	DISTANCE
L33	S00°16'45"W	115.89
L34	N89°44'07"W	299.99
L35	N89°43'15"W	153.80
L36	S00°15'04"W	346.54

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-43-007F Current Zoning: A-R/10 Parcel Size 23.63 Acres

Legal Description:

ROADWAY EASEMENT 76-14573 T21N R19W SEC 10 PAR 271 LYING S OF THE SLY R/W OF
AZ STATE HWY 68 BEING A POR OF E 1/2 W 1/2 NW 1/4 OF SEC 10

Water Provider: Settlin Inn-Well Electric provider: UniSource Energy Sewer provider: Septic

Present use of property: RV Park

Owner Information

Owner Name(must match current deed): Settlin Inn LLC

Mailing Address: 11626 Avondale Place NE City: Redmond State: WA Zip: 98052

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Kristine Devereaux

Mailing Address: 5806 119th Ave SE #300 City: Bellevue State: WA Zip: 98006

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: C-RE

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:

Rezone to C-RE for the addition of tiny homes and manufactured homes

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.

Jeff Tretheway
Andy Paroline

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from A-R/10
to C-RE for the purpose of Rezone to C-RE for the addition of tiny homes and manufactured homes.

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

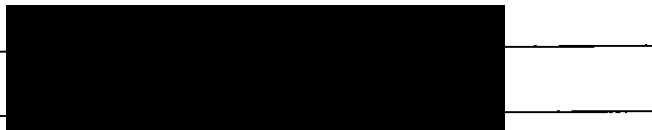
You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

Kristine Devereaux

Applicant / agent

Contact information:

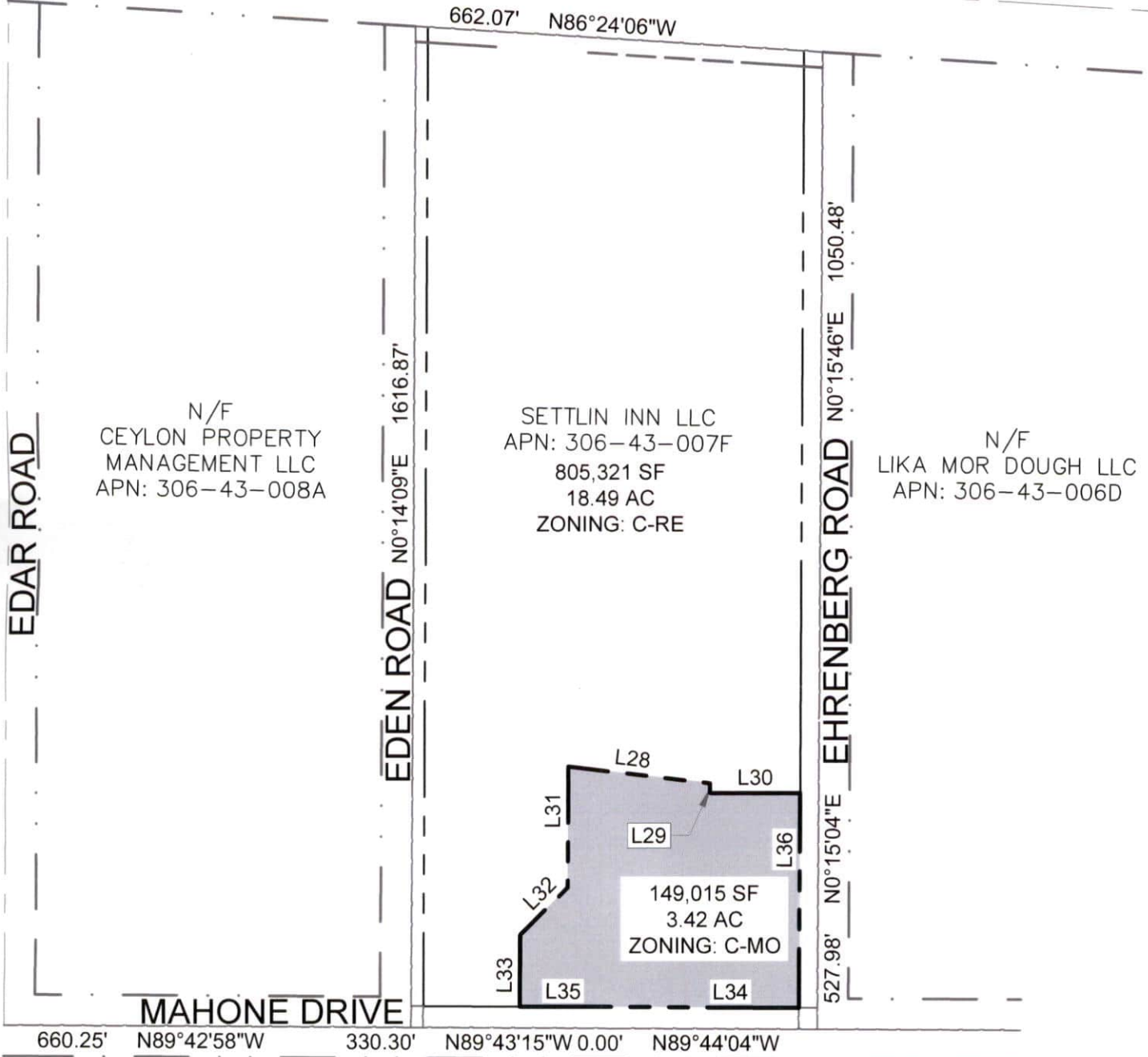


Assessor Parcel Number and Legal Description of proposed subject property: 306-43-007F

ROADWAY EASEMENT 76-14573 T21N R19W SEC 10 PAR 271 LYING S OF THE SLY R/W OF
AZ STATE HWY 68 BEING A POR OF E 1/2 W 1/2 NW 1/4 OF SEC 10

SETTLIN' RV PARK
MOHAVE COUNTY, ARIZONA

AZ STATE HWY 68

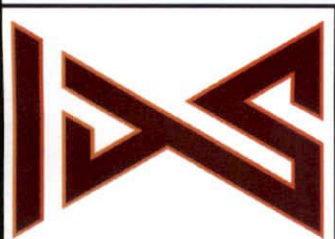


LINE TABLE

LINE #	BEARING	DISTANCE
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LINE TABLE

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L34	N89°44'07"W	299.99
L35	N89°43'15"W	153.80
L36	S00°15'04"W	346.54



0 250
Scale in Feet

Iris Development Services, LLC
3129 Maricopa Avenue
Lake Havasu City, AZ 86406
Office: (928) 433-3816



TINY HOME & MHs

SEPTIC

STORAGE

WELL HOUSE

TINY HOME AND MHs

CLUB HOUSE

68

ARTICLES OF ORGANIZATION OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: SETTLIN INN LLC
ENTITY ID: 23351696
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 03/24/2022
CHARACTER OF BUSINESS: Real Estate and Rental and Leasing
MANAGEMENT STRUCTURE: Member-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES: N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Gerald D Stone
PHYSICAL ADDRESS: 8120 E TOWER RD, KINGMAN, AZ 86401
MAILING ADDRESS: 8120 E TOWER RD, KINGMAN, AZ 86401

PRINCIPAL ADDRESS

Att: Jeff Tretheway, 11626 AVONDALE PL NE, REDMOND, WA 98052

PRINCIPALS

Member: JEFF TRETHEWAY - 11626 AVONDALE PL NE, REDMOND, WA, 98052, USA -
[REDACTED] State of Taking Office:

ORGANIZERS

JEFF TRETHEWAY: 11626 AVONDALE PL NE, REDMOND, WA, 98052, USA, [REDACTED]

SIGNATURES

Organizer: JEFF TRETHEWAY - 03/24/2022

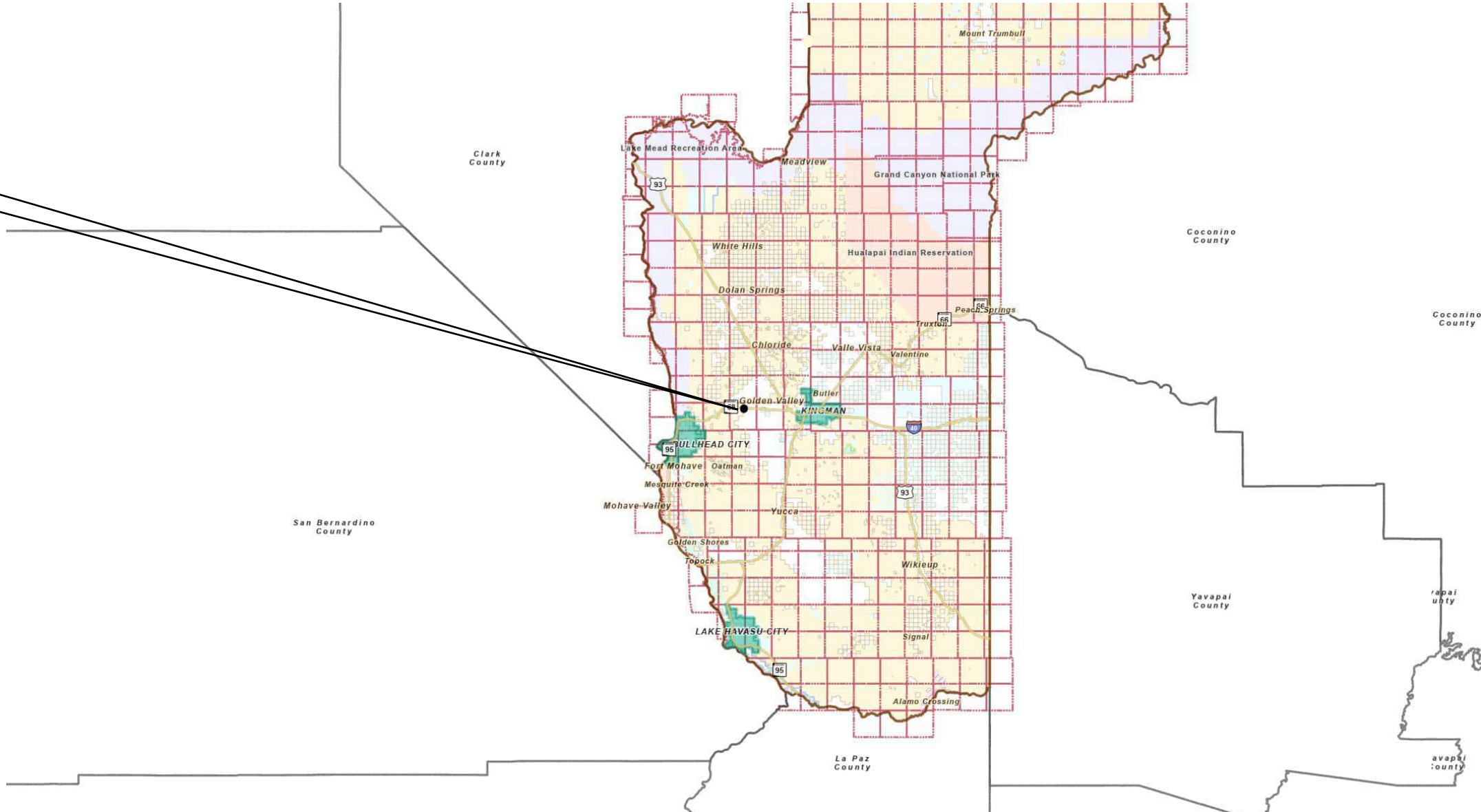
REZONE 306-43-007F

GENERAL MAP

Section 10
T 21 N, R 19 W

Subject
Property

REZONE a portion of Assessor's Parcel No. 306-43-007F from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for rental cabins to be added to an existing RV park, in the Golden Valley vicinity.



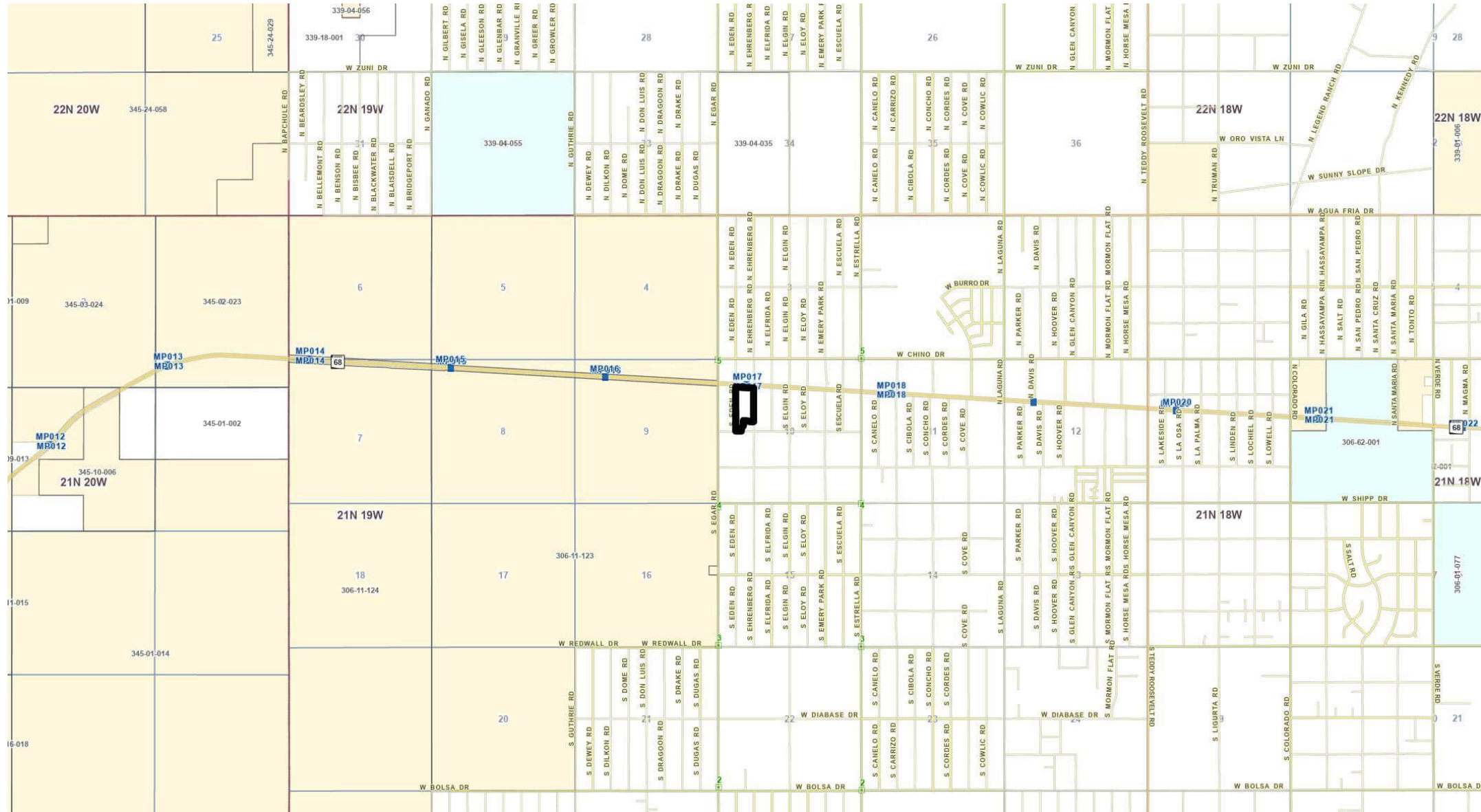
REZONE 306-43-007F

VICINITY MAP

Section 10
T 21 N, R 19 W

Subject Property

REZONE a portion of Assessor's Parcel No. 306-43-007F from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for rental cabins to be added to an existing RV park, in the Golden Valley vicinity.

