

WEDNESDAY, FEBRUARY 19, 2025 - 9:00 AM

100

SECRET

71120
OFFICE OF NEA

Country	1950	1955	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050
Japan	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0	15.5	16.0	16.5	17.0
Germany	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0	15.5	16.0	16.5	17.0	17.5	18.0	18.5	19.0	19.5	20.0	20.5	21.0
France	14.0	14.5	15.0	15.5	16.0	16.5	17.0	17.5	18.0	18.5	19.0	19.5	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0
Italy	15.0	15.5	16.0	16.5	17.0	17.5	18.0	18.5	19.0	19.5	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0
Spain	16.0	16.5	17.0	17.5	18.0	18.5	19.0	19.5	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0
Sweden	17.0	17.5	18.0	18.5	19.0	19.5	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0
United Kingdom	18.0	18.5	19.0	19.5	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0
United States	19.0	19.5	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0
Canada	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0
South Korea	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0
China	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0
India	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0
Brazil	24.0	24.5	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0
Argentina	25.0	25.5	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0	34.5	35.0
South Africa	26.0	26.5	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0	34.5	35.0	35.5	36.0
Uganda	27.0	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0	34.5	35.0	35.5	36.0	36.5	37.0
Kenya	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0	34.5	35.0	35.5	36.0	36.			

and Zorbing Co.
- matches and

ZIGZAG LETTERS TO AUNTIE.

100

4

Single Family
Single Family

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

LEADS

1
2
3
4
5
6
7

1. Introduction

1

10

1

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

Posting Information:
DS Building 3250 E. Kino Ave
Posted: _____
Time: _____
By: _____

AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
MARCH 12, 2025
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

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

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

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

Pledge of Allegiance

Roll Call

Announcements

Approval of January 15, 2025 & February 12, 2025 meeting minutes

Planning and Zoning Commission meetings are located in the Mohave County Administration Building. We ask persons attending the meetings to remember that the Administrative Building Campus is a tobacco-free area. Only bottled water, no food or soda, is allowed in the Auditorium where the meetings are held.

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

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 405-30-001 to allow for Wireless Telecommunication Facility with one (1) 150' tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity (east of South Yellowstone Road, north of Rouch Road), Mohave County, Arizona. **Atlas Tower1, LLC for Hinton Enterprises LC MS**

SOUTH MOHAVE VALLEY AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity (north of East Paul Road, east of South Calle Del Media), Mohave County, Arizona. **Michael and Melissa Kern. CB**
03. Evaluation of a request for a **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a **REZONE** of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a retail showroom, offices, and storage in the Fort Mohave vicinity (east of State Highway 95, south of East Sterling Road), Mohave County, Arizona. **Richard Duran. VB**

GOLDEN VALLEY AREA

04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for RV Park, in the Golden Valley vicinity (south of State Highway 68, east of South Elgin Road), Mohave County, Arizona. **Wendy Chai, Grace Yang, Paul Yang VB**
05. Evaluation of a request for a **EXTENTION OF TIME SPECIAL USE PERMIT** for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity (north of State Highway 68, east of North La Palma Road), Mohave County, Arizona. **Jeff Kist and David Mayhew. MG**
06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance, in the Golden Valley vicinity (west of North Cattle Drive, north of West 5th Street), Mohave County, Arizona. **Knisely Family Trust, David Knisely and Diane Knisely Trustee. MS**

MOHAVE COUNTY GENERAL AREA

07. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 327-02-216A to allow for a wireless telecommunication facility with one (1) 195' tower in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity (north of West 22nd Street, east of North Squaw Drive), Mohave County, Arizona. **State 48 Consulting for Frank Chovan. VB**
08. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 314-19-050 to allow for a wireless facility with one (1) 195' tower in an A (General) zone, in the Truxton vicinity (north of Route 66, south of Lincoln Road), Mohave County, Arizona. **State 48 Consulting for Russel and Stephanie Stryker. VB**

09. ~~Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a Heavy Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 208-37-001, to allow for a Solar Facility in the Yucca vicinity (south of South Industry Drive, west of South Apache Road), Mohave County, Arizona **PCD-640 LLC. VB**~~ **CONTINUED TO THE APRIL 9, 2025, MEETING**
10. Evaluation of a request for a REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity (north of East Mountain View Drive, east of South Cattle Crossing Road), Mohave County, Arizona. **Roy and Amy Farr. MS**
11. Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 335-08-343 to allow for a private cemetery in an A-R (Agricultural Residential) zone, in the Red Lake vicinity (south of Bermuda Drive, west of Antares Road), Mohave County General Area, Mohave County, Arizona. **Garland Love. MS**
12. Evaluation of a request for a REZONE of Assessor's Parcel No. 329-08-150 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity (west of North Cycloptic Boulevard, north of West La Selva Drive), Mohave County, Arizona. **KTH Consulting for Christopher and Douglas Ruma. MS**
13. Evaluation of a request for a REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity (South of West Rollando Drive, East of North Silver Eagle Dr), Mohave County, Arizona. **KTH Consulting for Western Land and Ranches, LLC. MG**
14. Evaluation of a request for a REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity (west of North Mabel Dr, north of West 5th Street), Mohave County, Arizona. **KTH Consulting for Marilyn Investment, LLC. CB**
15. Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity (east of Stockton Hill Road, west of Antares Road), Mohave County, Arizona. **Arizona Land Water Resources LLC for SolRed-lake-640 LLC. VB**

16. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Rural Industrial land use designation, and a **REZONE** from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 341-15-022, to allow for a solar facility, in the Red Lake vicinity (east of Pierce Ferry Road, west of Antares Road), Mohave County, Arizona. **Arizona Land Water Resources LLC for Solpistachio-1920 LLC.** MS
17. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity (south of East Sundown Drive, east of South Tom Mix Road), Mohave County, Arizona. **Chester Williams Jr.** VB
18. Evaluation of a request for a **PETITION OF EXCEPTION** to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10-foot mixed use path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099, in the Havasu Heights vicinity, Mohave County, Arizona. **Britt Wolf** MG

KINGMAN AREA

19. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a plumbing company, in the Kingman vicinity (North of E Gordon Drive, East of N Lomita Street), Mohave County, Arizona. **Randy and Susan Perry.** MG
20. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity (north of Jane Ave, east of Parker Street), Mohave County, Arizona. **Daniel and Tracy Lusco.** MS
21. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) 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 (North of E Turquoise Road, South of E Stone Rush Drive), Mohave County, Arizona. **Lawrence and Flavia Schott.** CB
22. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity (north of East Calle Margie, east North Bank Street), Mohave County, Arizona. **KTH Consulting for Dennis & Katherine Macklin.** VB
23. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone, in the Kingman vicinity (east of Bank Street, north of Calle Dimas), Mohave County, Arizona. **Carol Wright, Adaiah Early, Timothy Early, Jonathan Early** VB

OTHER

24. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
25. 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 SPECIAL USE PERMIT for Assessor's Parcel No. 405-30-001 to allow for a wireless telecommunication facility with one (1) 150' tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by Atlas Tower 1, LLC on behalf of Hinton Enterprises LC of Washington, Utah.

Assessor's Parcel No. 405-30-001 is described as Section 14 and the W1/2 of Section 11, in Township 40 North, Range 6 West.

The site is 960 acres in size and is located south of State Highway 389. The proposed site is accessed from State Highway 389, approximately 677 feet south/southeast of milepost 9, on the small portion of the lot on the north side of the road.

The site appears to be vacant. The terrain slopes to the southwest, with the mountains in the southeast portion of the property. The surrounding land uses consist of primarily vacant public, state, and private land.

The applicant requests this Special Use Permit to allow for a telecommunication tower up to 150' in height. The Mohave County General Plan designates the site as Rural Development Area.

The site is within the Colorado City Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. State Highway 389 is paved and is on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panels #04015C-0300G and #04015C-0625G indicate the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted but a flood risk still exists.

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 a paved road.
- f. There do not appear to be any significant environmental features 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 150' for Assessor's Parcel No. 405-30-001.
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: 405-30-001 Current Zoning: AR Parcel Size 960 Acres

Legal Description:

SEC 14 & W2 OF SEC 11 CONT 960 ACRES

Water Provider: N/A Electric provider: HCC Utility Sewer provider: N/A

Present use of property: Grazing Land / Vacant Agricultural

Owner Information

Owner Name(must match current deed): Hinton Enterprises LC c/o Jeremy Hinton

Owner Street Address: 1029 N Blue Topaz Dr City: Washington State: UT Zip: 84780

Phone number: [REDACTED] Email: [REDACTED]

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

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

Agent Street Address: 2500 30th St Suite 304 City: Boulder State: CO Zip: 80301

Phone number: [REDACTED] Email: [REDACTED]

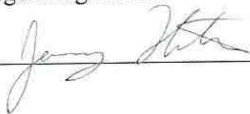
Request

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:

150' self supporting telecommunications facility located just southeast of Colorado City on parcel # 405-30-001.

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.

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 150' self supporting telecommunications facility located just southeast of Colorado City on parcel # 405-30-001.

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

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

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

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

Sincerely,

Atlas Tower 1, LLC
Cornelius Whitehead

Applicant / agent

Contact information:

Cornelius Whitehead

Project Manager

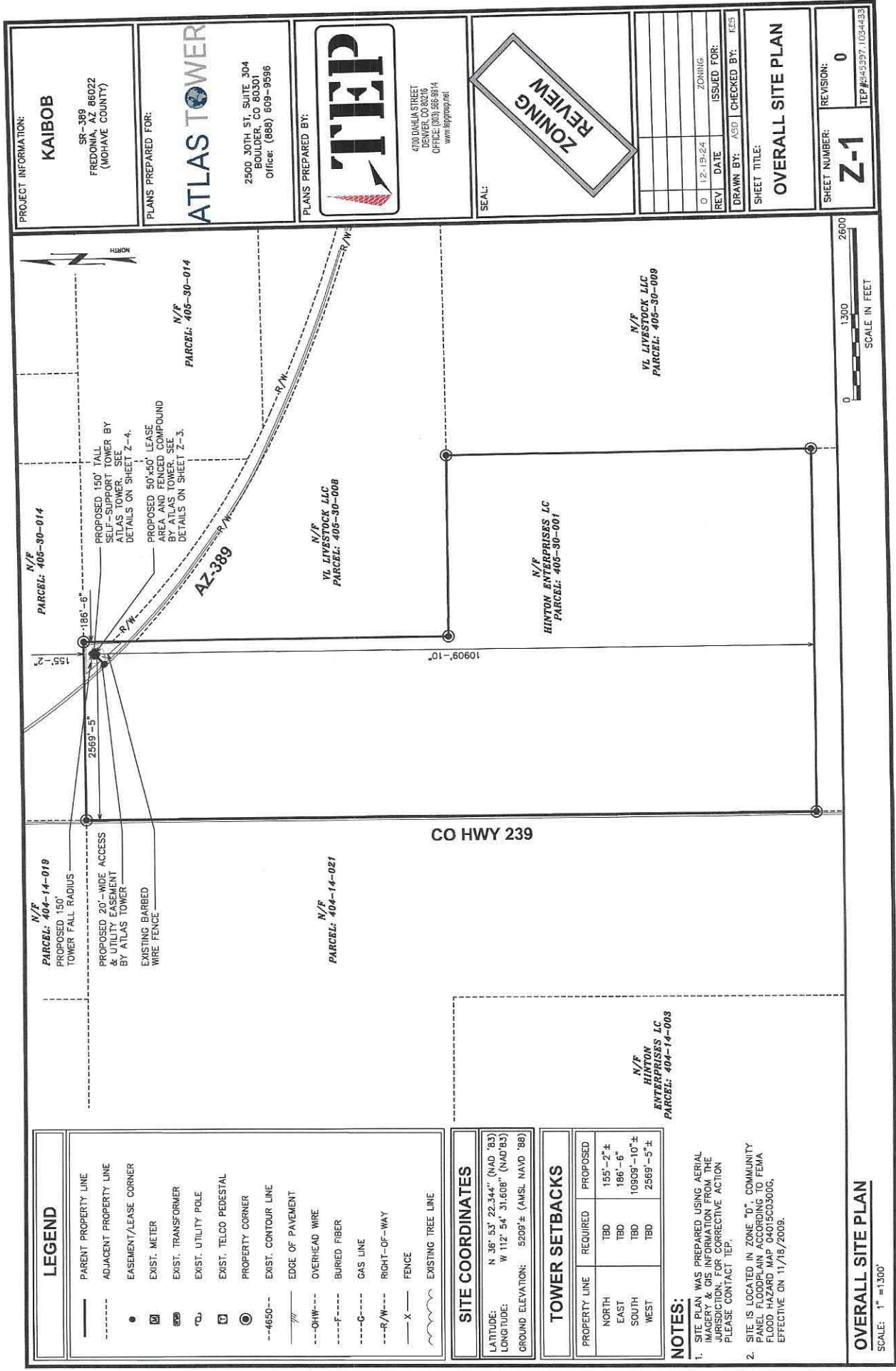
cwhitehead@atlastowers.com

www.atlastowers.com

2500 30th Street, Ste 304 Boulder CO 80301

Assessor Parcel Number and Legal Description of proposed Special Use location:
405-30-001

SEC 14 & W2 OF SEC 11 CONT 960 ACRES



PROJECT INFORMATION:
KAIBOB
SR-389
FREDONIA, AZ 86022
(MOHAVE COUNTY)

PLANS PREPARED FOR:
ATLAS TOWER
2500 30TH ST, SUITE 304
BOULDER, CO 80501
Office: (888) 609-9596

PLANS PREPARED BY:
TEP
4370 DALLAS STREET
DENVER, CO 80216
OFFICE: (303) 555-8914
www.tepgroup.net

SEAL:
ZONING REVIEW

REV	DATE	ISSUED FOR:
0	12-19-24	ZONING
DRAWN BY:	ASD	CHECKED BY:
KLS		

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
Z-1
REVISION: **0**
TEP # 445397, 0044535

LEGEND

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

SITE COORDINATES

LATITUDE: N 36° 53' 22.344" (NAD '83)
LONGITUDE: W 112° 54' 31.608" (NAD'83)
GROUND ELEVATION: 5209± (AMSL NAVD '88)

TOWER SETBACKS

PROPERTY LINE	REQUIRED	PROPOSED
NORTH	TBD	155'-2"±
EAST	TBD	186'-6"±
SOUTH	TBD	10909'-10"±
WEST	TBD	2569'-5"±

NOTES:

- SITE PLAN WAS PREPARED USING AERIAL IMAGERY & GIS INFORMATION FROM THE JURISDICTION. FOR CORRECTIVE ACTION PLEASE CONTACT TEP.
- SITE IS LOCATED IN ZONE "D", COMMUNITY FLOOD HAZARD MAP 04013C03000, EFFECTIVE ON 11/18/2009.

OVERALL SITE PLAN

SCALE: 1" = 1300'

Atlas Tower 1, LLC
2500 30th St Suite 304
Boulder, CO 80301
(303) 448-8896

ATLAS TOWER

January 23, 2025

RE: Zoning Narrative for Telecommunications Facility
Site Name: Kaibob - Hinton

To Whom It May Concern:

Atlas Tower 1, LLC is submitting an Admin Design Review to the Mohave County Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of Unassigned Address Hwy 389, Fredonia AZ 86022 in Mohave County, Parcel #: **405-30-001**. This letter shall serve as a narrative for the proposed 150 Lattice telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

Hinton Enterprises LC
1029 N Blue Topaz Dr
Washington, UT 86022

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Zoning:

AR

Site Address:

Unassigned Address Hwy 389, Fredonia AZ 86022 Mohave County
Parcel #: **405-30-001**.

Coordinates:

Latitude: 36.88954
Longitude: -112.90878
Ground Elevation: 5211 (NAVD '88)*

Lease Area:

(50 feet x 50 feet, measuring 2500 sq. feet.)

PROPOSAL SUMMARY

The purpose of this request is to build a 150 Lattice telecommunications tower within a (50 feet x 50 feet, measuring 2500 sq. feet.) wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is zoned Agricultural Residential where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is largely rural with low density residential zones nearby. The proposed site is chosen to maximize visual aesthetic and distance from residential homes.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, Mohave County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 150 Lattice telecommunications tower in . The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for an Admin Design review for the proposed communications tower facility.

Best Regards,

Cornelius Whitehead
Territory Manager



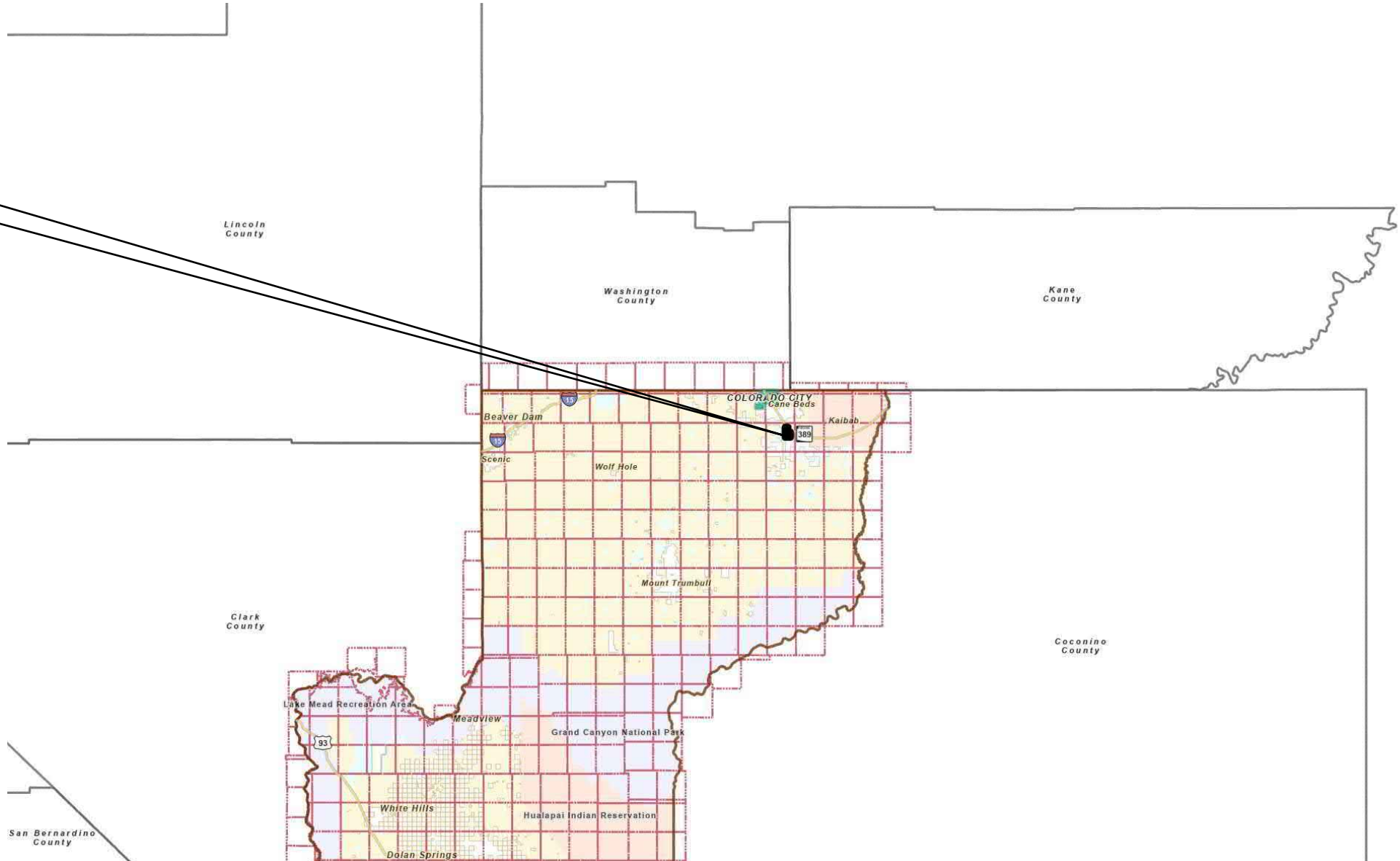
2500 30th St. Suite 304 Boulder, CO 80301

SPECIAL USE PERMIT 405-30-001
GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity