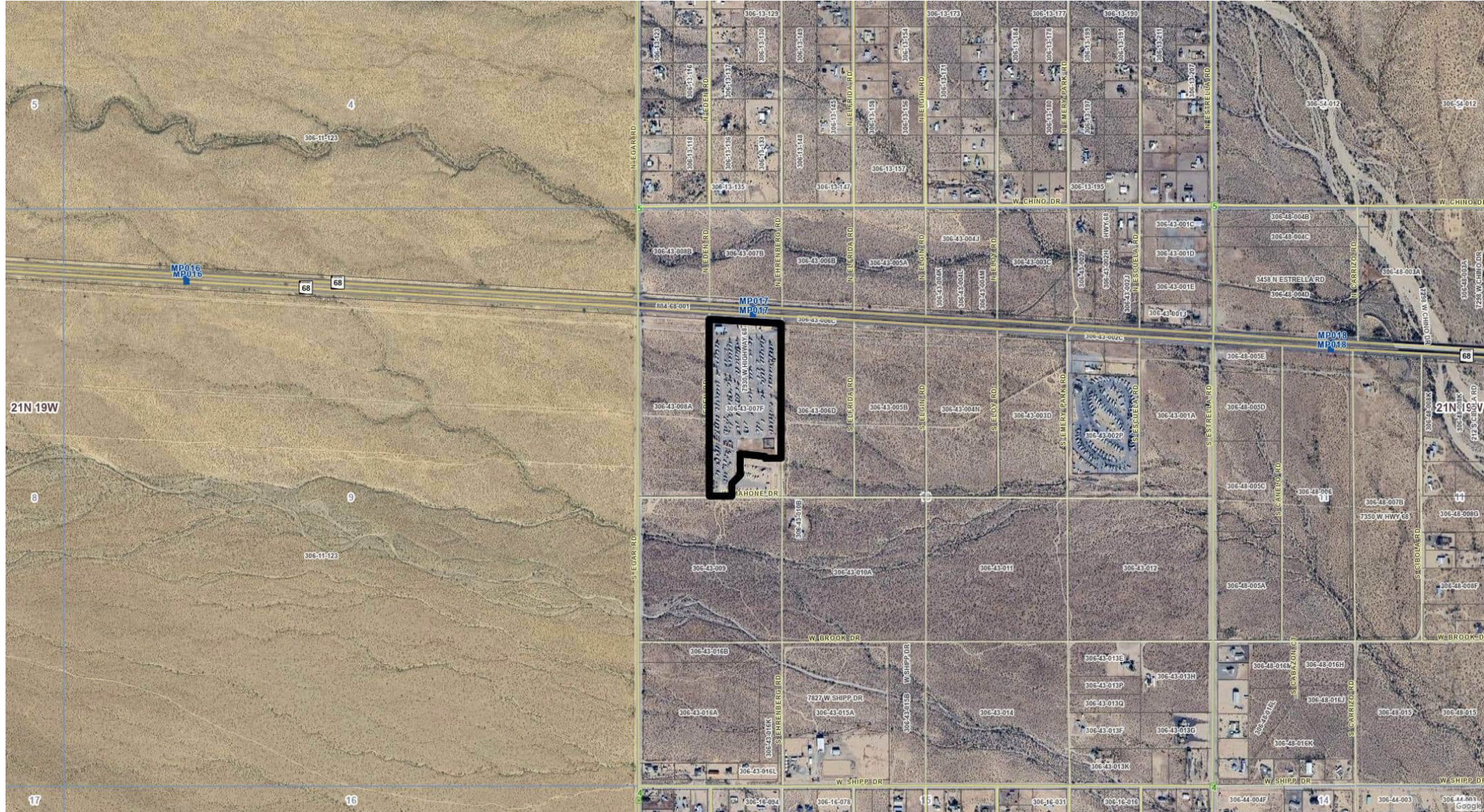


REZONE 306-43-007F
SITE MAP

Section 10
T 21 N, R 19 W

**Subject
Property**

REZONE a portion of Assessor's Parcel No. 306-43-007F from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for rental cabins to be added to an existing RV park, in the Golden Valley vicinity.



REZONE 306-43-007F

ZONING MAP

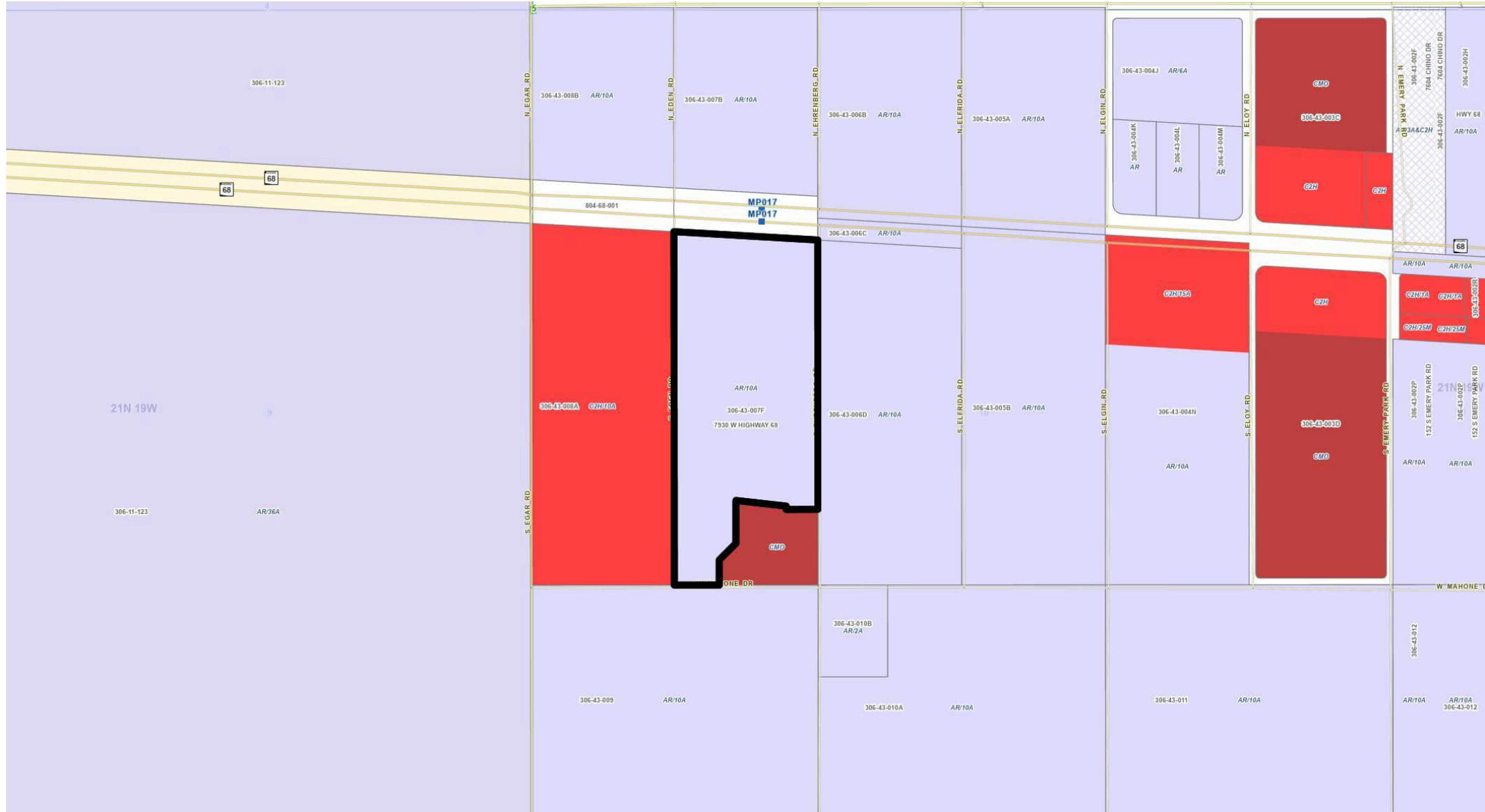
Section 10
T 21 N, R 19 W

Subject
Property

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



REZONE a portion of Assessor's Parcel No. 306-43-007F from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for rental cabins to be added to an existing RV park, in the Golden Valley vicinity.











REZONE 306-43-007F
RIGHT OF WAY MAP

REZONE a portion of Assessor's Parcel No. 306-43-007F from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for rental cabins to be added to an existing RV park, in the Golden Valley vicinity.

Section 10
T 21 N, R 19 W

Subject Property

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



REZONE 306-43-007F REQUEST

Section 10
T 21 N, R 19 W

Subject
Property

REZONE a portion of Assessor's Parcel No. 306-43-007F from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for rental cabins to be added to an existing RV park, in the Golden Valley vicinity.





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, October 6, 2025, at 10:00 A.M.

Re: Rezoning of Applicant's Parcel No. 10-01-001, from an A-1 (Agriculture) Zoning District to an A-2 (Agriculture) Zoning District, to allow for more intense use of the land, including 50 units of mobile home development, and to allow for more intense use of the land, including 50 units of mobile home development, and to allow for more intense use of the land, including 50 units of mobile home development.

For more information, contact the Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona 93201. For more information, contact the Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona 93201.



07. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 123-36-009 to allow for a fiber-optic utility facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca 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 Middle Mile Infrastructure LLC on behalf of ND Land Ventures LLC of Pflugerville, Texas.

Assessor's Parcel No. 123-36-009 is described as Parcel 3 Sagebrush Trails Unit 1 of Section 35, in Township 15 North, Range 17 West.

The site is approximately 320 acres and is located north of Red Barrel Drive and west of Billy the Kid Road. The site is accessed from Interstate 40, then east on Mohave Center Boulevard, then south on Almo Road, then west on Santa Fe Ranch Road, then south on Butch Cassidy Road, then east on Mesquite Drive, then south on Roy Rogers Road, then east on Red Barrel Drive approximately 0.75 miles to the site.

The site appears to be vacant. The terrain appears to be flat. The surrounding land uses consists primarily of vacant land with a single-family home to the south.

The applicant requests this Special Use Permit to allow for a fiber-optic utility facility in an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone. The Mohave County General Plan designates the site as Rural Development Area.

The site is not within a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Red Barrel Road is unpaved and is not on Mohave County's road maintenance system.

A review of FEMA FIRM Panels #04015C-6000G indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area, with a portion of the northern half in Zone A, in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect 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 uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The flood zone is a significant environmental feature affecting the site.
- g. Electric 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. This Special Use Permit allows for a telecommunication facility with one (1) tower up to 195 feet for Assessor's Parcel No. 123-36-009.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits shall be obtained prior to construction.
5. 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.
6. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 123-36-009 Current Zoning: A-R / 36A Parcel Size 40 Acres

Legal Description:

PARCEL 3 OF SAGEBRUSH TRAILS UNIT 1, AS SHOWN ON RS 18/80-80B 11/2/1999, AT FEE NO. 99-65040

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

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): ND Land Ventures LLC

Mailing Address: [REDACTED] City: Palm City State: FL Zip: 34990

Phone number: _____ Email: _____

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

Agent Name: Sam J. Davis - as agent for Middle Mile Infrastructure LLC

Mailing Address: 14400 The Lakes Blvd, Bldg C, Ste 100 City: Pflugerville State: TX Zip: 78660

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for a Mohave County Special Use Permit to allow for:

installation of a utility compound for unmanned, in-line amplifying fiber optic equipment shelters and ancillary supporting equipment.

Authorization

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

Nick D'Andola

Nick D'Andola

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

APN# 123-36-019

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 installation of a utility compound for unmanned, in-line amplifying fiber optic equipment shelters and ancillary supporting equipment.

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

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

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

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

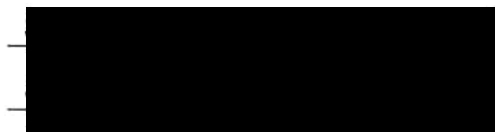
Sincerely,

Sam J. Davis

Applicant / agent

Contact information:

Sam J. Davis



Assessor Parcel Number and Legal Description of proposed Special Use location:
123-36-009

PARCEL 3 OF SAGEBRUSH TRAILS UNIT 1, AS SHOWN ON RS 18/80-80B 11/2/1999, AT FEE
NO. 99-65040

LEASE EXHIBIT



SCALE: 1" = 100'
0' 100' 200'

COORDINATES:
34.593851, -114.009124

ADDRESS: LAKE HAVASU CITY, AZ 86438
COORDINATES: 34.593851, -114.009124
PARCEL ID: 12336009

SURVEY NOTE

THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A SURVEY. PROPERTY LINES AND EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED.

EXHIBIT A OPTION AGREEMENT

EASEMENT PREMISES TO MIDDLE MILE INFRASTRUCTURE LLC

MOHAVE COUNTY AZ PROPERTY ID: TBD
OWNER INITIALS: _____



NOT FOR CONSTRUCTION

REFERENCE DRAWINGS		REVISIONS						
DRAWING No.	DESCRIPTION	REV	DATE	DESCRIPTION	DES	DFT	CHK	APP
		0	06/11/2025	SW CORNER - 300'x300'	H.R.	H.R.		
		1	08/11/2025	14,400 SQFT FENCE AREA UPDATE	H.R.	H.R.		
		2						
		3						
		4						

DIGALERT
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
(811)

PREPARED FOR:
MMI
Middle Mile Infrastructure
PREPARED BY:
LEDCOR
115 Telecommunications
Services LLC, Inc.
14400 Tully Lane Blvd
Mesa, AZ 85204

SHEET DESCRIPTION:
LEASE EXHIBIT
YUCCA - ND LAND VENTURES LLC
34.593851, -114.009124
LAKE HAVASU CITY, AZ 86438
SHEET NUMBER
LE-01
REVISION
1

Signature: Nick D'Andola
Nick D'Andola (Aug 18, 2025 10:20:43 EDT)

Email: [REDACTED]

Yucca AZ-ND Land Ventures LLC-Mohave County AZ-Special Use Permit app-TO SIGN-2025-08-19

Final Audit Report

2025-08-20

Created:	2025-08-19
By:	[REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAAWoeBuurz_gbKPSSw1NSe1ZYBJWWing2R


"Yucca AZ-ND Land Ventures LLC-Mohave County AZ-Special Use Permit app-TO SIGN-2025-08-19" History


 Document created by Braxton Doshier [REDACTED]
2025-08-19 - 9:41:02 PM GMT

 Document emailed to [REDACTED] net for signature
2025-08-19 - 9:41:51 PM GMT

 Email viewed by [REDACTED]
2025-08-20 - 0:18:30 AM GMT

 Signer [REDACTED] entered name at signing as Nick D'Andola
2025-08-20 - 0:20:43 AM GMT

 Document e-signed by Nick D'Andola [REDACTED]
Signature Date: 2025-08-20 - 0:20:45 AM GMT - Time Source: server

 Agreement completed.
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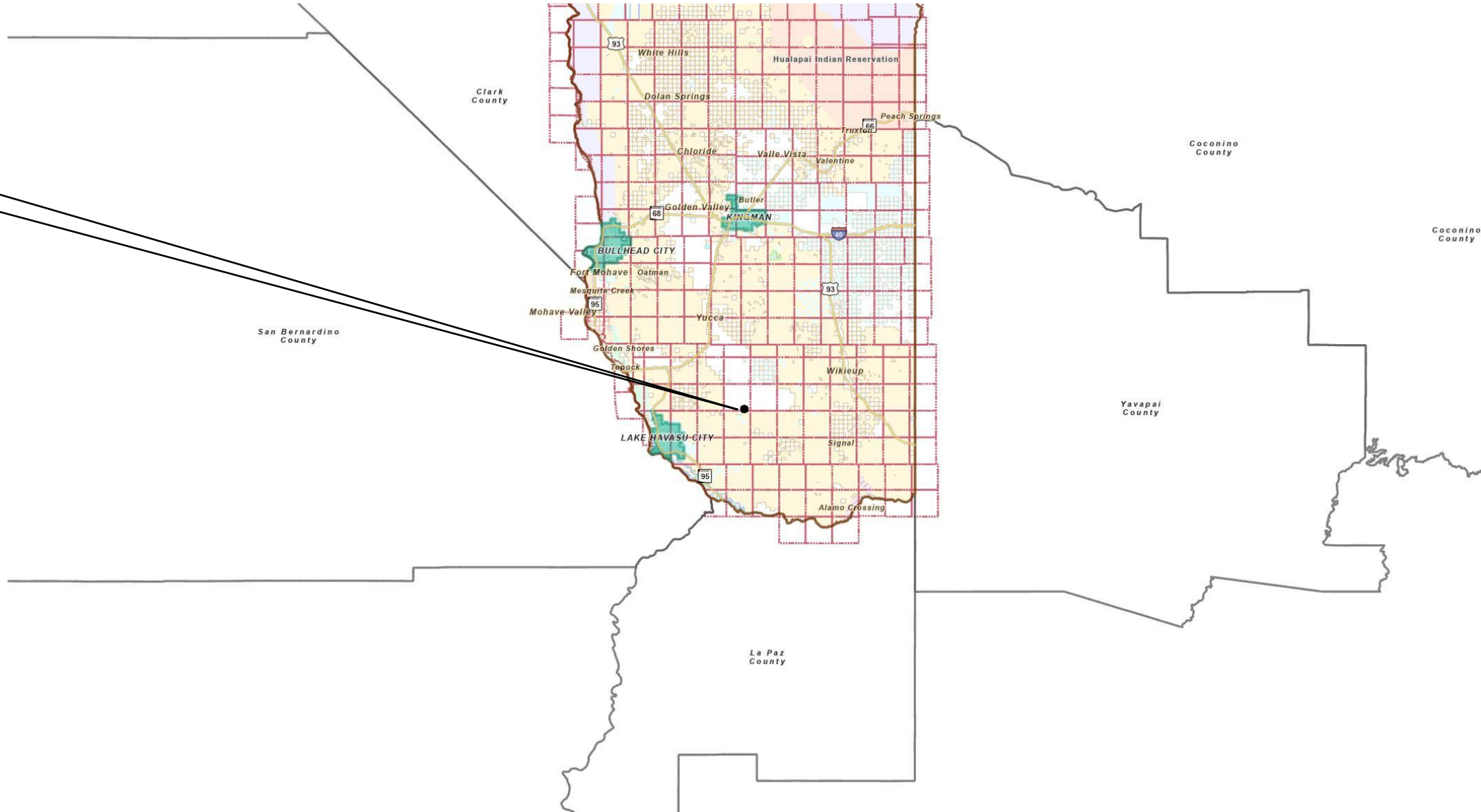
SPECIAL USE PERMIT 123-36-009

GENERAL MAP

Section 35
T 15 N, R 17 W

Subject
Property

SPECIAL USE PERMIT for Assessor's Parcel No. 123-36-009 to allow for a fiber-optic facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca vicinity.

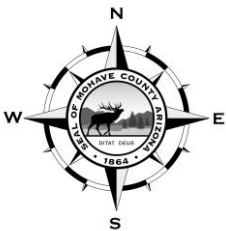
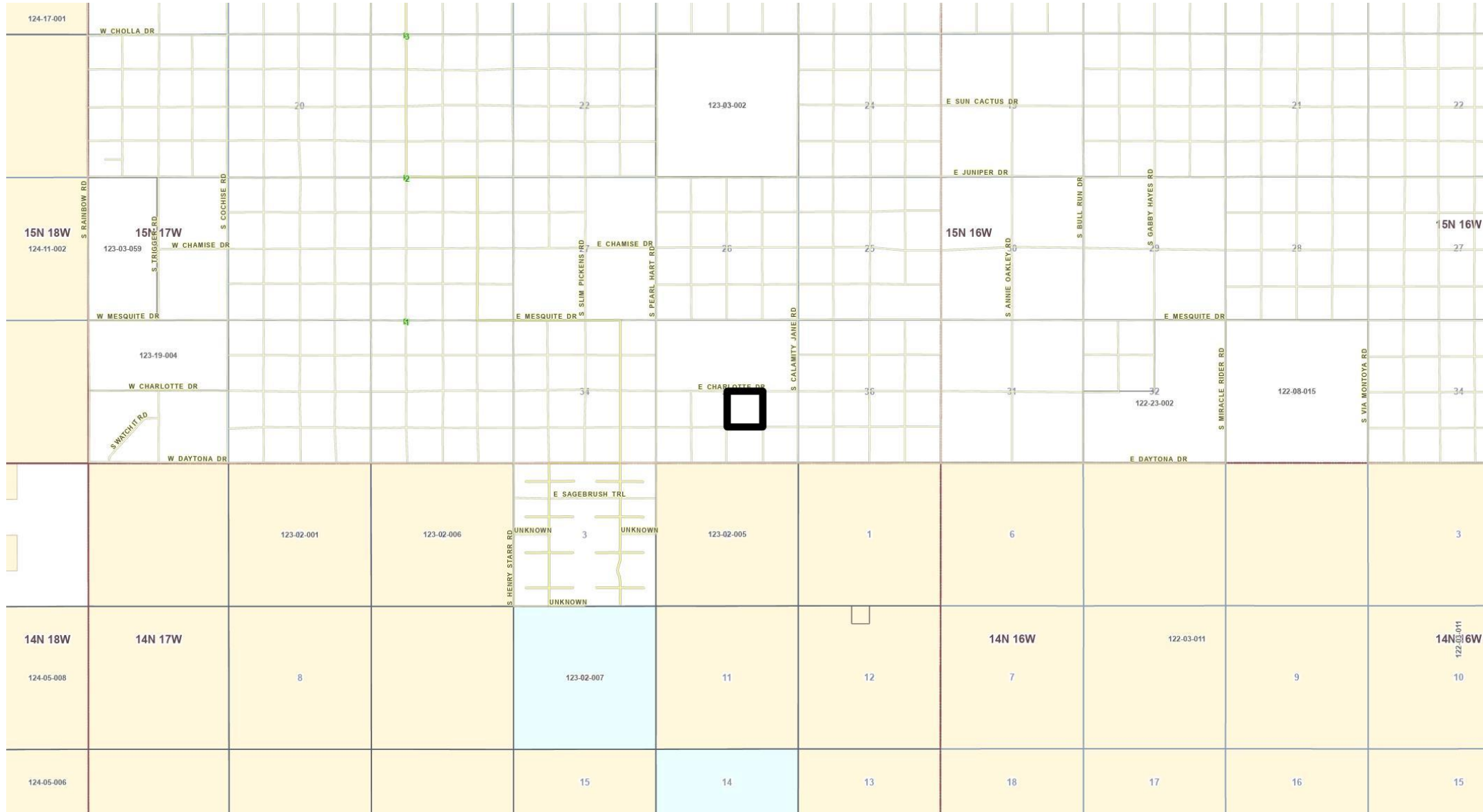


SPECIAL USE PERMIT 123-36-009

VICINITY MAP

Section 35
T 15 N, R 17 W

SPECIAL USE PERMIT for Assessor's Parcel No. 123-36-009 to allow for a fiber-optic facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca vicinity.

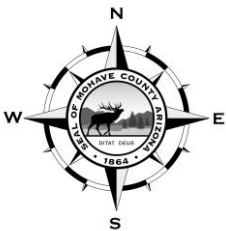
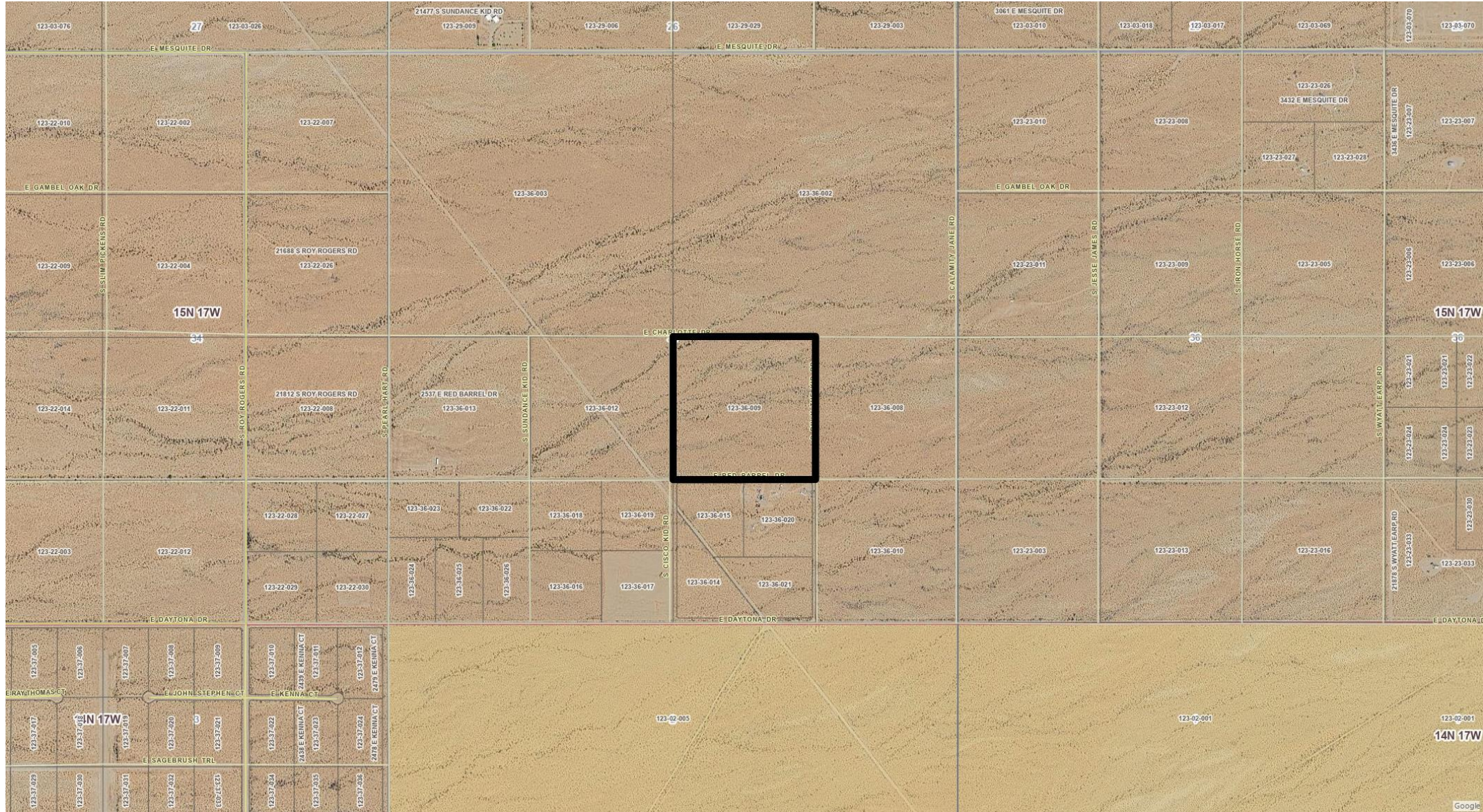


SPECIAL USE PERMIT 123-36-009

SITE MAP

Section 35
T 15 N, R 17 W

SPECIAL USE PERMIT for Assessor's Parcel No. 123-36-009 to allow for a fiber-optic facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca vicinity.








































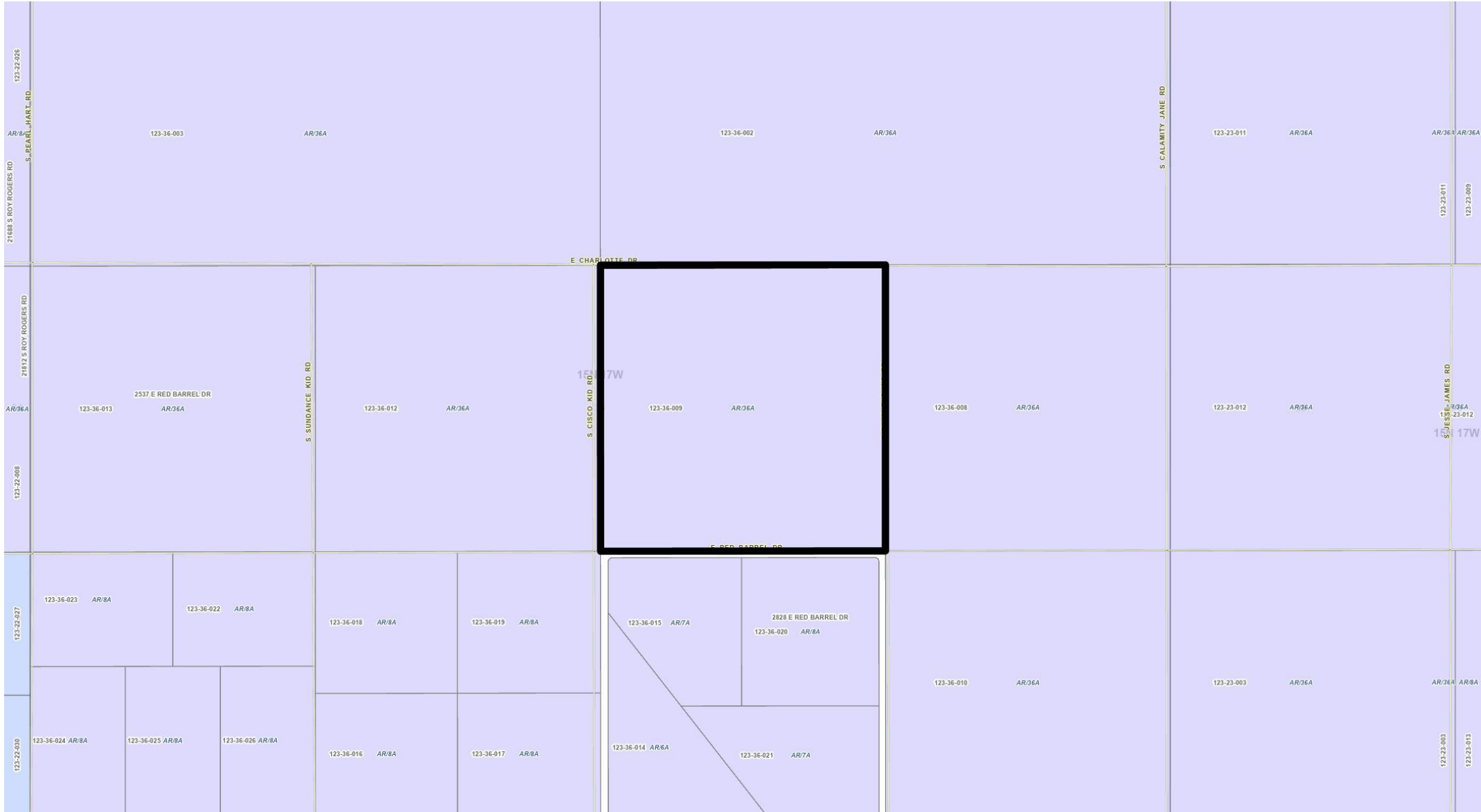
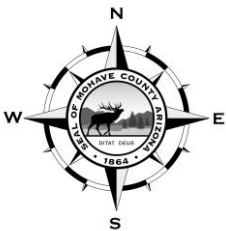
SPECIAL USE PERMIT 123-36-009

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 123-36-009 to allow for a fiber-optic facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca vicinity.

Section 35
T 15 N, R 17 W

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











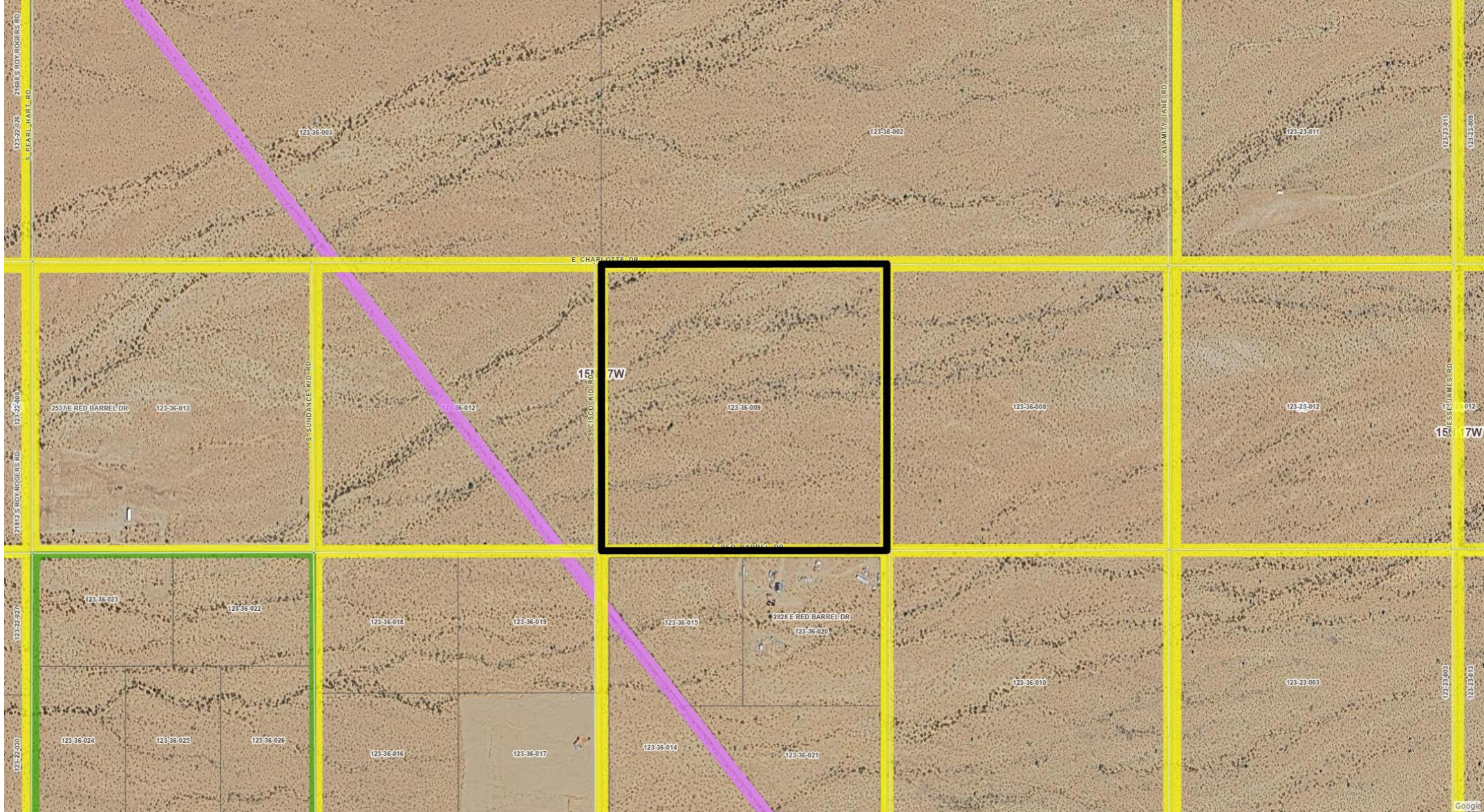
SPECIAL USE PERMIT 123-36-009

RIGHT OF WAY MAP

Section 35
T 15 N, R 17 W

SPECIAL USE PERMIT for Assessor's Parcel No. 123-36-009 to allow for a fiber-optic facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca vicinity.