Section 11 & 14
T 40 N, R 6 W

Subject
Property



San Bernardino
County

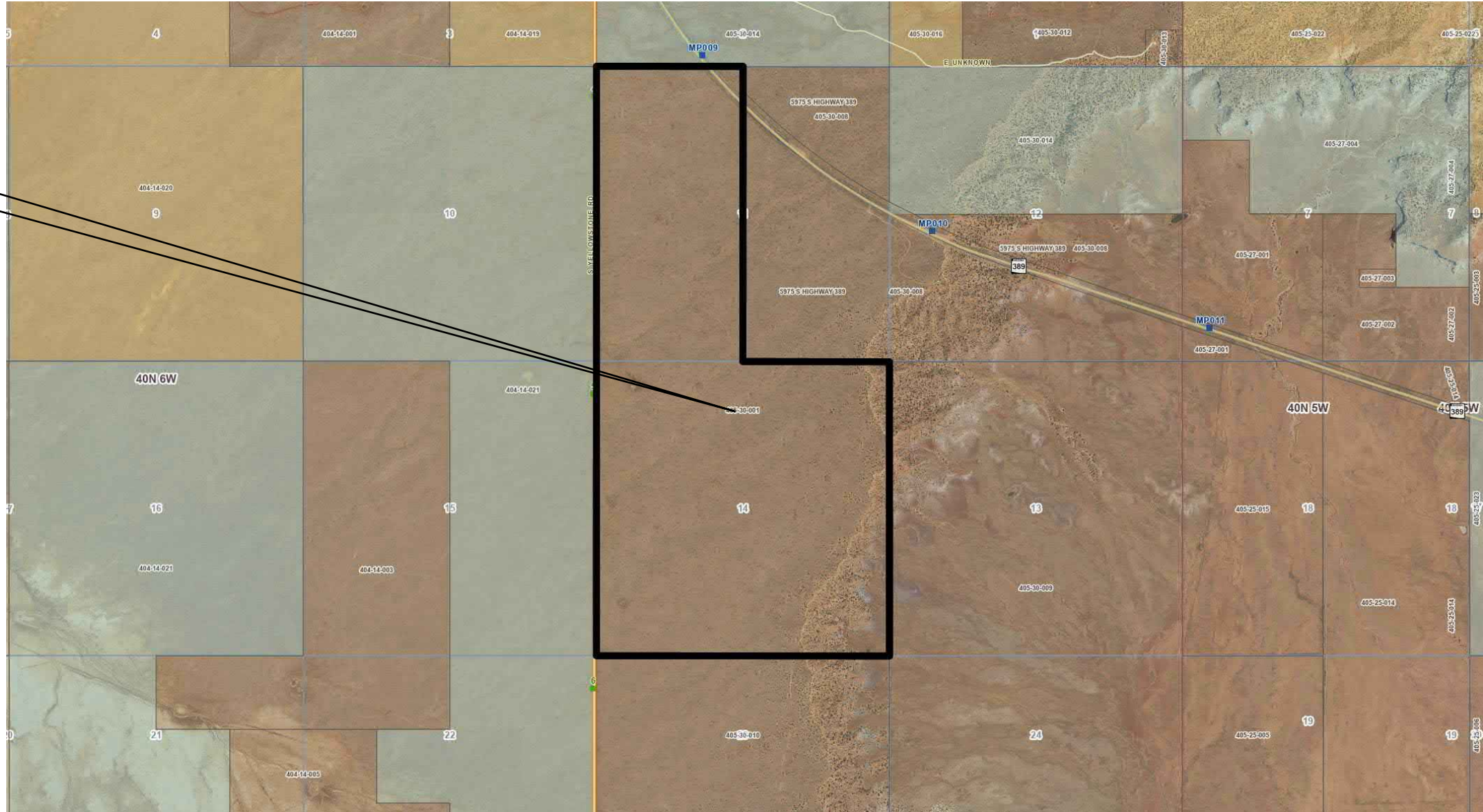
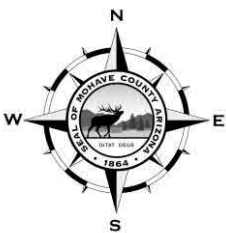
SPECIAL USE PERMIT 405-30-001 RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity

Section 11 & 14
T 40 N, R 6 W

Subject
Property

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





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a zoning map has been adopted by the Planning and Zoning Commission of Maricopa County, Arizona, at the regular meeting held at the Courthouse, 700 W. Beardslee Street, Phoenix, Arizona, on the 13th day of March 2024, at 10:00 A.M.

The zoning map is available for public review and comment at the Planning and Zoning Commission's public hearing on the 20th day of March 2024, at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT 602.709.0000 OR VISIT [PLANNING.MARICOPA.GOV](http://planning.maricopa.gov)



**ZONING
NOTICE**

NOTICE IS HEREBY given that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the office located at the Courthouse, 700 W. Pearl Street, Bigfork, Arizona, on the 12th day of March 2025, at 10:00 A.M.

For more information, contact the Mohave County Planning & Zoning Commission at 928-737-4500 or at 928-737-4501. A hearing will be held on the 12th day of March 2025, at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE
MOHAVE COUNTY PLANNING & ZONING COMMISSION
AT 928-737-4500 OR 928-737-4501
P. HANSEN@MOHAVE.CO.AZ

02. **Evaluation of a request for a REZONE of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by Michael and Melissa Kern of Bullhead City, Arizona.

Assessor's Parcel No. 225-21-114 is described as S1/2, NE1/4, SW1/4, NE1/4 of Section 14, Township 18 North, Range 22 West.

The site is approximately 5.02 acres and is located north of Paul Road and east of Calle del Media. The site is accessed from State Highway 95, then east on Jerome Avenue, then south on Calle Del Media, then east on Paul Road, approximately .12 miles to the site.

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

The applicant requests this rezone from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Residential.

The site is within the Mohave Valley Fire District. Electric services appear to be available. Water and sewer service does not appear to be available. Paul Road is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5054K indicates the parcel described to be mostly in Zone X (shaded), not in the Special Flood Hazard Area, and the eastern portion in Zone AO and Zone A, in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 225-21-114 shall 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 (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: 225-21-114 Current Zoning: AR/4A Parcel Size 5.02 Acres

Legal Description:

T18N R22W SEC 14 PAR 4 OF RS 27/17/ DESC AS FOLL: COMM AT A PT S89 DEG 51'26"E 35' FROM THE SW COR OF THE NW4 NE4 OF SAID SEC 14; TH S89 DEG 51'26"E 626.42' TO POB; TH S89 DEG 51'26"E 661.30'; TH N00 DEG 02'10"E 660.70'; TH N89 DEG 09'04"W 661.21'; TH S00

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

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): Michael Kern and Melissa Kern

Mailing Address: PO Box 20923 City: Bullhead City State: AZ Zip: 86439

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

For the purpose of:

Lot split to sell one acre to family member.

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]
Melissa Kern

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/4A to AR for the purpose of

Lot split to sell one acre to family member.

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

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area 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.

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:

Michael Kern

PO Box 20923

Bullhead City, AZ 86439

Assessor Parcel Number and Legal Description of proposed Rezone location: 225-21-114

T18N R22W SEC 14 PAR 4 OF RS 27/17/ DESC AS FOLL: COMM AT A PT S89 DEG 51'26"E 35' FROM THE SW COR OF THE NW4 NE4 OF SAID
SEC 14; TH S89 DEG 51'26"E 626.42' TO POB; TH S89 DEG 51'26"E 661.30'; TH N00 DEG 02'10"E 660.70'; TH N89 DEG 09'04"W 661.21'; TH S00

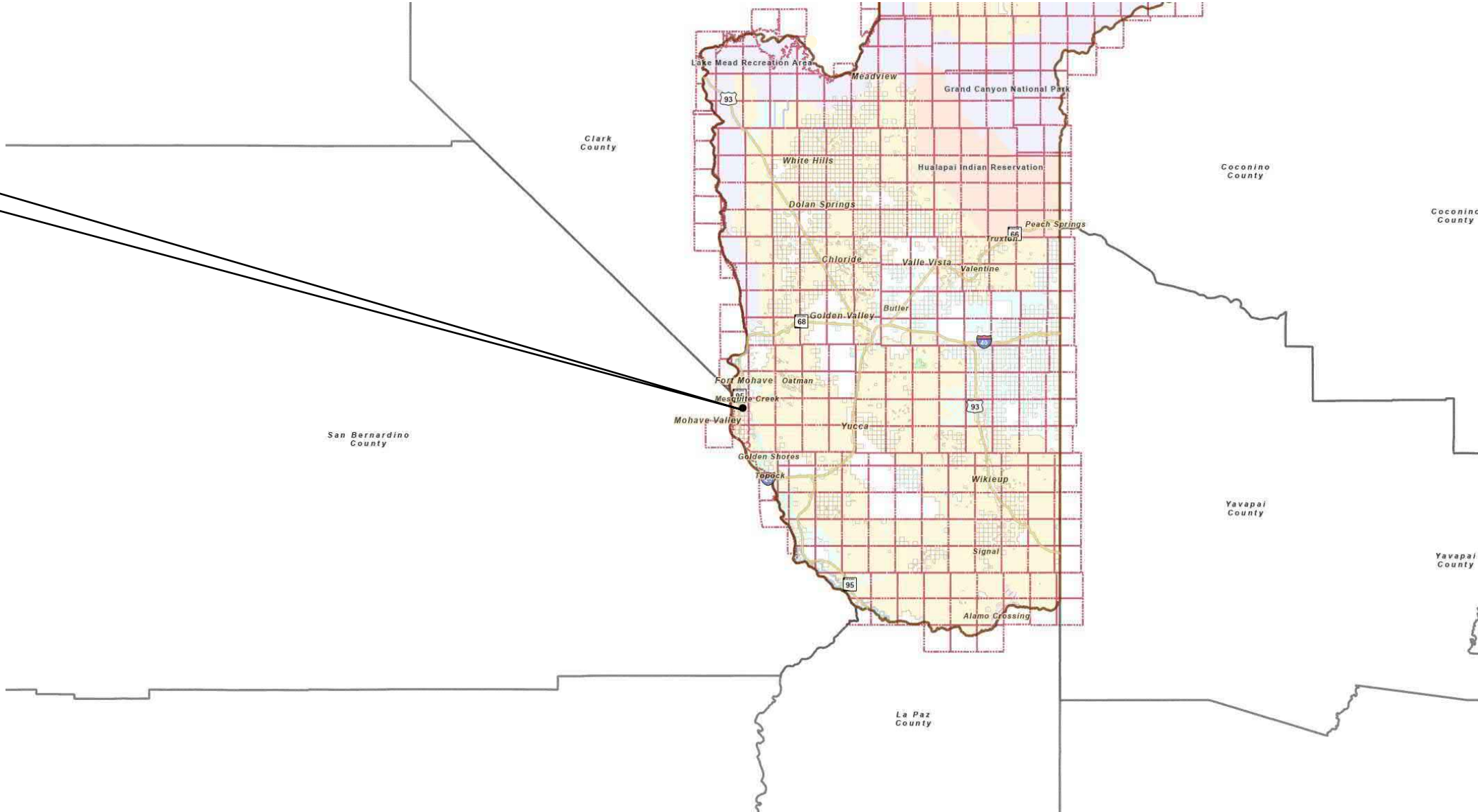
REZONE 225-21-114

GENERAL MAP

Section 14
T 18 N, R 22 W

Subject
Property

REZONE of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity.