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



SPECIAL USE PERMIT 123-36-009 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 123-36-009 to allow for a fiber-optic facility in an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone, in the Yucca vicinity.

Section 35
T 15 N, R 17 W







**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, on the 10th day of November, 2018, at 10:00 A.M., at the County Administration Center, 100 N. Buckle Street, Phoenix, Arizona, to consider and act upon the following:

The Hon. Steve Stolar - Mayor - Maricopa County

10/20/18

08. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Neighborhood Commercial land use designation, and a REZONE of Assessor's Parcel No. 208-04-070 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for commercial development, in the Yucca vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Esencia, LLC of Tempe Arizona for Jasvir Singh of Clovis, California.

Assessor's Parcel No 208-04-070 is described as a portion of the NE1/4, SE1/4, NE1/4 of Section 12, Township 17 North, Range 18 West.

The site is approximately 24 acres and is located east of Interstate 40 and north of Mohave Center Boulevard. The site is accessed from Interstate 40, Exit 25, north on Yucca Frontage Road approximately 0.5 miles to site.

The site appears to be vacant with relatively flat terrain. There is a natural wash that runs north to south. The surrounding land uses consist of vacant land and commercial sites.

The applicant requests this rezone from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for commercial development. The Mohave County General Plan designates the site as Neighborhood Commercial.

The site is within Golden Valley Fire District. Electric service appears to be available. Water and sewer service does not appear to be available. Yucca Frontage Road appears to be paved and is not on the County's road maintenance system.

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

FINDINGS OF FACT:

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

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 208-04-070 Current Zoning: A Parcel Size 24.0 Acres

Legal Description:

T17N R 18W SEC 12 SE4 NW4 SW4 SE4; SW4 NE4 SW4 SE4, TOGETHER WITH E2 SE4 SW4 SE4, TOGETHER WITH SE4 SW4 SW4 SE4 & SW4 SE4 SW4 SE4, TOGETHER WITH E2 NE4 SW4 SE4, TOGETHER WITH SW4 SE4 NW4 SE4 AND SE4 SW4 NW4 SE4, TOGETHER WITH NE4 NW4 SW4 SE4 AND NW4 NE4 SW.

Water Provider: Private Electric provider: UniSource Energy Service Sewer provider: Private

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Singh Jasvir / High Tech Developing, Inc.

Mailing Address: 1568 N. Locan Avenue City: Clovis State: CA Zip: 93619

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Esencia, LLC - Jeffrey Winter / Kat Alvarez

Mailing Address: 1743 E McNair Dr., Ste 200 City: Tempe State: AZ Zip: 85283

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: C2H

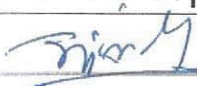
Will all parcels comply with the minimum lot size requirements of the new zone? ☒ Yes ☐ No

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

For the purpose of:

Commercial Development

Authorization



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

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from A
to C2H for the purpose of Commercial Development.

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.

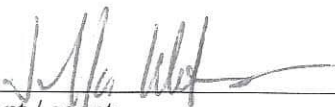
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

Jeffrey Winter
1743 E. McNair Dr. Ste 200
Tempe, AZ 85283

Assessor Parcel Number and Legal Description of proposed subject property: 208-04-070

T17N R 18W SEC 12 SE4 NW4 SW4 SE4; SW4 NE4 SW4 SE4, TOGHETHER WITH E2 SE4 SW4 SE4, TOGHETHER WITH SE4 SW4 SW4 SE4 & SW4 SE4 SW4 SE4, TOGHETHER WITH E2 NE4 SW4 SE4, TOGHETHER WITH SW4 SE4 NW4 SE4 AND SE4 SW4 NW4 SE4, TOGHETHER WITH NE4 NW4 SW4 SE4 AND NW4 NE4 SW.

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: Neighborhood Commercial

Proposed to be: General Commercial

Describe how the change will benefit the county.

The requested change to the General Plan from Neighborhood Commercial to General Commercial will allow the property to be developed to support commercial services needed in this area while supporting the surrounding community. Located along Interstate 40, the planned commercial development will serve existing and future traffic in the area which is planned to increase over the next several years. Mohave County's surrounding community will benefit from the growth in the area and financially from the tax dollars as well.

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

Property access will be from the existing frontage roadway along Interstate 40 which connects to W. Mohave Center Boulevard to the south and Proving Ground Road to the north. Both of these are a full interchange with Interstate 40. Electrical service to the property will be provide by Unisource Energy Services. Existing electrical service lines run the length of the property along the western property line and we are anticipating no additional modifications will be required at this time. An on-site private water and sewer system will be provided for the facility due to lack of public services in the area. We feel this project will be financially beneficial to the county and require minimal additional infrastructure improvements.

Describe any change in the character of the surrounding neighborhood.

We are anticipating this project enhancing the surrounding area as well as encouraging additional commercial development in the area and surrounding neighborhood. The parcel fronts Interstate 40 along the west side with vacant parcels to the north, east and south. The existing Yucca Chrysler proving ground is located further to east and an existing Pilot convenience store, a small restaurant and a repair shop are located in the general area. No adverse affects area anticipated to the surrounding community. The use, layout and elevations will fit within the existing character of the area and provide additional resources and income to the surrounding neighborhood.

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 current General Plan designation for this parcel is Neighborhood Commercial and we are requesting the general plan be changed to General Commercial to allow for the development of this property compatible with the surrounding developments. We believe this project fits this location and supports the sound growth management that Mohave County established. The vicinity to Interstate 40 and the neighboring businesses support the General Plan change as it offers consistencies for the neighborhood and compatible land uses in the area. This project will generate additional tax dollars with minimal infrastructure modifications required.

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

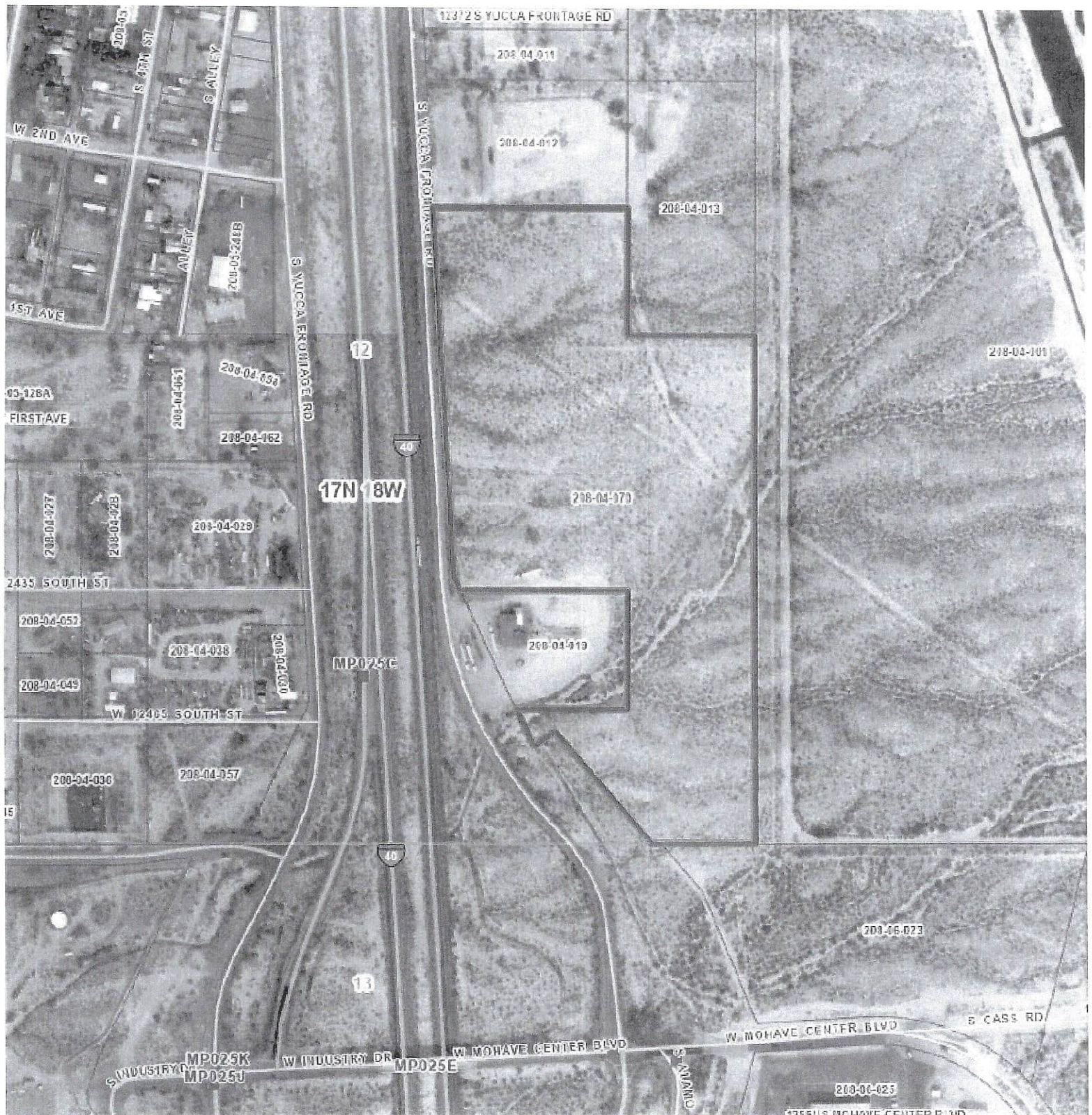
The owner would like to develop this property with service orientated commercial projects that service the interstate and surrounding community. The current neighborhood commercial general plan designation will not allow the uses needed for this area. The general plan already has identified this area as commercial and we are requesting the general plan to be modified to general commercial to support the uses planned. We believe the update to the General Plan will be consistent for the location and support the surrounding neighborhood. The service orientated commercial development planned for this parcel will further enhance Mohave County and immediate area.

Minor Plan Amendment Addendum

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

Neighborhood Commercial to General Commercial

to accompany the requested rezone.



Yucca Redevelopment Interstate 40 & Mohave Center Boulevard

Project Narrative

Rezoning / Minor Plan Amendment

APPROXIMATELY 24.0 ACRES
LOCATED AT THE NORTHEAST CORNER OF I-40
AND Mohave Center Blvd

Submitted: July 9, 2025

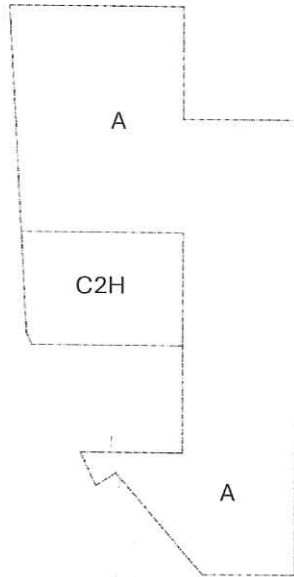
Case Number: TBD



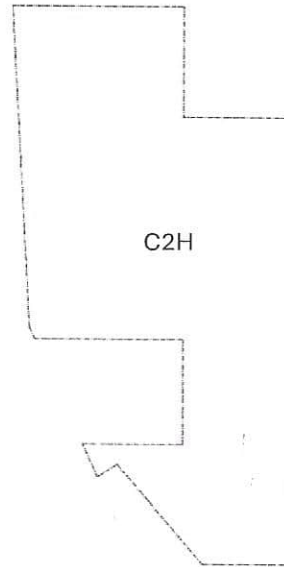
Purpose of Request:

Esencia, LLC and Singh Jasvir would like to submit the following rezone package for review and approval. The subject property is located at the northeast corner of Interstate 40 and Mohave Center Blvd., off Exit 25. The property is identified by the Mohave County Assessor's office as APN 208-04-070. The 24.0-acre parcel currently has two separate zoning designations, C-2H and A, and we are proposing to rezone the entire property to a unified highway commercial C-2H zoning for future commercial development.

Existing condition:



Proposed Zoning:



Description of Proposal:

The property is currently a vacant, undeveloped lot. Future development of this site is subject to include any permitted uses listed within the Mohave County zoning ordinance, C-2H zoning designation. We are proposing to develop the parcel to contain the following uses:

- Truck Service Station and Wash Bay
- Convenience Store with Retail Fuel
- Fast-Food Restaurant

Interstate 40 is a busy route for semi-trucks and we believe commercial development of this property will help to enhance the community, as minimal services are currently in the area.

Relationship to Surrounding Properties:

The property is in a rural setting off Interstate 40, exit 25 between the communities of Lake Havasu City and Kingman, Arizona. There is minimal development in this area, but it is anticipated to become a commercial area in the future. The neighboring property that our site surrounds is an existing restaurant. Properties to both the north and east are open land with natural desert and no structures or development. Interstate 40 lies directly to the west of our property. There are scattered homes and scarce commercial development throughout a 0.5-mile area. No development lies beyond approximately 1 mile of our property. Development of this parcel will help bring much needed services to the

surrounding homes and communities, such as gas, groceries, food, and vehicle services that are not currently available in the vicinity.

Location and Accessibility:

The property is located on the east side of eastbound Interstate-40 and fronts the parallel service road, Frontage Road, with approximately 1450 lineal feet of frontage. There is currently no access to our site, and future development will require the need for access driveways to the site. All access drives will be coordinated with Arizona Department of Transportation (ADOT) for approval.

Circulation System:

Interstate 40 is a major highway running west to east with route from California, through Arizona, to Tennessee. There are currently two lanes running in each direction with an open median between the west and east bound lanes. Interstate 40 is controlled by the Arizona Department of Transportation. Upon future development, discussions with ADOT will need to occur by the appropriate party, to provide a safe and accessible plan for future proposed use, along the I-40 service road.

Community Facilities and Services:

The property is in an unincorporated area of Mohave County in a rural area. There are no parks or other amenities in this direct vicinity. Schools servicing this area are located in Kingman, Arizona.

Public Utilities and Services:

There are currently no public water or sewer services in the area for this property. We are proposing a private well and septic system for the overall development. Along Frontage Road are existing overhead power lines. This property is serviced by the Golden Valley Fire District and the Mohave County Sheriff's office.

Compliance with City/Town General Plan:

The parcel is within Mohave County's General Plan Area, particularly within the Golden Valley District, and has planned designation for neighborhood commercial development. No utilities or services are currently provided to this immediate area. Parcels along Frontage Road are commercial in nature and this parcel's proposed zoning designation of C-2H, commercial will be in general conformance with the surrounding developments.

Sincerely,

Esencia, LLC

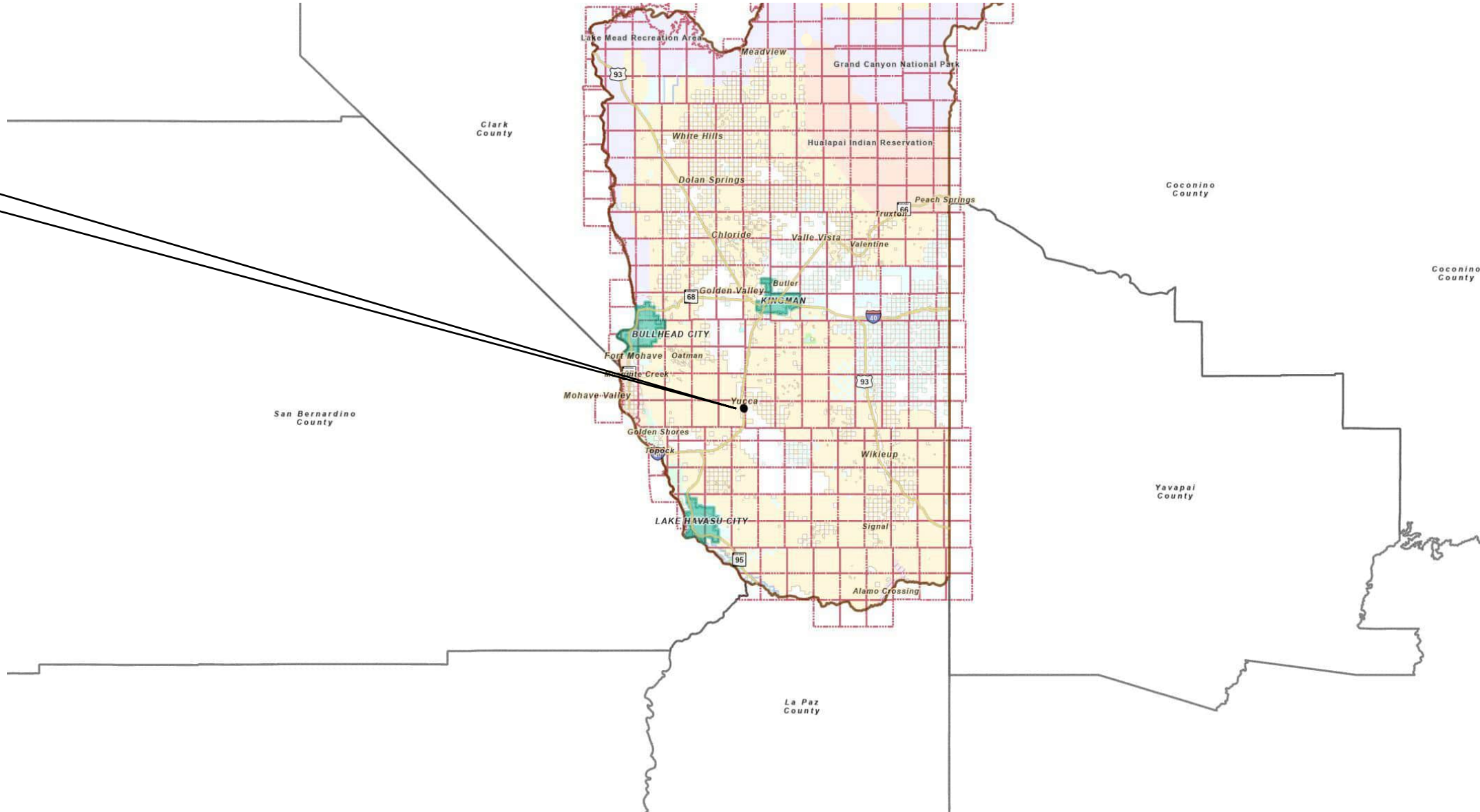
REZONE 208-04-070

GENERAL MAP

REZONE of Assessor's Parcel No. 208-04-070 from an A (General) and C-2H/3A (Highway Commercial / Three Acre minimum lot size) zones to a C-2H (Highway Commercial) zone, to allow for commercial development, in the Yucca vicinity.