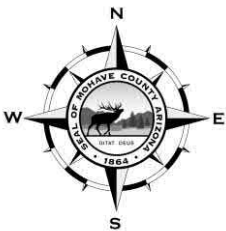


REZONE 225-21-114
VICINITY MAP

REZONE of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity.

Section 14
T 18 N, R 22 W

Subject Property



REZONE 225-21-114

SITE MAP

REZONE of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity.

Section 14
T 18 N, R 22 W

Subject Property



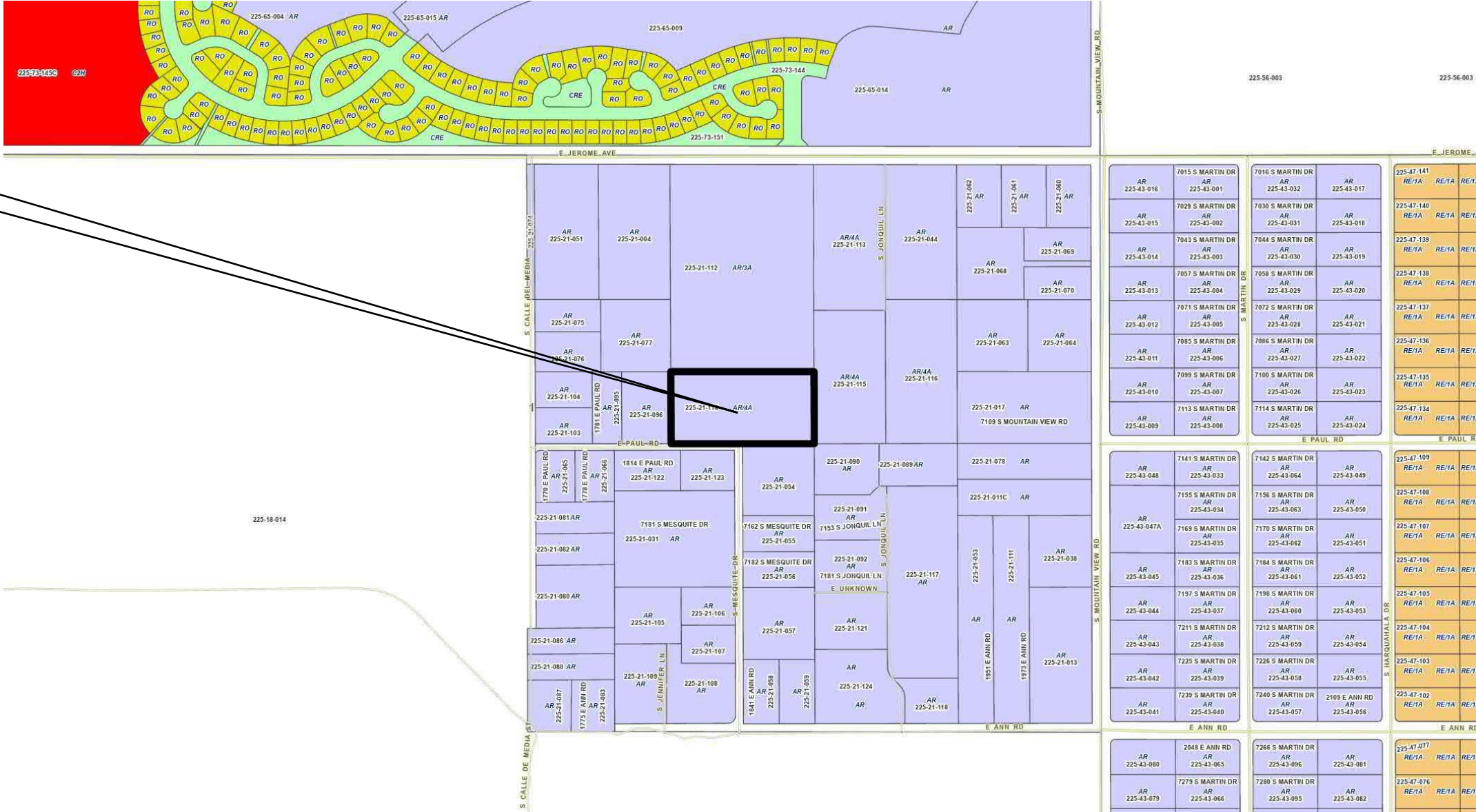
REZONE 225-21-114

ZONING MAP

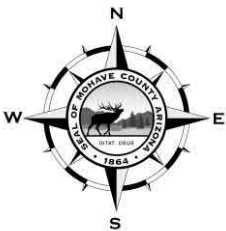
REZONE of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity.

Section 14
T 18 N, R 22 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 225-21-114

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity.

Section 14
T 18 N, R 22 W

Subject
Property

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

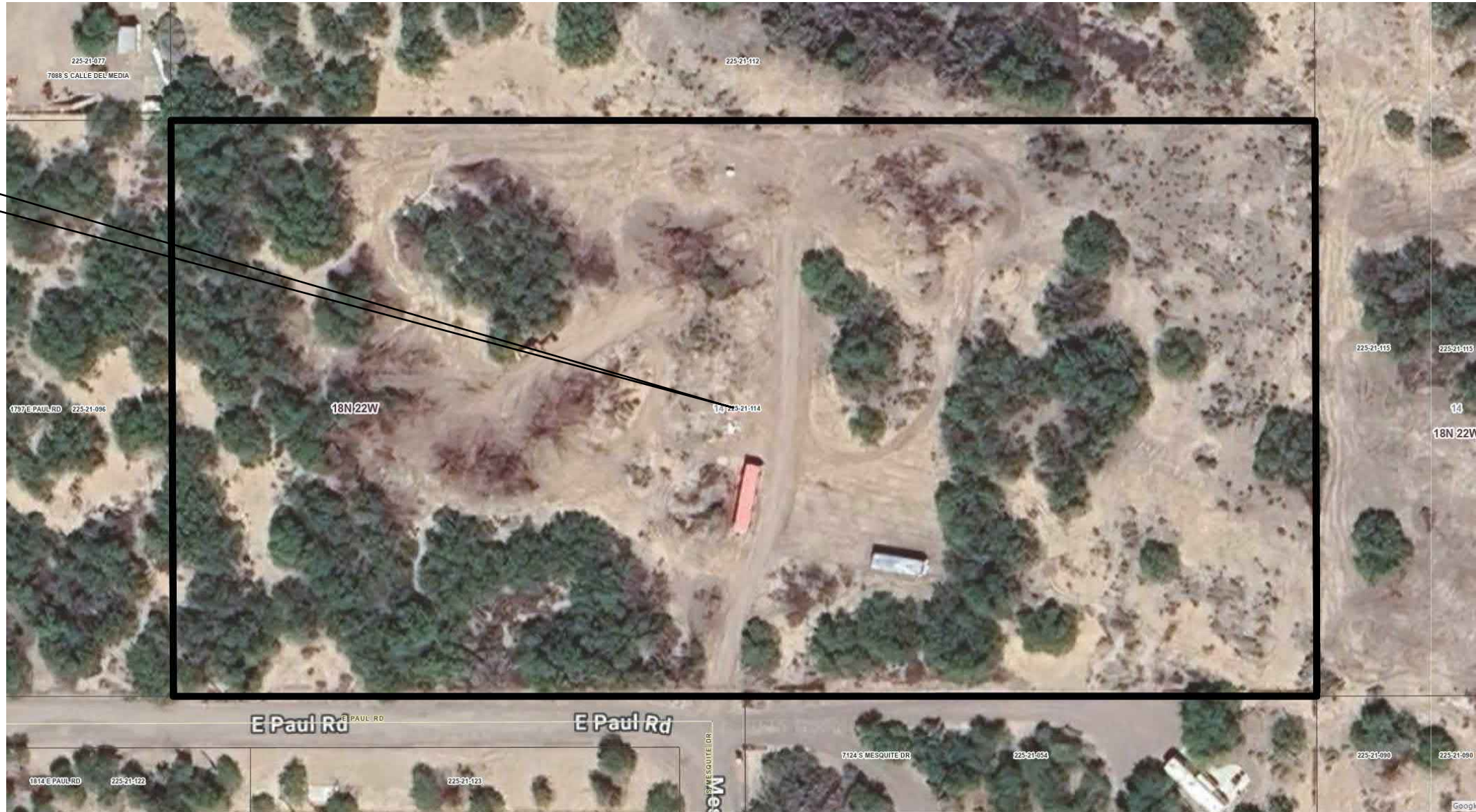


REZONE 225-21-114 REQUEST

REZONE of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity.

Section 14
T 18 N, R 22 W

Subject
Property



Paul Rd

Mesquite Dr

SLOW

**ZONING
NOTICE**

THIS NOTICE IS REQUIRED BY THE
CITY OF PHOENIX, ARIZONA, AND THE
ARIZONA DEPARTMENT OF TRANSPORTATION
(ADOT) FOR ALL NEW DEVELOPMENTS
IN THE CITY OF PHOENIX, ARIZONA.
THE NOTICE MUST BE POSTED
AT THE ENTRANCE TO THE PROPERTY
BEING DEVELOPED.
FOR MORE INFORMATION, VISIT THE
CITY OF PHOENIX WEBSITE AT
PHOENIX.AZ.GOV/PLANNING
OR CONTACT THE PLANNING DEPARTMENT
AT 602.994.2200.

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 the 12th day of March 2025, at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-1993 OR VIA EMAIL AT PLANNERS@MOHAVE.GOV

03. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a REZONE of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a retail showroom, offices and storage in the Fort Mohave vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Richard Duran of Panama, Iowa.

Assessor's Parcel No. 229-13-005B is described as a portion of Rio Palmas Unit 1, lots 6, 7 & 8 in Section 14, Township 19 North, Range 22 West.

The site is approximately 2.25 acres and is located south of Frontage Road and east of State Highway 95. The site is accessed from State Highway 95, then east on Frontage Road, approximately 120 feet to the site.

The site is vacant. The terrain appears to be relatively flat. The surrounding land uses consist of single-family homes and vacant parcels to the east and commercial zoned vacant parcels along State Highway 95.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Suburban Residential land use designation to a General Commercial land use designation, and
2. Rezone from a A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a flooring retail showroom with offices and storage.

The site is in the Fort Mohave Mesa Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Frontage Road is paved and maintained by Bullhead City Public Works.