Section 12
T 17 N, R 18 W

Subject
Property



REZONE 208-04-070

VICINITY MAP

Section 12
T 17 N, R 18 W

REZONE of Assessor's Parcel No. 208-04-070 from an A (General) and C-2H/3A (Highway Commercial / Three Acre minimum lot size) zones to a C-2H (Highway Commercial) zone, to allow for commercial development, in the Yucca vicinity.

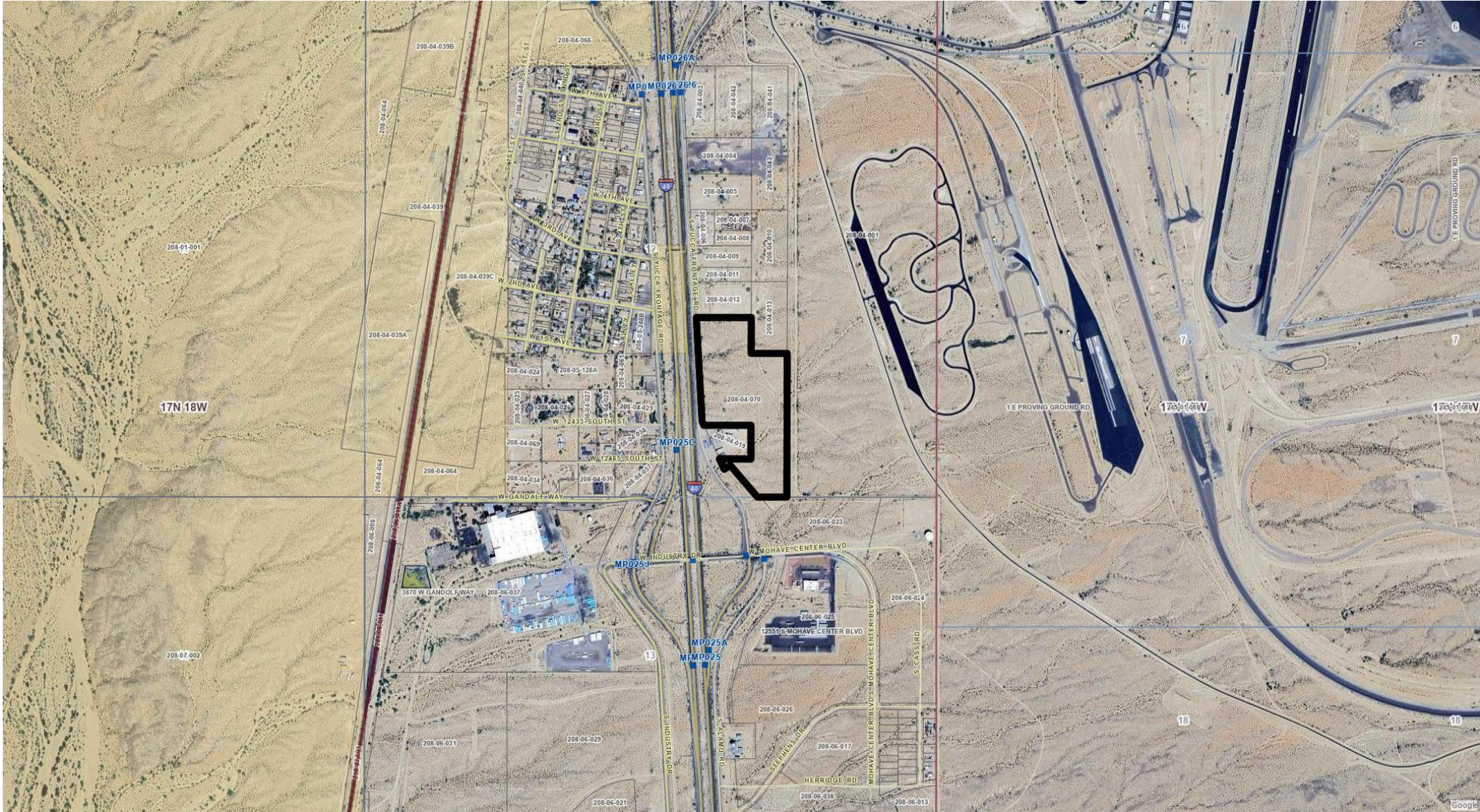


REZONE 208-04-070

SITE MAP

Section 12
T 17 N, R 18 W

REZONE of Assessor's Parcel No. 208-04-070 from an A (General) and C-2H/3A (Highway Commercial / Three Acre minimum lot size) zones to a C-2H (Highway Commercial) zone, to allow for commercial development, in the Yucca vicinity.

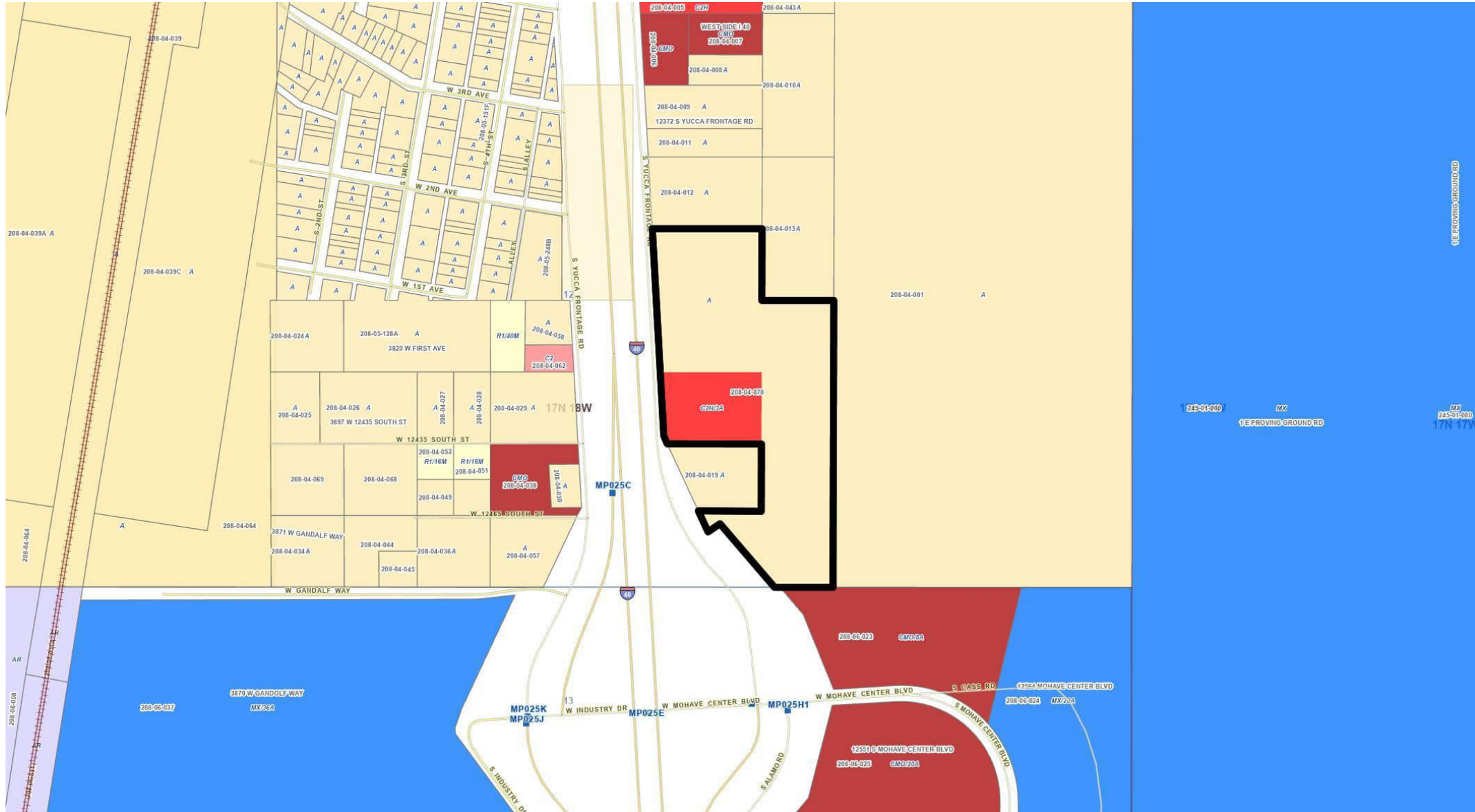


REZONE 208-04-070

ZONING MAP

Section 12
T 17 N, R 18 W

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

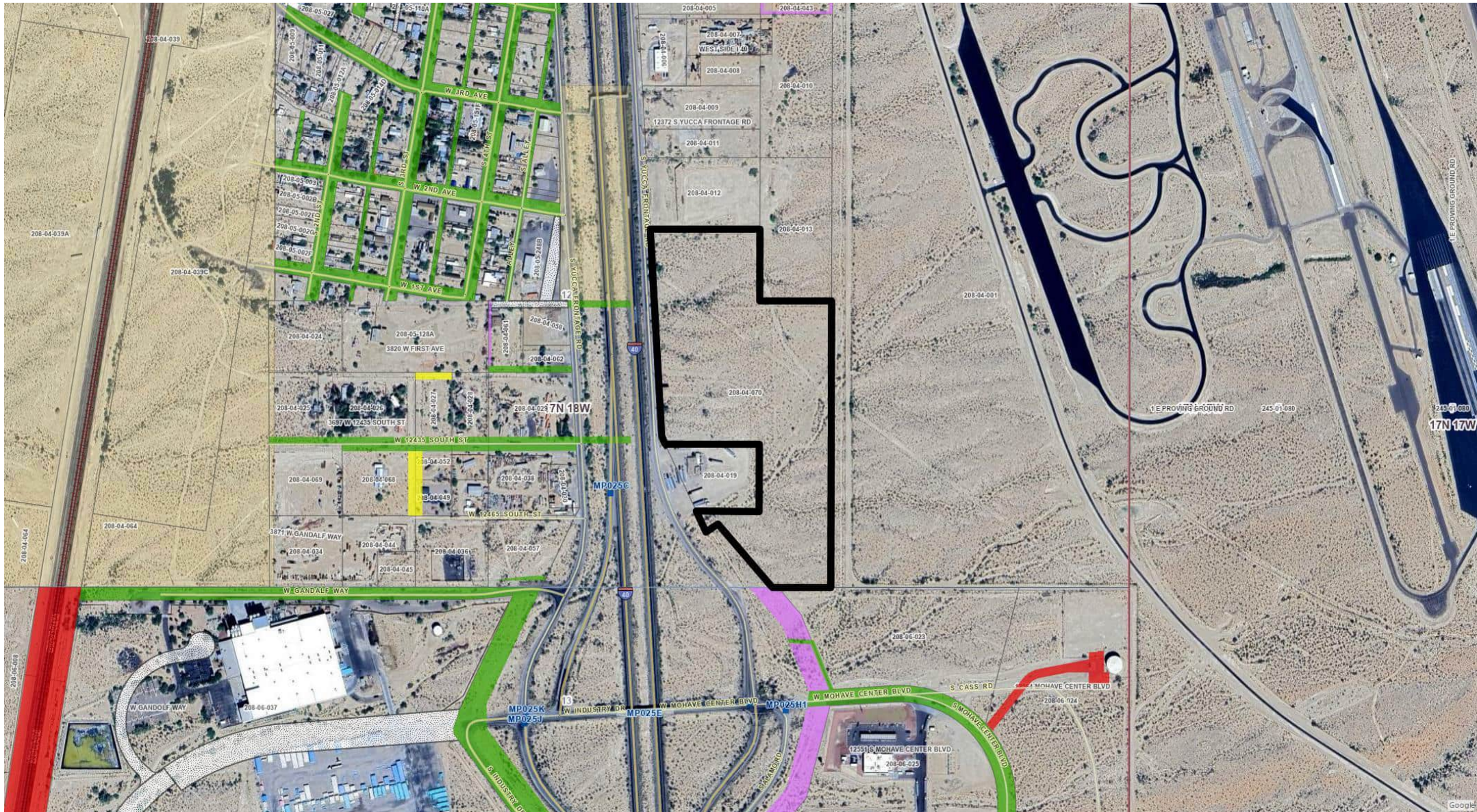


REZONE of Assessor's Parcel No. 208-04-070 from an A (General) and C-2H/3A (Highway Commercial / Three Acre minimum lot size) zones to a C-2H (Highway Commercial) zone, to allow for commercial development, in the Yucca vicinity.

REZONE 208-04-070
RIGHT OF WAY MAP

Section 12
T 17 N, R 18 W

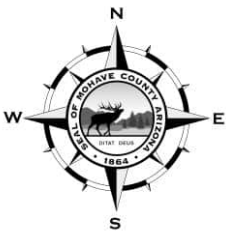
REZONE of Assessor's Parcel No. 208-04-070 from an A (General) and C-2H/3A (Highway Commercial / Three Acre minimum lot size) zones to a C-2H (Highway Commercial) zone, to allow for commercial development, in the Yucca vicinity.



Section 12
T 17 N, R 18 W

This aerial map shows a desert landscape with a black boundary line enclosing a specific area. The map includes various roads and parcel numbers. Key features include:

- Streets:** S Yucca Frontage Rd, W 1st Ave, W 2nd Ave, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, S 9th St, S 10th St, S 11th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, S 21st St, S 22nd St, S 23rd St, S 24th St, S 25th St, S 26th St, S 27th St, S 28th St, S 29th St, S 30th St, S 31st St, S 32nd St, S 33rd St, S 34th St, S 35th St, S 36th St, S 37th St, S 38th St, S 39th St, S 40th St, S 41st St, S 42nd St, S 43rd St, S 44th St, S 45th St, S 46th St, S 47th St, S 48th St, S 49th St, S 50th St, S 51st St, S 52nd St, S 53rd St, S 54th St, S 55th St, S 56th St, S 57th St, S 58th St, S 59th St, S 60th St, S 61st St, S 62nd St, S 63rd St, S 64th St, S 65th St, S 66th St, S 67th St, S 68th St, S 69th St, S 70th St, S 71st St, S 72nd St, S 73rd St, S 74th St, S 75th St, S 76th St, S 77th St, S 78th St, S 79th St, S 80th St, S 81st St, S 82nd St, S 83rd St, S 84th St, S 85th St, S 86th St, S 87th St, S 88th St, S 89th St, S 90th St, S 91st St, S 92nd St, S 93rd St, S 94th St, S 95th St, S 96th St, S 97th St, S 98th St, S 99th St, S 100th St.
- Parcel Numbers:** 208-04-012, 208-04-013, 208-04-014, 208-04-015, 208-04-016, 208-04-017, 208-04-018, 208-04-019, 208-04-020, 208-04-021, 208-04-022, 208-04-023, 208-04-024, 208-04-025, 208-04-026, 208-04-027, 208-04-028, 208-04-029, 208-04-030, 208-04-031, 208-04-032, 208-04-033, 208-04-034, 208-04-035, 208-04-036, 208-04-037, 208-04-038, 208-04-039, 208-04-040, 208-04-041, 208-04-042, 208-04-043, 208-04-044, 208-04-045, 208-04-046, 208-04-047, 208-04-048, 208-04-049, 208-04-050, 208-04-051, 208-04-052, 208-04-053, 208-04-054, 208-04-055, 208-04-056, 208-04-057, 208-04-058, 208-04-059, 208-04-060, 208-04-061, 208-04-062, 208-04-063, 208-04-064, 208-04-065, 208-04-066, 208-04-067, 208-04-068, 208-04-069, 208-04-070, 208-04-071, 208-04-072, 208-04-073, 208-04-074, 208-04-075, 208-04-076, 208-04-077, 208-04-078, 208-04-079, 208-04-080, 208-04-081, 208-04-082, 208-04-083, 208-04-084, 208-04-085, 208-04-086, 208-04-087, 208-04-088, 208-04-089, 208-04-090, 208-04-091, 208-04-092, 208-04-093, 208-04-094, 208-04-095, 208-04-096, 208-04-097, 208-04-098, 208-04-099, 208-04-100.
- Other Labels:** 17N 18W, 17N 19W, 17N 20W, 17N 21W, 17N 22W, 17N 23W, 17N 24W, 17N 25W, 17N 26W, 17N 27W, 17N 28W, 17N 29W, 17N 30W, 17N 31W, 17N 32W, 17N 33W, 17N 34W, 17N 35W, 17N 36W, 17N 37W, 17N 38W, 17N 39W, 17N 40W, 17N 41W, 17N 42W, 17N 43W, 17N 44W, 17N 45W, 17N 46W, 17N 47W, 17N 48W, 17N 49W, 17N 50W, 17N 51W, 17N 52W, 17N 53W, 17N 54W, 17N 55W, 17N 56W, 17N 57W, 17N 58W, 17N 59W, 17N 60W, 17N 61W, 17N 62W, 17N 63W, 17N 64W, 17N 65W, 17N 66W, 17N 67W, 17N 68W, 17N 69W, 17N 70W, 17N 71W, 17N 72W, 17N 73W, 17N 74W, 17N 75W, 17N 76W, 17N 77W, 17N 78W, 17N 79W, 17N 80W, 17N 81W, 17N 82W, 17N 83W, 17N 84W, 17N 85W, 17N 86W, 17N 87W, 17N 88W, 17N 89W, 17N 90W, 17N 91W, 17N 92W, 17N 93W, 17N 94W, 17N 95W, 17N 96W, 17N 97W, 17N 98W, 17N 99W, 17N 100W.







09. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 312-12-080 to allow for a well and standpipe in an A-R (Agricultural Residential) zone, in the Antares Road vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by Griselda Cruz on behalf of Wyoming Core LLC of Boulder City, Nevada.

Assessor's Parcel No. 312-12-080 is described as Lake Mead Rancheros Unit 14 Lot 3597 Township 25 North, Range 15 West, Section 9.

The site is approximately 2.81 acres and is located east of Antares Road. The site is accessed from State Route 66, then north on Antares Road approximately 11.63 miles to the site.

The site is vacant, and the terrain appears to be relatively flat. The surrounding land uses primarily consists of vacant lands.

The applicant requests this Special Use Permit to allow for a well and standpipe. The Mohave County General Plan designates the site as Rural Development Area.

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

A review of FEMA FIRM Panel #04015C-3750G 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 to be adequate for the intended action.
- d. The neighboring area does not contain uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There does not appear to be any 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. This Special Use Permit shall allow for a well and standpipe on Assessor's Parcel No. 312-12-080.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits shall be obtained prior to construction.
5. 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.
6. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 312-12-080 Current Zoning: AR Parcel Size 2.81 Acres

Legal Description:

Section: 9 Township: 25N Range: 15W

Lake Mead Rancheros UNIT 14 LOT 3597

Water Provider: WELL Electric provider: SOLAR Sewer provider: N/A

Present use of property: VACANT LAND ON ANTADES RD.

Owner Information

Owner Name(must match current deed): Wyoming Core, LLC

Owner Street Address: 806 Buchanan Blvd Ste #115 Box #298 City: Boulder City State: NV Zip: 89005

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Ariseba Cruz, Manager

Agent Street Address: 806 Buchanan Blvd Ste #115 Box #298 City: Boulder City State: NV Zip: 89005

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for a Mohave County Special Use Permit to allow for:

Well and Standpipe

Authorization

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

[Signature]
Manager, Wyoming Core LLC

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

Well and Standpipe

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

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

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

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

Sincerely,


Applicant / agent

Contact information:



806 Buchanan Blvd

Suite #115 Box 298

Boulder City, NV 89005

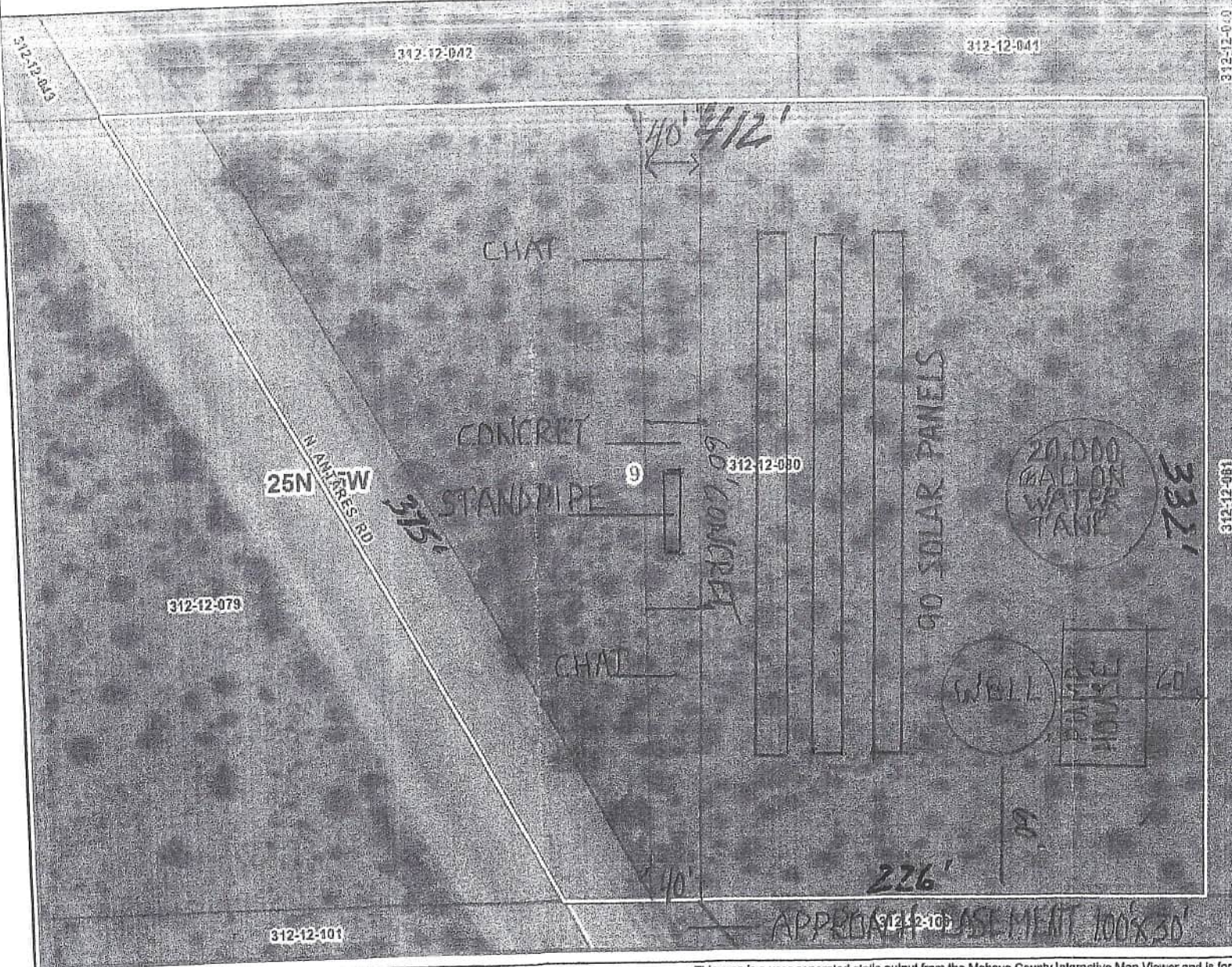
Assessor Parcel Number and Legal Description of proposed Special Use location:

Parcel #312-12-080 Section: 9 Township: 25N Range: 15W

Lake Mead Rancheros Unit 14 Lot 3597

Las Vegas

Flagstaff

**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management**
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service
 - US Fish & Wildlife Service

1:884



0 73.6 147.3 Feet
(approximate scale)

Map Created: 7/14/2025

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Notes:

Special Use Permit Cover Letter

Date: August 15, 2025

**Griselda Cruz, Manager for Wyoming Core, LLC
806 Buchanan Blvd., Suite #115 Box #298
Boulder City, NV, 89005**



**Mohave County Development Services
3250 E Kino Ave
P.O Box 7000
Kingman AZ, 86402**

Dear Mohave County Development Services,

I am writing to formally request the approval of my application for a special use permit to install a well and standpipe on parcel number 312-12-080.

The purpose of this application is to provide a water source for my property, as well as four others in this section and potentially forty other properties we, Wyoming Core, LLC., own in the surrounding Antares Road area North from US 66 to Pierce Ferry Road, a 32 mile span.

Currently, there are no water sources available, which restricts our ability to use or sell these properties. The proposed well and standpipe will not only benefit myself and my properties eventually, but a few neighboring properties now roughing it in this area as the round trip for water could easily exceed fifty miles.

The proposed standpipe is not located within the boundary of any Certificate of Convenience and Necessity (CC&N) per the ACC, it does not involve underground piping of water to any user and the standpipe will be open to the few users who may purchase water by inserting money or a credit card at competitive standpipe rates.

I have attached supporting documents including a site plan, photos, and a user guide of the system to be purchased from AQUA FLOW INTERNATIONAL, INC. Brown Drilling, here in Kingman, will be drilling our well if approved. SHORT ENTERPRISES, LLC., dba. ARTHUR'S SALES & SERVICE will be supplying our pumps, tanks, etc. and RPS, RURAL POWER SYSTEMS, and SOLAR PUMPS will be supplying the solar power required.

I have spoken to Robert Narmour, hydrologist with the Arizona Department of Water Resources, regarding the aquifer in this area and there is no issue regarding this use.

I appreciate your consideration of this request and hope to discuss this matter further as may be needed. Please feel free to contact me at any time should you need any additional information.

Thank you for your time and attention to this matter.

Sincerely,

Griselda Cruz, Manager

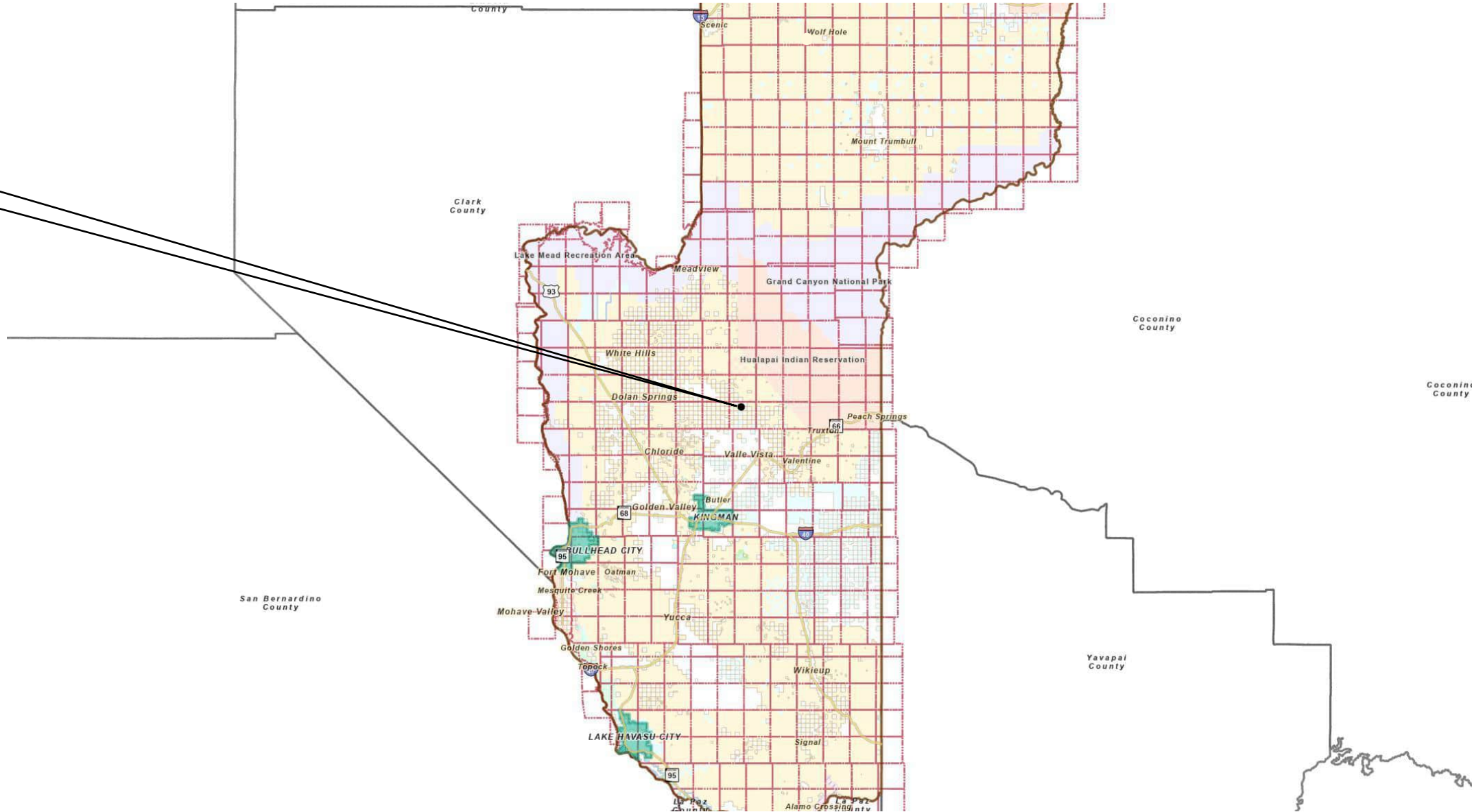
SPECIAL USE PERMIT 312-12-080

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 312-12-080 to allow for a water distribution facility in an A-R (Agricultural Residential) zone, in the Antares Road vicinity.