A review of FEMA FIRM Panel #04015C-4762H indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted flood zone is not an environmental feature affecting the site.
- g. Electric and water service appears to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan shall be amended from a Suburban Residential Land Use designation to a General Commercial Land Use designation.
2. Assessor's Parcel No. 229-13-005B shall be rezoned to a C-2 (General Commercial) zone.
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 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: 22913005B Current Zoning: AR/c2 Parcel Size 2.25 Acres

Legal Description:

Rio Palms Unit 1 Lot 6

Water Provider: _____ Electric provider: Mohave Electric Sewer provider: Septic

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Richard Duran

Mailing Address: 111 Saint Marys City: Panama State: IA Zip: 51562

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: C-2

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:

Building a Warehouse with a showroom and office

Authorization

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

[Signature]

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

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: Suburban Residential

Proposed to be: General Commercial

Describe how the change will benefit the county.

Bring taxable revenue from outside areas. Value products for the community at lower prices keeping the revenue local.

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

N/A

Describe any change in the character of the surrounding neighborhood.

None

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.

Entire property commercial as it is on the highway

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

To build a building with a showroom for our current business.

Minor Plan Amendment Addendum

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

Suburban Residential

to

General Commercial

to accompany the requested rezone.

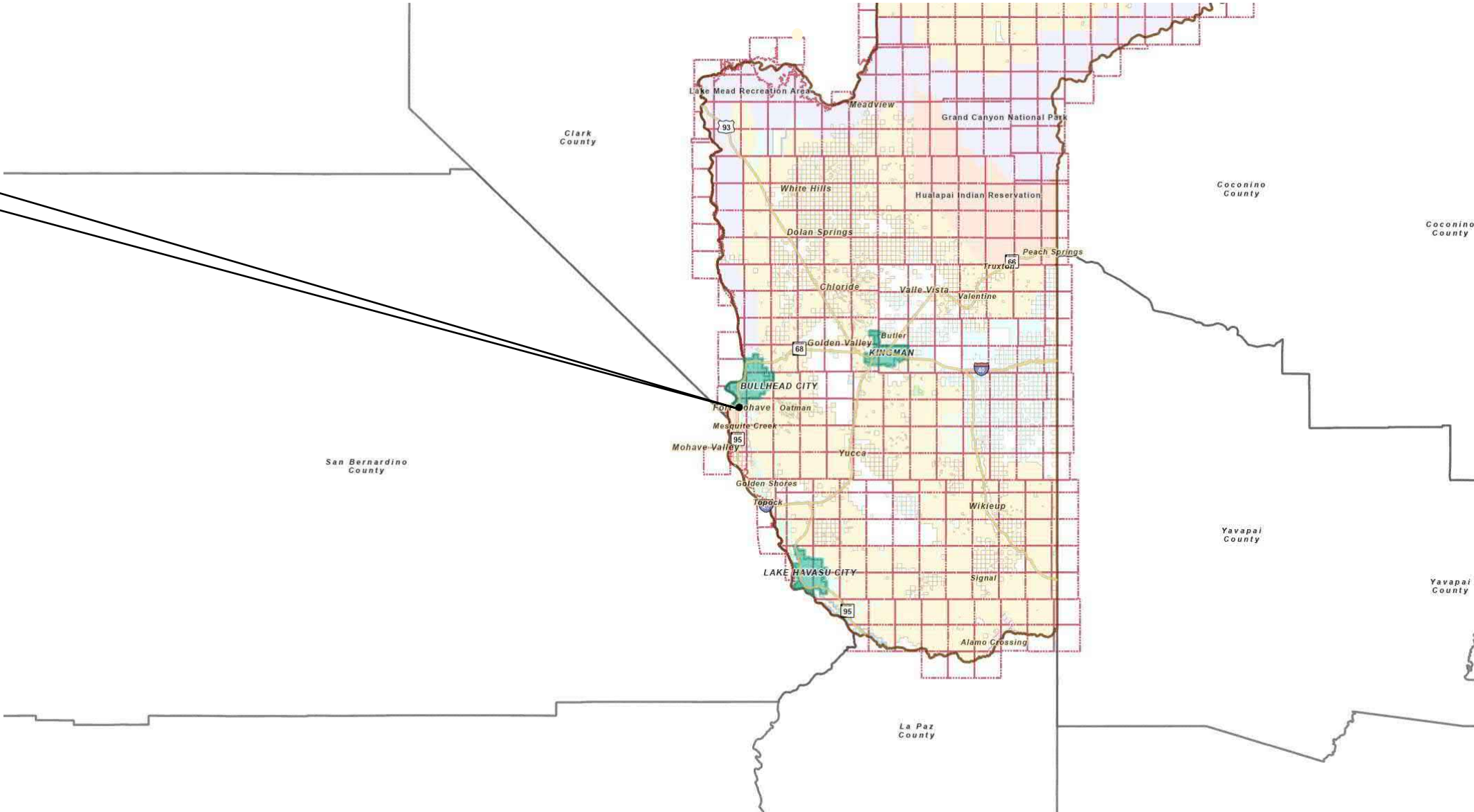
PLAN AMENDMENT & REZONE 229-13-005B

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a REZONE of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a retail showroom, offices and storage in the Fort Mohave vicinity

Section 14
T 19 N, R 22 W

Subject
Property



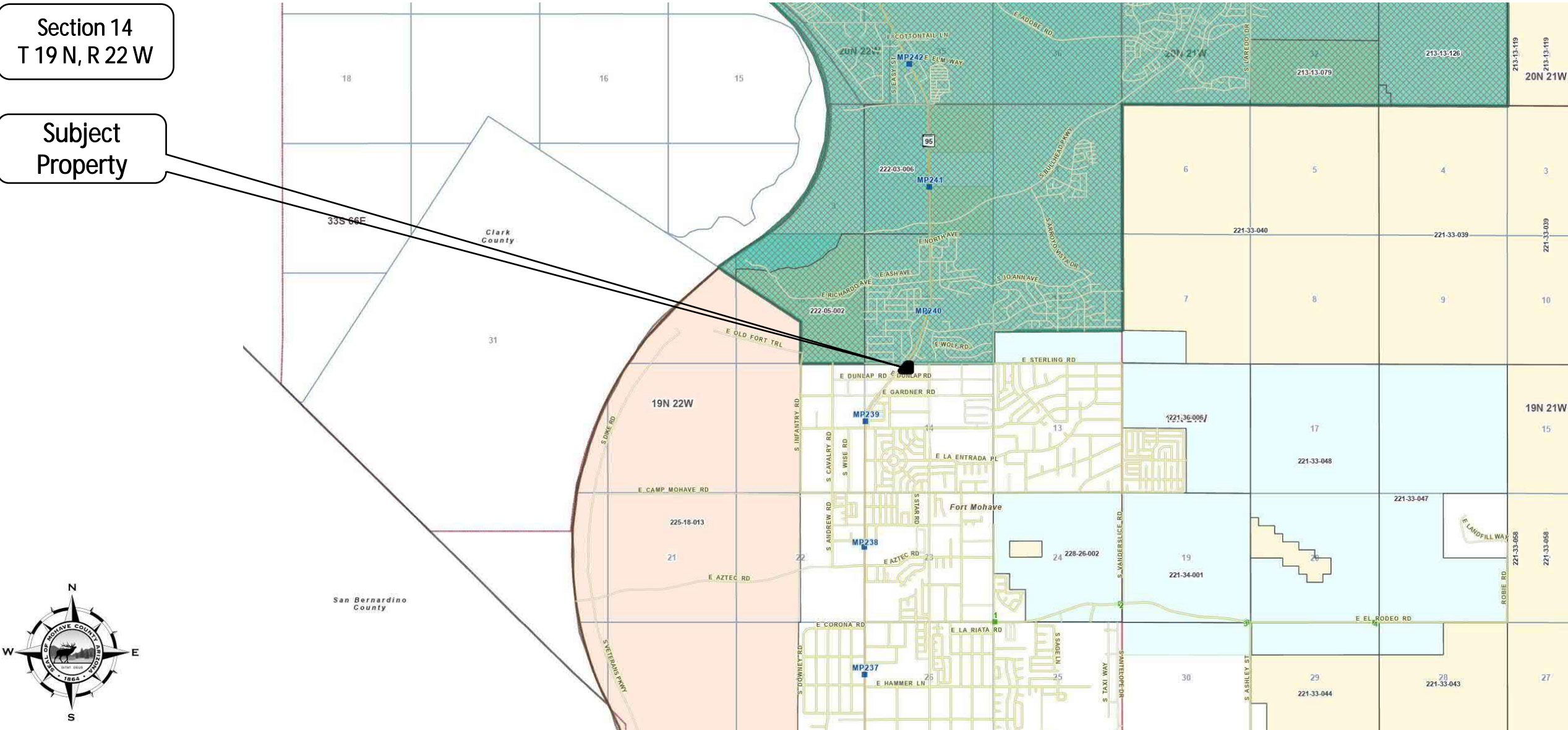
PLAN AMENDMENT & REZONE 229-13-005B

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a **REZONE** of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a retail showroom, offices and storage in the Fort Mohave vicinity