Section 9
T 25 N, R 15 W

Subject
Property

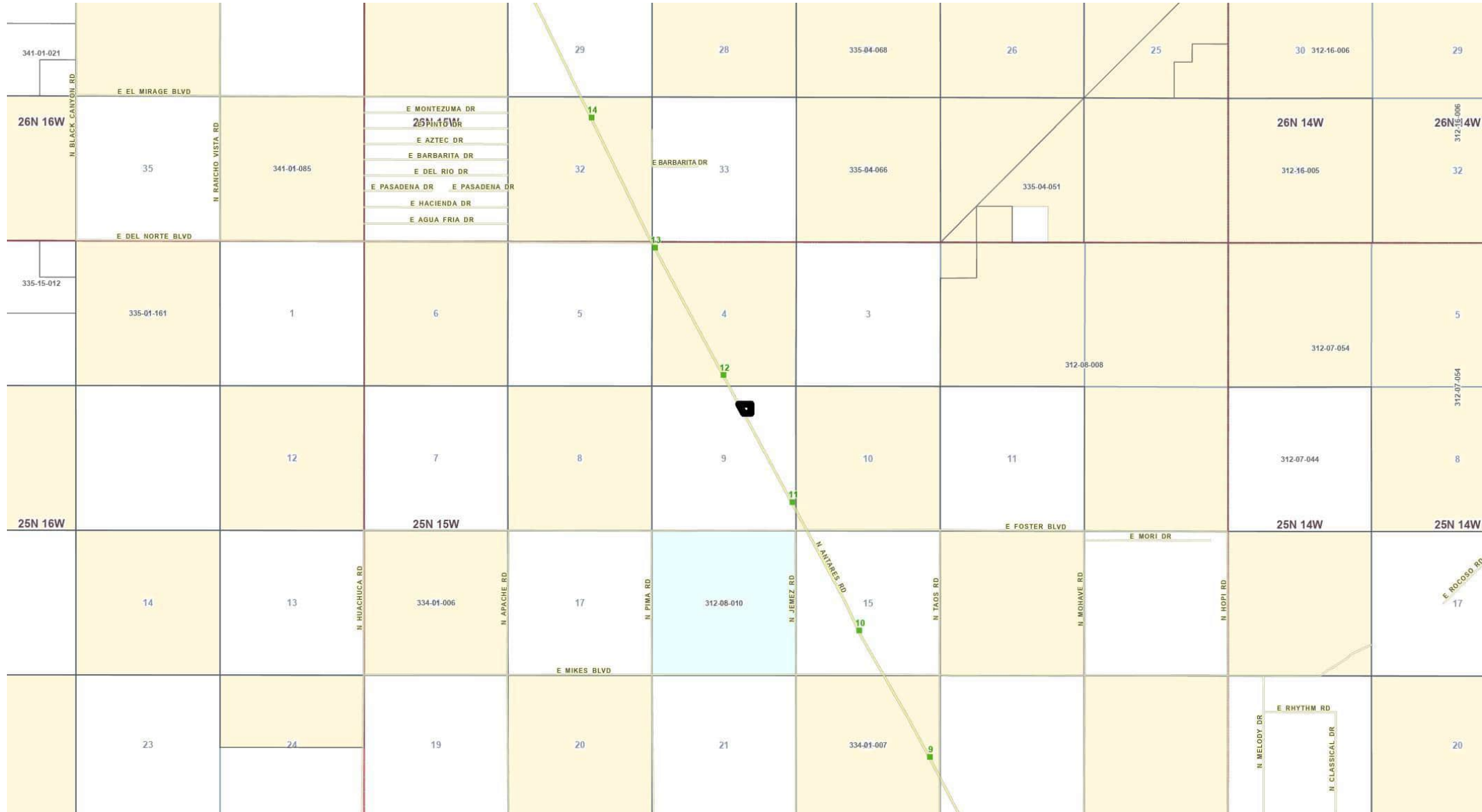


SPECIAL USE PERMIT 312-12-080

VICINITY MAP

Section 9
T 25 N, R 15 W

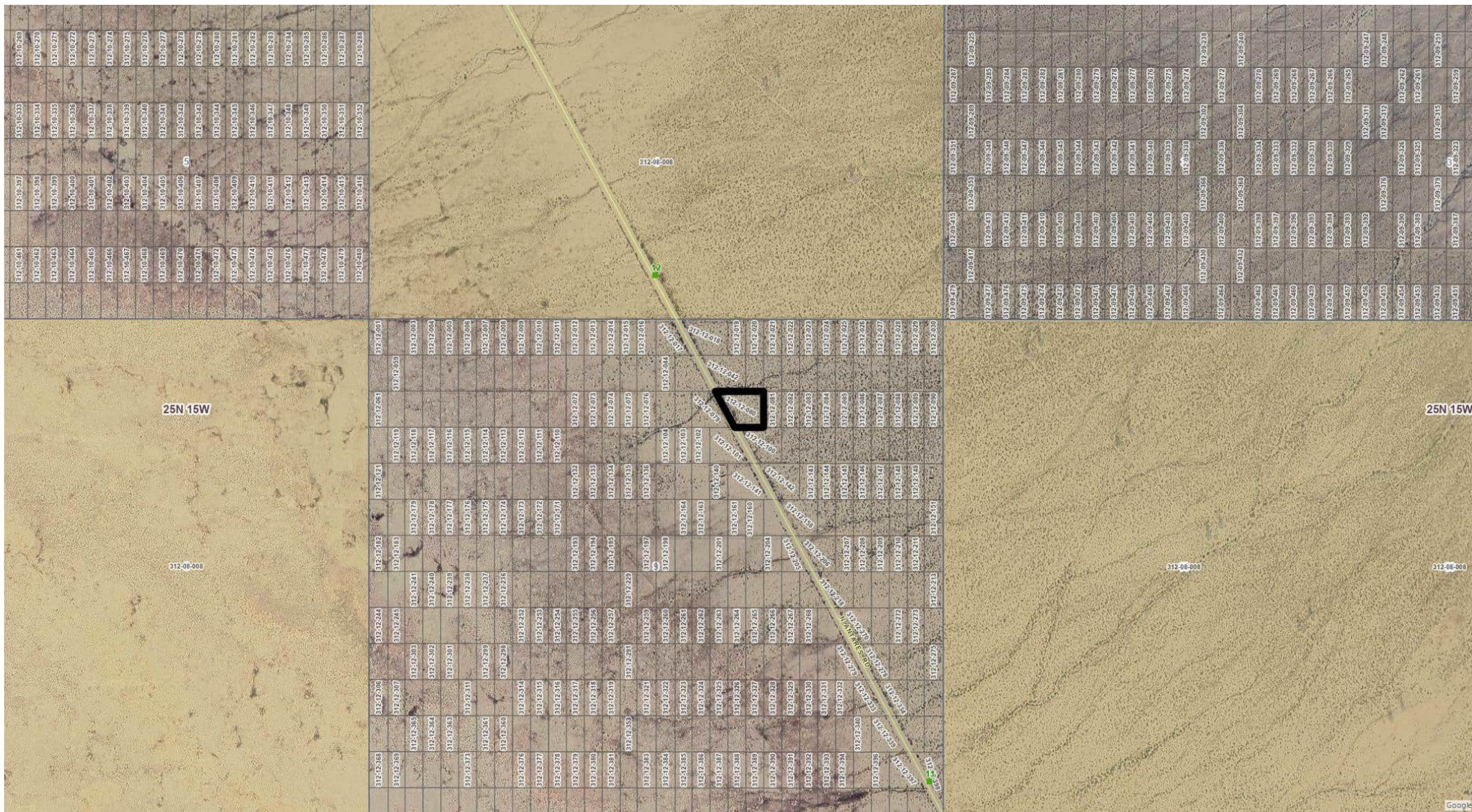
SPECIAL USE PERMIT for Assessor's Parcel No. 312-12-080 to allow for a water distribution facility in an A-R (Agricultural Residential) zone, in the Antares Road vicinity.



SPECIAL USE PERMIT 312-12-080
SITE MAP

Section 9
T 25 N, R 15 W

SPECIAL USE PERMIT for Assessor's Parcel No. 312-12-080 to allow for a water distribution facility in an A-R (Agricultural Residential) zone, in the Antares Road vicinity.

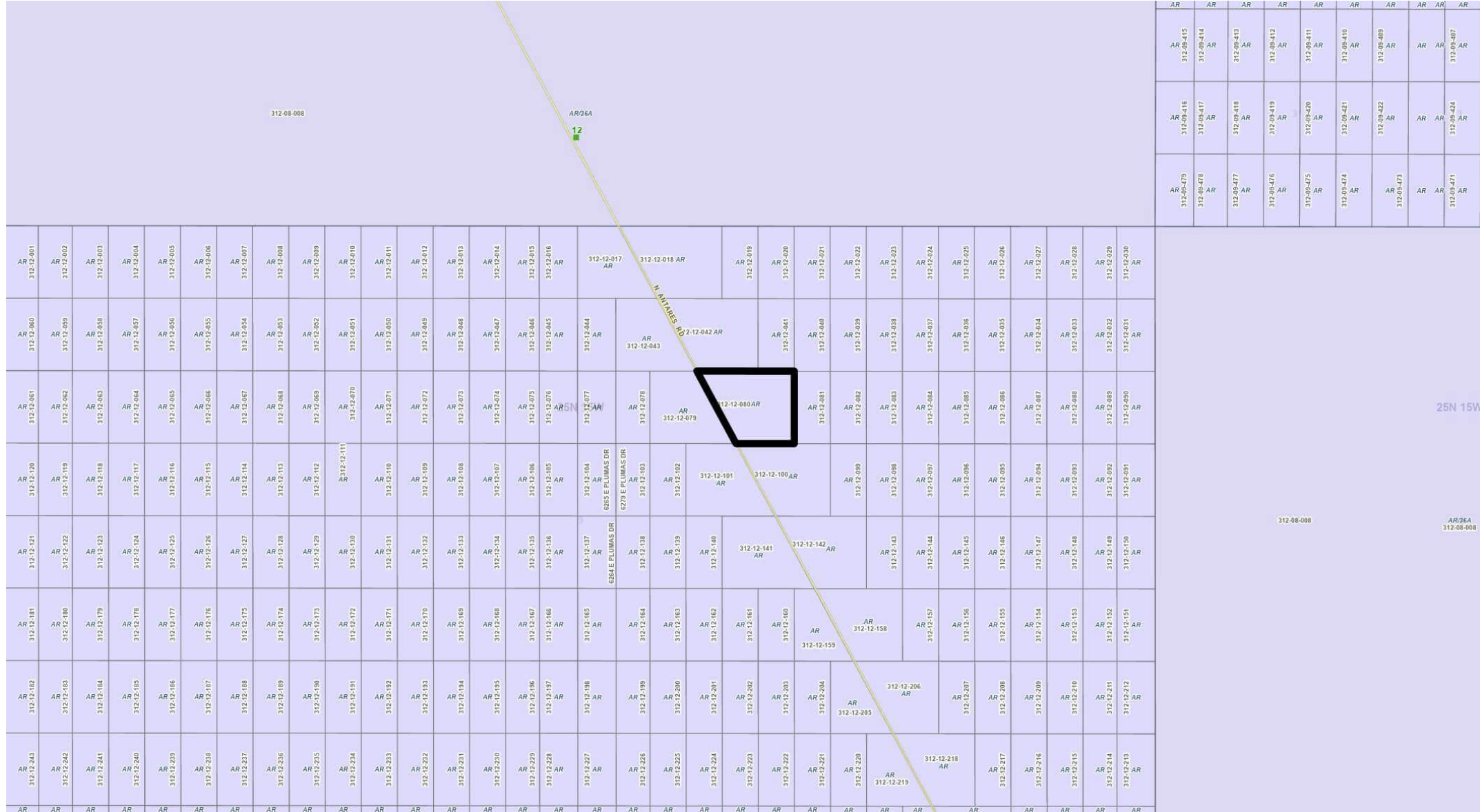


SPECIAL USE PERMIT 312-12-080

ZONING MAP

Section 9
T 25 N, R 15 W

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



SPECIAL USE PERMIT for Assessor's Parcel No. 312-12-080 to allow for a water distribution facility in an A-R (Agricultural Residential) zone, in the Antares Road vicinity.

SPECIAL USE PERMIT 312-12-080

RIGHT OF WAY MAP

Section 9
T 25 N, R 15 W

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



SPECIAL USE PERMIT for Assessor's Parcel No. 312-12-080 to allow for a water distribution facility in an A-R (Agricultural Residential) zone, in the Antares Road vicinity.

SPECIAL USE PERMIT 312-12-080 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 312-12-080 to allow for a water distribution facility in an A-R (Agricultural Residential) zone, in the Antares Road vicinity.

Section 9
T 25 N, R 15 W







ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona at 700 W. Beale Street, Phoenix, Arizona on **Wednesday, October 6, 2021, at 10:00 A.M.**

Subject: A proposed **RESIDENTIAL SINGLE-FAMILY** use in the **RS-1** Zoning District, located at the intersection of **700 W. Beale Street** and **700 W. Beale Street**, Phoenix, Arizona. The proposed use is a **RESIDENTIAL SINGLE-FAMILY** use.

For more information, please contact the Planning and Zoning Commission at (602) 995-1234 or visit the website at www.maricopa.gov/planning-zoning.

THE PLANNING AND ZONING COMMISSION OF MARICOPA COUNTY, ARIZONA

10. **Evaluation of a request for a REZONE of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/Ten 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 Jesus J. Mendoza, Norma Medina and Juan M. Romo of Kingman, Arizona and Las Vegas, Nevada.

Assessor's Parcel No. 313-55-015A described as the South Half of Parcel 15, Peacock Mountain Estates, Unit 23-22-15 of Parcel Plat 01-53 of Section 23, Township 22 North, Range 15 West.

The site is approximately 19.41 acres in size and is located north of Jagerson Avenue and east of Betty Road. The site is accessed from State Route 66, east on Mohave Airport Drive, north on Commerce Drive, north on Shipping Lane, east on Pate Road, south on West Road, east on South Road, south on Betty Road, east on Jagerson approximately .75 miles to site.

The site appears to have multiple structures. The terrain appears to be relatively flat. The site has a wash running from east to west in the center of the parcel. The surrounding land uses consist of vacant land and scattered single-family residences.

The applicant requests this zone change from an A-R/10A (Agricultural Residential/Ten 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. The Mohave County General Plan designates the site as a Rural Development Area.

The site is not within a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Jagerson Avenue is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4350G indicates the parcel described as being located in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other 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 feature affecting the site.
- g. Electric service appears to be available. Water and sewer service does not appear to be available.

STAFF RECOMMENDATION:

Staff recommends DENIAL for the proposed Rezone for the following reasons

1. The proposed Rezone is not consistent with the zoning and density of the surrounding area.



REZONE APPLICATION (Part A)

Inquiry Information

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

Property Information

Assessor Parcel Number: 313-55-0154 Current Zoning: AR/10A Parcel Size 19.41 Acres

Legal Description:

South One-half of Parcel 15, Peacock Mountain States Unit 23-22-15
Section 23, T22N, R15W, G and SRM, Mohave County, AZ

Water Provider: Well Electric provider: UES Sewer provider: Septic

Present use of property: Residence

Owner Information

Owner Name(must match current deed): Jesus J. Mendoza, Norma Medina and Juan M. Rono, Joint Tenants

Owner Street Address: 1234 Shades Rd City: Las Vegas State: NV

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

Agent Street Address: _____ City: _____ State: _____

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: AR/3A AR/3A

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 and any applicable Area Plan? ☐ Yes ☐ No (if no complete part B)

For the purpose of: Lot split for 3 owners

Defining Division Lines for the three Joint Tenants.

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.

JESUS MENDOZA

NORMA MEDINA

[Signature]

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR10A
to AR16A divide residential lot into 3 equal parcels for the purpose of divide residential lot into 3 equal parcels as per submitted survey.

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

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

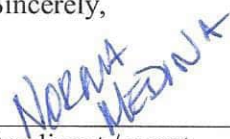
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

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

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

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

Sincerely,

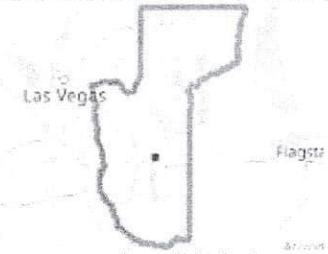


Applicant / agent

Contact information:

Assessor Parcel Number and Legal Description of proposed subject property: 313-55-015A
T22N R15W SEC 23 PARCEL PLAT PEACOCK MOUNTAIN ESTATES UNIT 23-22-15 (PP 1/53)
S2 PARCEL 15 CONT 19.41 ACRES 313-55-015 (313-55-015 A&B) 2010 TAX ROLL

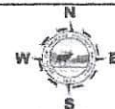




Legend

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

1:5,104



0 425.3 850.7 Feet

(approximate scale)

Map Created: 7/5/2023

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Notes:

Pioneer Title Agency, Inc.

LIMITED REALTY REPORT

Order No. L0804236-/K53

Fee: \$75.00

Issued for the sole use and benefit of:

Carlton Surveying

In accordance with your request for a Limited Realty Report, a search of our tract indices of the records in the Office of the Recorder of Mohave County, Arizona, discloses the following matters, affecting the real property in Mohave County, Arizona, described as follows:

See Exhibit "A" Attached hereto and made a part hereof.

APPARENT RECORD OWNER: Jesus J. Mendoza, Norma Medina & Juan M. Romo, Joint Tenants and Suzanne Moller, as their interests appear of record

UNRELEASED MORTGAGES, DEEDS OF TRUST, AND/OR AGREEMENTS OF SALE specifically describing said property:

See Exhibit "B" Attached hereto and made a part hereof.

UNRELEASED JUDGMENTS, FEDERAL TAX LIENS, STATE TAX LIENS OR OTHER LIENS specifically describing the apparent record owner, which would attach to the real property described above:

See Exhibit "C" attached hereto and made a part hereof.

2022 TAX NOTE:

Parcel No.: 313-55-015A

Amount: \$ 115.58

The foregoing information covers the matters shown during the 10-year period just prior to the search date shown below without examination of instruments which purport to affect said real property. This report is **FOR INFORMATIONAL PURPOSES ONLY**. It is neither a guarantee of title, a commitment to insure title nor a policy of title insurance.

NO SEARCH HAS BEEN MADE FOR PRIOR YEARS TAXES, CERTIFICATE OF PURCHASES, SPECIAL IMPROVEMENTS LIENS, LIENS OR TITLE INTEREST OTHER THAN THOSE SET FORTH ABOVE.

SEARCH DATE: June 22, 2023 at 7:30 a.m.

Kerry Dempsey

Kerry Dempsey, Title Examiner

2213 Stockton Hill Road, Kingman, AZ 86401

► Phone: (928) 753-5578 ► Fax (866) 413-6209

Pioneer Title Agency, Inc.
Limited Realty Report (Continued)

Order No. L0804236

Exhibit "A"

**SOUTH HALF OF PARCEL 15, PEACOCK MOUNTAIN ESTATES UNIT 23-22-15,
according to the plat of record in the office of the County Recorder of Mohave County,
Arizona, recorded February 6, 1979, at Fee No. 79-3533.**

**EXCEPT all oil, gas, coal, and minerals reserved in Deed from Santa Fe Pacific Railroad
Company, a corporation, recorded in Book 73 of Deeds, Page 80.**

Pioneer Title Agency, Inc.
Limited Realty Report (Continued)

Order No. L0804236

Exhibit "B"

Agreements for Sale, Deeds of Trust, and/or Mortgages;

Nothing found of record.

Pioneer Title Agency, Inc.
Limited Realty Report (Continued)

Order No. **L0804236**

Exhibit "C"

Unreleased Judgments, Federal Tax Liens, State Tax Liens Or Other Liens;

Nothing found of record.

28

When recorded, mail to:

Name: KAI MOLLER
Address: 716 E BEALE ST
KINGMAN, AZ 86401
City/State/Zip Code: KINGMAN AZ
86401



INDEXED

MICROFILMED

3

6

491- 35433 BK 1913 PG 361
OFFICIAL RECORDS OF MOHAVE COUNTY AZ.
JOAN McCALL, MOHAVE COUNTY RECORDER
07/02/91 10:30 A.M. PAGE 1 OF 2
MOLLER
RECORDING FEE 12.00
INDEXED

491- 45517 BK 1935 PG 746
OFFICIAL RECORDS OF MOHAVE COUNTY AZ.
JOAN McCALL, MOHAVE COUNTY RECORDER
08/24/91 9:30 A.M. PAGE 1 OF 2
SKLIAS
RECORDING FEE 10.00

JOINT TENANCY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I(we), DIMITRIOS, GEORGE, SKLIAS - 4010 N ARIZONA
KINGMAN AZ, the undersigned grantor(s), for the consideration
of Ten (10) Dollars and other valuable considerations, do hereby convey unto KAI AND SUZANNE
MOLLER 716 E BEALE ST KINGMAN AZ
the grantee(s), as joint tenants with rights of survivorship, all rights, title and interest in that certain Real Property
situated in MOHAVE County, State of ARIZONA
and described as follows:
an undivided 1/2 interest

SEC. 23 T22N R 15W PARCEL 15

PEACOCK MOUNTAIN ESTATES

THIS DEED is been reRecorded to correct. GRANTORS
NAME TO

And I(we) do warrant title against all persons whomsoever, subject to any liens or encumbrances of record, or as
may be set forth above unto said grantee(s), their assigns, the survivors of them, and the heirs and assigns of each
survivor.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal this 14 day of 2 1991
19

Grantor

Grantor

State of Arizona)
County of Mohave) ss.

ACKNOWLEDGMENT

On this 2 day of July, 1991, before me, the undersigned Notary Public,
personally appeared DIMITRIOS SKLIAS

known to be the individual(s) who executed the foregoing instrument and acknowledged the same to be
his(her)(their) free act and deed.

My Commission Expires: 3-26-94

M. J. Richardson
Notary Public

The foregoing JOINT TENANCY DEED is accepted and approved by the undersigned grantee(s), it being their intention to acquire fee simple title to said property as Joint Tenants with the right of survivorship, and not as community property or as tenants in common.

Dated: July 2 91

State of Arizona

County of Maricopa

On this 2 day of July, 1991, before me, the undersigned Notary Public, personally appeared KAP + SUZANNE M. Moller

known to me to be the individual(s) who executed the foregoing instrument and acknowledged that he(she)(they) executed the same for the purposes therein contained.

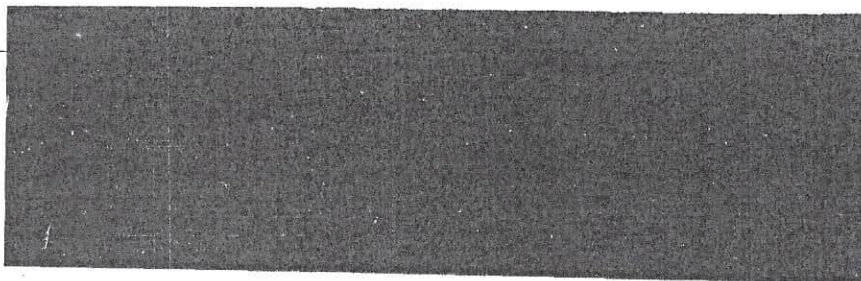
My Commission Expires: 3-26-94

ACKNOWLEDGMENT

Notary Public

PAGE 2 OF 2
BK 1913 PG 362 (FEE#91-35433)

PAGE 2 OF 2
BK 1935 PG 767 (FEE#91-43517)



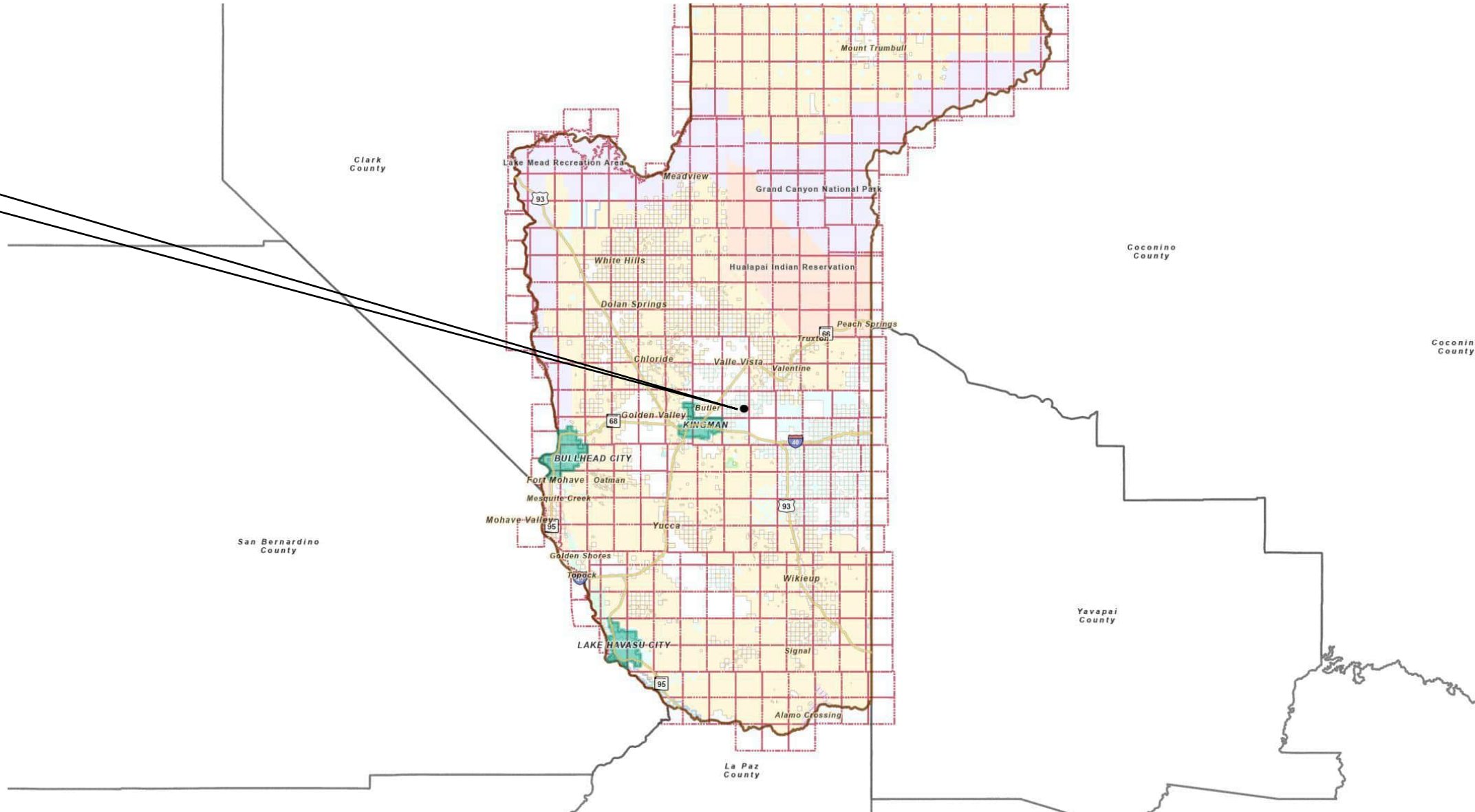
REZONE 313-55-015A

GENERAL MAP

REZONE of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size zone) zone, to allow for minor land division, in the Kingman vicinity.

Section 23
T 22 N, R 15 W

Subject
Property



REZONE 313-55-015A

VICINITY MAP

Section 23
T 22 N, R 15 W

REZONE of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size zone) zone, to allow for minor land division, in the Kingman vicinity.



REZONE 313-55-015A

SITE MAP

REZONE of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size zone) zone, to allow for minor land division, in the Kingman vicinity.

Section 23
T 22 N, R 15 W

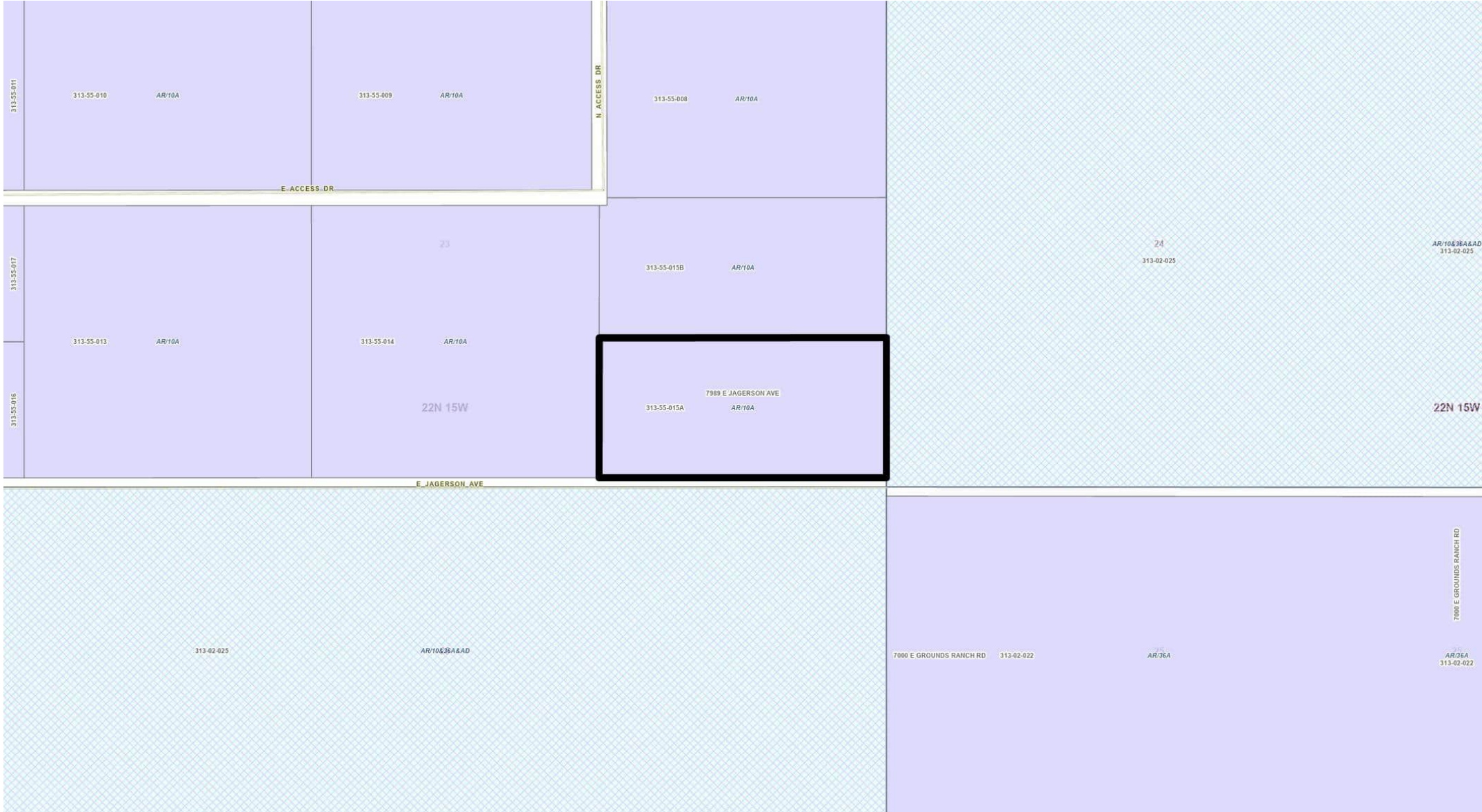


REZONE 313-55-015A

ZONING MAP

REZONE of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size zone) zone, to allow for minor land division, in the Kingman vicinity.

Section 23
T 22 N, R 15 W











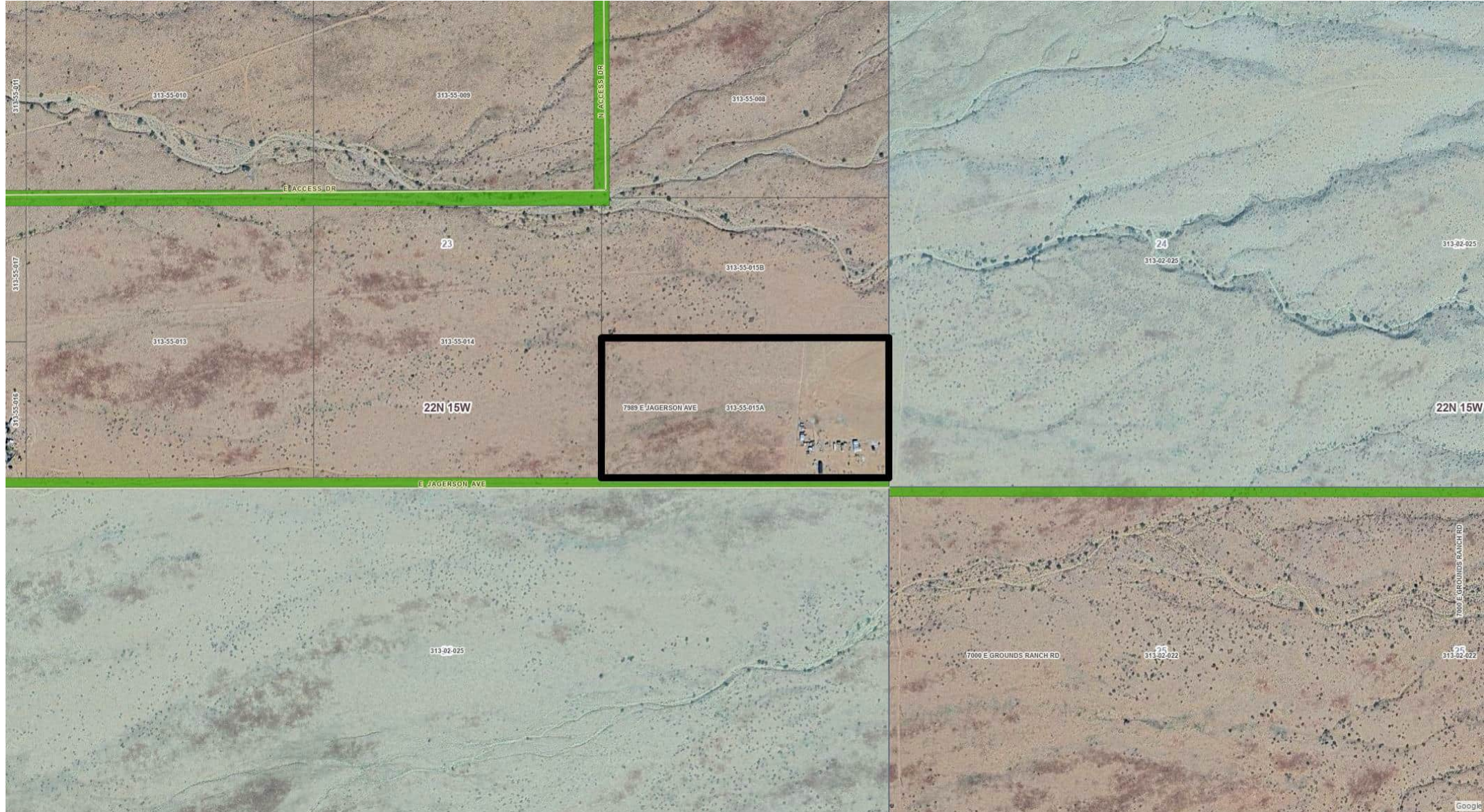
REZONE 313-55-015A

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size zone) zone, to allow for minor land division, in the Kingman vicinity.

Section 23
T 22 N, R 15 W

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



REZONE 313-55-015A REQUEST

REZONE of Assessor's Parcel No. 313-55-015A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/ Five Acre minimum lot size zone) zone, to allow for minor land division, in the Kingman vicinity.

Section 23
T 22 N, R 15 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Apache County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Nogales, Arizona, on Wednesday, October 8, 2025, at 5:00 A.M.

Agenda:
1. Consider and act on the application for a rezoning of the property located at 700 W. Beale Street, Nogales, Arizona, from its current zoning of R-1 to R-2.

2. Consider and act on the application for a rezoning of the property located at 700 W. Beale Street, Nogales, Arizona, from its current zoning of R-1 to R-2.

3. Consider and act on the application for a rezoning of the property located at 700 W. Beale Street, Nogales, Arizona, from its current zoning of R-1 to R-2.

4. Consider and act on the application for a rezoning of the property located at 700 W. Beale Street, Nogales, Arizona, from its current zoning of R-1 to R-2.

5. Consider and act on the application for a rezoning of the property located at 700 W. Beale Street, Nogales, Arizona, from its current zoning of R-1 to R-2.

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8. Consider and act on the application for a rezoning of the property located at 700 W. Beale Street, Nogales, Arizona, from its current zoning of R-1 to R-2.