Section 14
T 19 N, R 22 W

Subject
Property



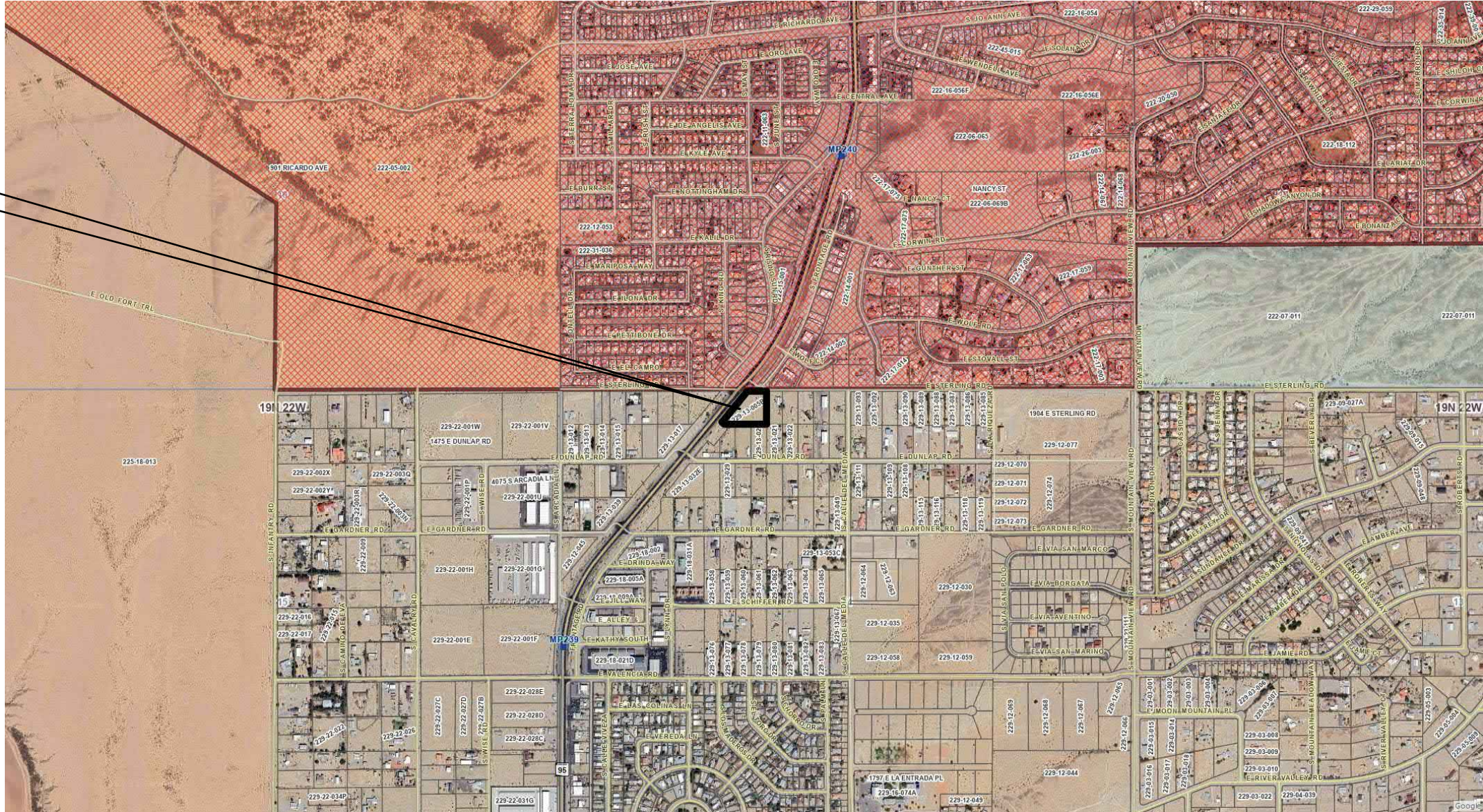
PLAN AMENDMENT & REZONE 229-13-005B

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a **REZONE** of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a retail showroom, offices and storage in the Fort Mohave vicinity

Section 14
T 19 N, R 22 W





















Subject
Property



PLAN AMENDMENT & REZONE 229-13-005B
GENERAL PLAN MAP

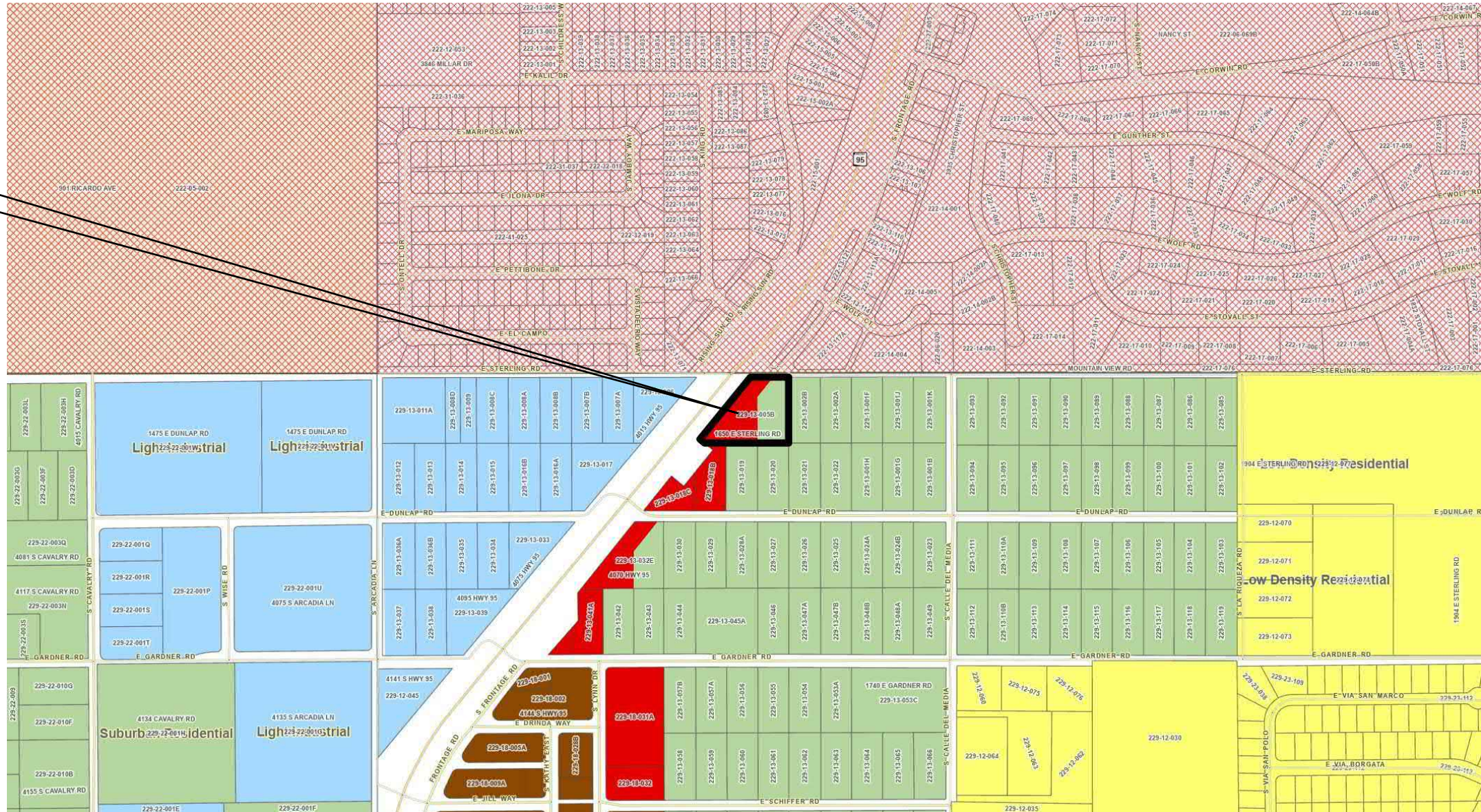
Section 14
T 19 N, R 22 W

Subject
Property

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



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a **REZONE** of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a retail showroom, offices and storage in the Fort Mohave vicinity



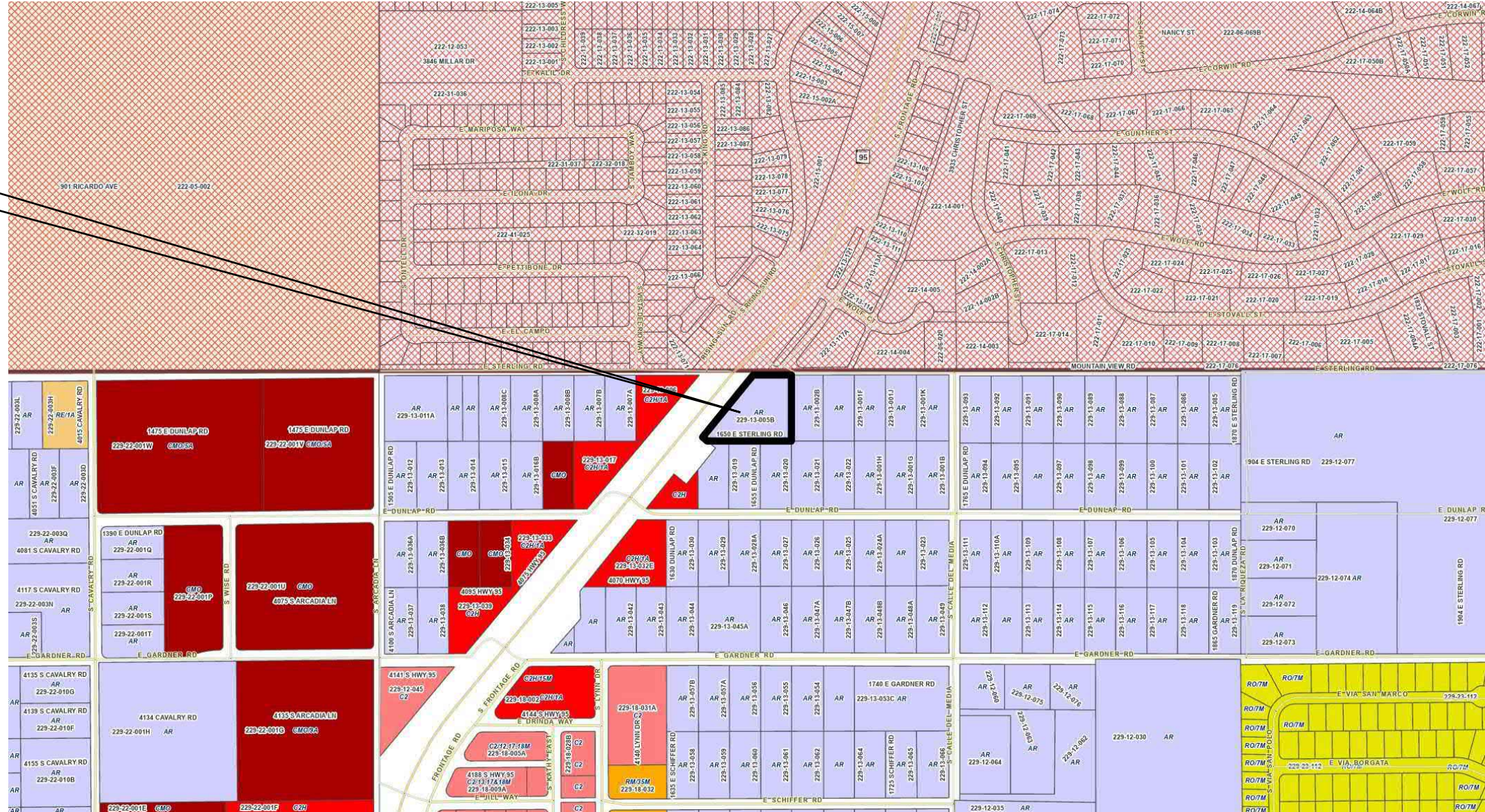
PLAN AMENDMENT & REZONE 229-13-005B

ZONING MAP

Section 14
T 19 N, R 22 W

Subject
Property

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a **REZONE** of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a retail showroom, offices and storage in the Fort Mohave vicinity



Section 14
T 19 N, R 22 W

Subject
Property

-

PLAN AMENDMENT & REZONE 229-13-005B

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a **REZONE** of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a retail showroom, offices and storage in the Fort Mohave vicinity

Section 14
T 19 N, R 22 W

Subject Property





**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held on the Planning and Zoning Commission of the County of Santa Cruz, Arizona, at the regular meeting on Wednesday, January 11, 2023, at 7:00 P.M. to consider the proposed rezoning of the 1200 sq ft parcel located at 1200 sq ft, 41 1/2 acre A.M.

FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT 520.325.1234 OR VISIT THE WEBSITE AT www.santacruzaz.gov/planning



ZONING NOTICE

UNLESS OTHERWISE SPECIFIED, THE ZONING MAP OF THE CITY OF PHOENIX, ARIZONA, IS THE AUTHORITY FOR THE ZONING OF THIS PROPERTY. THE ZONING MAP IS AVAILABLE FOR REVIEW AT THE CITY CLERK'S OFFICE, 150 N. GILBERT AVENUE, PHOENIX, ARIZONA 85004. THE ZONING MAP IS ALSO AVAILABLE FOR REVIEW AT THE CITY CLERK'S OFFICE, 150 N. GILBERT AVENUE, PHOENIX, ARIZONA 85004. THE ZONING MAP IS ALSO AVAILABLE FOR REVIEW AT THE CITY CLERK'S OFFICE, 150 N. GILBERT AVENUE, PHOENIX, ARIZONA 85004.

FOR MORE INFORMATION, CONTACT THE CITY CLERK'S OFFICE AT (602) 261-1000. THE CITY CLERK'S OFFICE IS OPEN FROM 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. THE CITY CLERK'S OFFICE IS CLOSED ON SATURDAY AND SUNDAY.

04. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for an RV Park 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 Wendy Chai, Grace and Paul Yang, of Culver City, California.

Assessor's Parcel No. 306-43-004N is described as Roadway Easement (265-280) ID 223 SEC 10 Portion of lot 268 located southerly of State Hwy 68 as Section 10, Township 21 North, Range 19 West.

The site is approximately 23.57 acres and is located south of State Highway 68 and west of Eloy Road. The site is accessed from State Highway 68.

The site is currently vacant. The terrain appears to be relatively flat, with a wash that runs through the Southern edge of the parcel. The surrounding land uses consist of an existing RV park one quarter mile to the west and an existing RV park approximately 800 feet to the east and vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone to allow for an RV Park. The Mohave County General Plan designates this site as an Urban Development Area.

The site is within the Golden Valley Fire District. Water and electric services appear to be available. Sewer service does not appear to be available. State Route 68 is paved and maintained by Arizona Department of Transportation. Mahone Drive is unpaved and 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 does contain similar zoning to the above-proposed action.
- e. The site appears to have legal access via a paved State Highway.
- f. The noted wash is an environmental feature affecting the site.
- g. Electric and water services appear to be available. Sewer services does not appear to be available.

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 306-43-004N shall be rezoned from A-R/10A (Agricultural Residential/ Ten Acre Minimum Lot Size) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone.
2. An RV Park plan, prepared in accordance with Section 37.G (RV Parks), must be completed prior to the approval of permits and before establishing the use.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), may be required prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits shall be obtained prior to construction.
5. The 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: #306-43-004N Current Zoning: A-R/10A Parcel Size 23.57 Acres

Legal Description:

Current-Zoning:A-R/10A. Parcel-Size:23.57Acres Parcel,268-Section-10,T21N,R19W

Water Provider: GDIV Electric provider: Uniserve Sewer provider: onSite TBD

Present use of property: A-R/10

Owner Information

Owner Name(must match current deed): Wendy Chai, Grace Yang, Paul Yang (Trust)

Owner Street Address: 10736-Jefferson-Blvd-#1034 City: Culver-City State: CA Zip: 90230

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: _____ 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: C-2H/15

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

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

For the purpose of:

RV-Park

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.

Wendy-Chai: [Signature]

Paul-Yang-(Trust) [Signature]

Grace-Yang [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 A-R/10A
to C-2H/15 for the purpose of RV-Park.

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,

Wendy Chai, Grace Yang, Paul yang

Applicant / agent

Contact information:

10736 Jefferson Blvd #1034

Culver City, CA 90230

Assessor Parcel Number and Legal Description of proposed subject property: #306-43-004N

Current-Zoning:A-R/10A. Parcel-Size:23.57Acres Parcel,268-Section-10,T21N,R19W

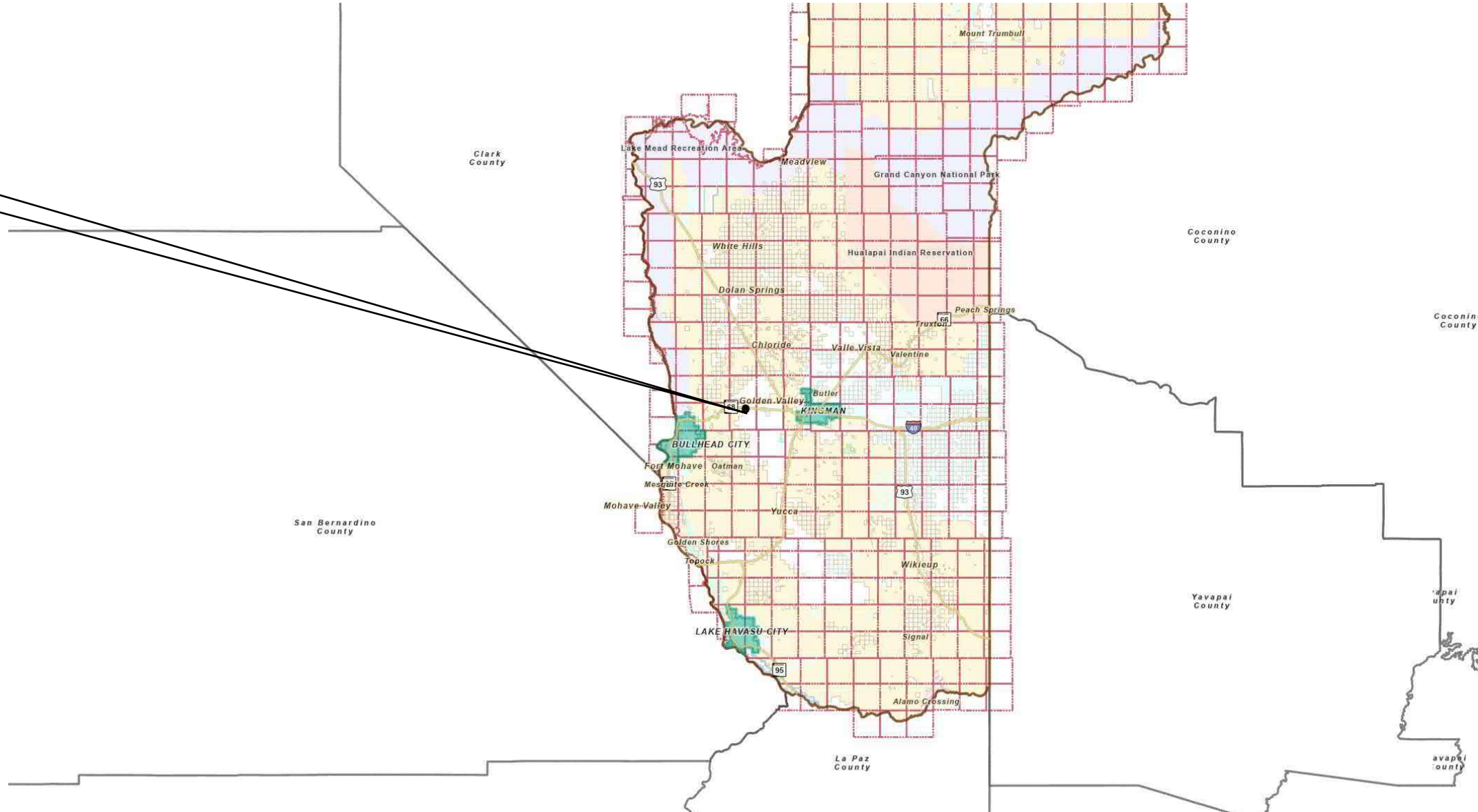
REZONE 306-43-004N

GENERAL MAP

REZONE of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for RV Park, in the Golden Valley vicinity

Section 10
T 21 N, R 19 W

Subject
Property



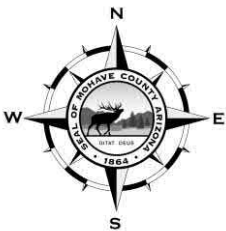
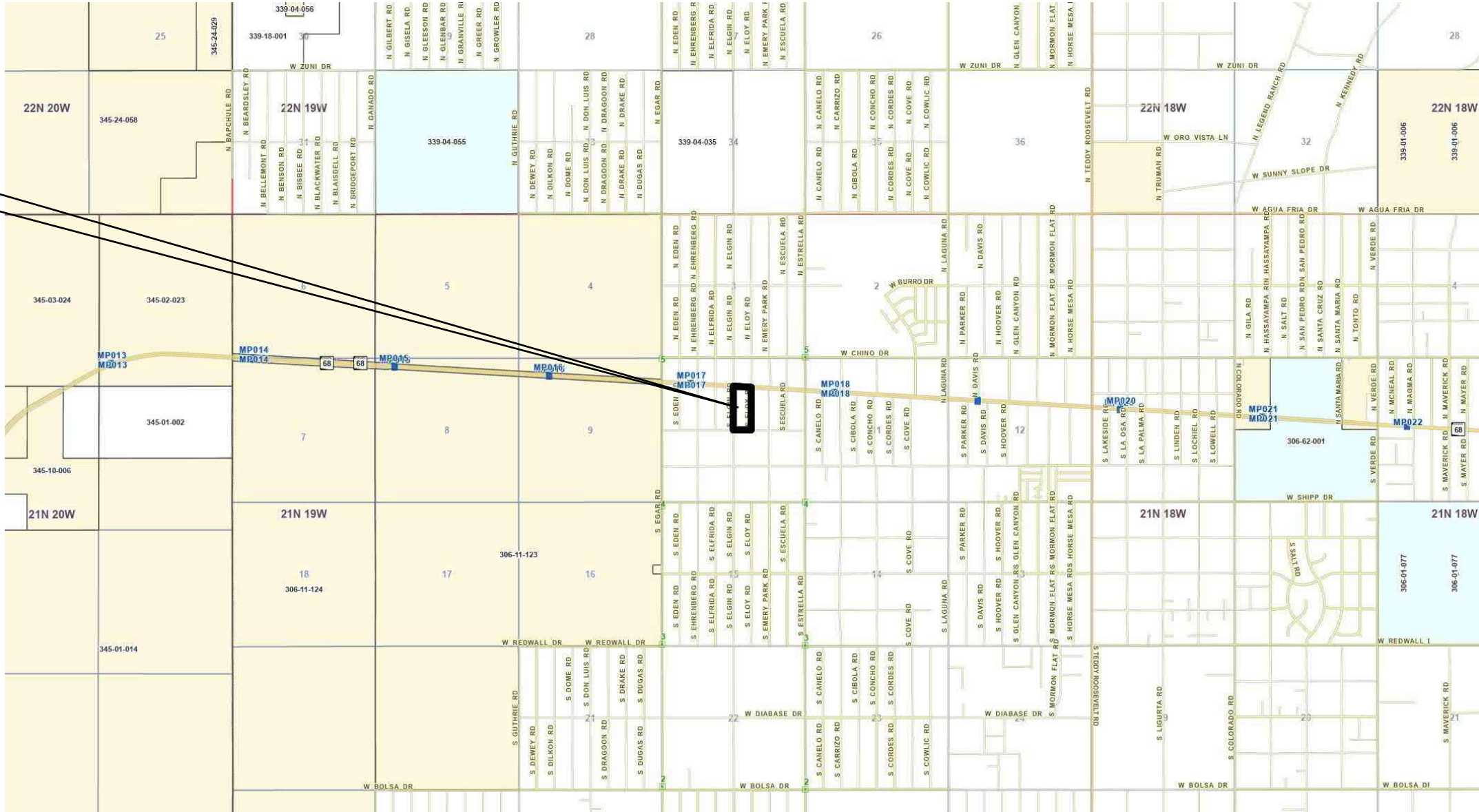
REZONE 306-43-004N

VICINITY MAP

REZONE of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for RV Park, in the Golden Valley vicinity

Section 10
T 21 N, R 19 W

Subject Property



REZONE 306-43-004N
SITE MAP

REZONE of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for RV Park, in the Golden Valley vicinity

Section 10
T 21 N, R 19 W

**Subject
Property**



REZONE 306-43-004N

ZONING MAP

REZONE of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for RV Park, in the Golden Valley vicinity

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

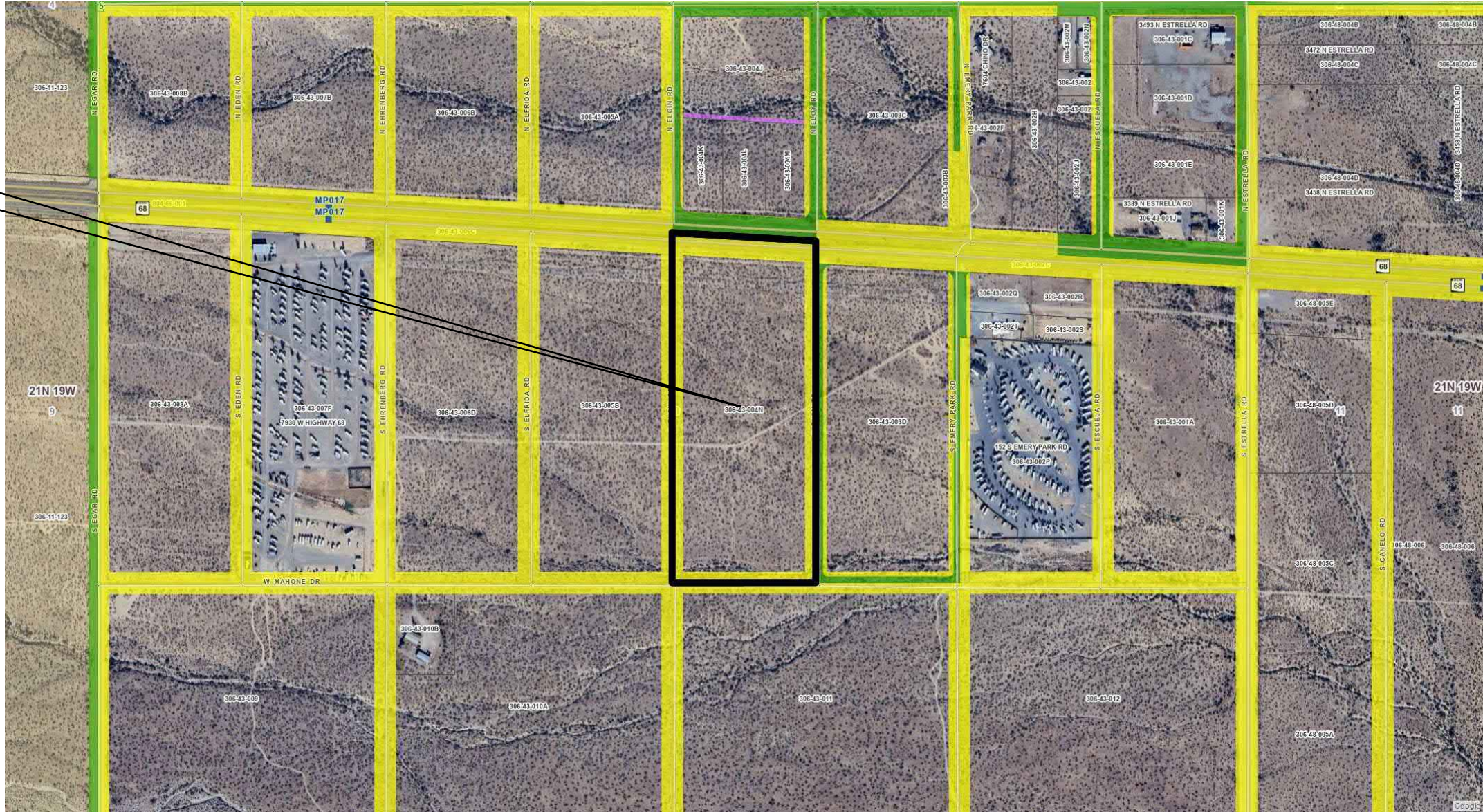


REZONE 306-43-004N
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for RV Park, in the Golden Valley vicinity

Section 10
T 21 N, R 19 W

Subject Property







ZONING NOTICE

NOTICE is hereby given that a zoning map
submitted by the Planning Services Company
of Phoenix, Arizona, to amend the
Zoning Ordinance of the City of Phoenix, Arizona, to
change the zoning of the property located at
Beverly Road, Phoenix, Arizona, from the 1000-Block
March 1000-Block to 1000-Block.

For more information, contact the
Phoenix City Planning Department at
1000-Block or 1000-Block.

05. **Evaluation of a request for an EXTENTION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 306-31-005B, to allow for the completion of the conditions of BOS Resolution 2023-194, which approved a RV Park in an A-R (Agricultural Residential) zone in the Golden Valley vicinity, Arizona.**

This evaluation is to determine whether an Extension of Time for a Special Use Permit should be granted for the above-described property as requested by Jeff Kist and David Mayhew of Kingman, Arizona.

Assessor's Parcel No. 306-31-005B is described as a Record of Survey & Roadway & Utility Easement RS 01/33 Parcel 21 Replatted as Parcel 21A on PP 33/34 in Section 7, Township 21 North, Range 18 West.

The site is approximately 7.58 acres in size and is located north of State Highway 68 and west of Ligurta Road. The site is accessed from State Highway 68, then north on Ligurta Road then west approximately 300 feet on Supai Drive to the site.

The site is mostly vacant with one 1,200 square foot accessory structure. The terrain is relatively flat. The surrounding land uses consist of primarily vacant land and scattered single-family residences.

The applicant requests the Extension of Time to allow more time to complete the conditions of BOS Resolution 2023-194. This will be the first Extension of Time requested by the applicant. The Mohave County General Plan designates this site as Low Density Residential.

The site is within Golden Valley Fire District. Electric and Water service appears to be available. Sewer service does not appear to be available. State Highway 68 is paved and maintained by Arizona Department of Transportation. Ligurta Road and Supai Drive are not paved and are not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4526H indicates the parcel described to be in Zone AE, 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 comply with the Mohave County General Plan.
- c. The site appears to be adequate for the action.
- d. The neighboring area does not contain other uses similar to the above proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The Special Flood Hazard Area is an environmental feature affecting the site.
- g. Electric and water service appears to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. Compliance with the conditions of B.O.S. Resolution No. 2023-194.
2. This Extension of Time is for Assessor's Parcel No. 306-31-005B and will be in effect until **April 7, 2026**.

Notice of Hearing

Extension of Time of a SPECIAL USE PERMIT

Dear Property Owner:

This letter is to notify you of a request for an extension of time to complete conditions listed on approved B.O.S.

Resolution No. 2023-194 that was approved by the Mohave County Board of Supervisors on 11/16/23
(date)

The Mohave County Zoning Ordinance requires all property owners within 300 feet of the subject property be notified of this request. The enclosed approved resolution and vicinity map are 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

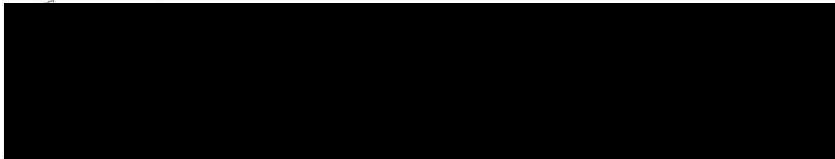
Or email the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip. You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:



Assessor Parcel Number and Legal Description of subject property: 306-31-005B

RECORD OF SURVEY & ROADWAY & UTILITY EASEMENT RS 01/33 T21N R18W SEC _____
7 PARCEL 21 REPLATTED AS PARECL 21A ON PP 033/034 REC 08/02/2010 2010-046678
CONT 330,316 SQ FT OR 7.583 ACRES 306-31-005A (306-31-005B, C,D & ROAD) 2011 _____
TAX ROLL



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>

© 2021 Mohave County Information Technology

Request for an Extension of Time

Approval Information

Applying B.O.C. Resolution No. 2023-194 Date 11/10/2023

Property Information

Assessor's Parcel Number 306-31-005B

Legal Description

AS 1/33 Parcel 21 replatted as Parcel 21A on PD
33/24 rec 8/2/10

Owner Information

Owner Name (must match current deeds) Jeff Kist / DAVID MATHEN

Owner Street Address 937 E ALON DRIVING KINGMAN AZ 86401

Phone number: [REDACTED]

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

Agent Name

Agent Street Address City State Zip

Phone number Email

Request

(We) hereby request an extension of time to complete conditions of an approved B.O.C. Resolution.

The following conditions HAVE been met:

Hired engineer to complete Site Plan

The following conditions have NOT been met:

None. just was able to hire engineer for project as
engineers backlogged

The conditions have not been completed because:

Unable to get engineer as all backlogged

The anticipated date for completion of conditions is 1 year

Authorization

By signing below, I certify I am the current property owner, agree 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 David Mathen

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

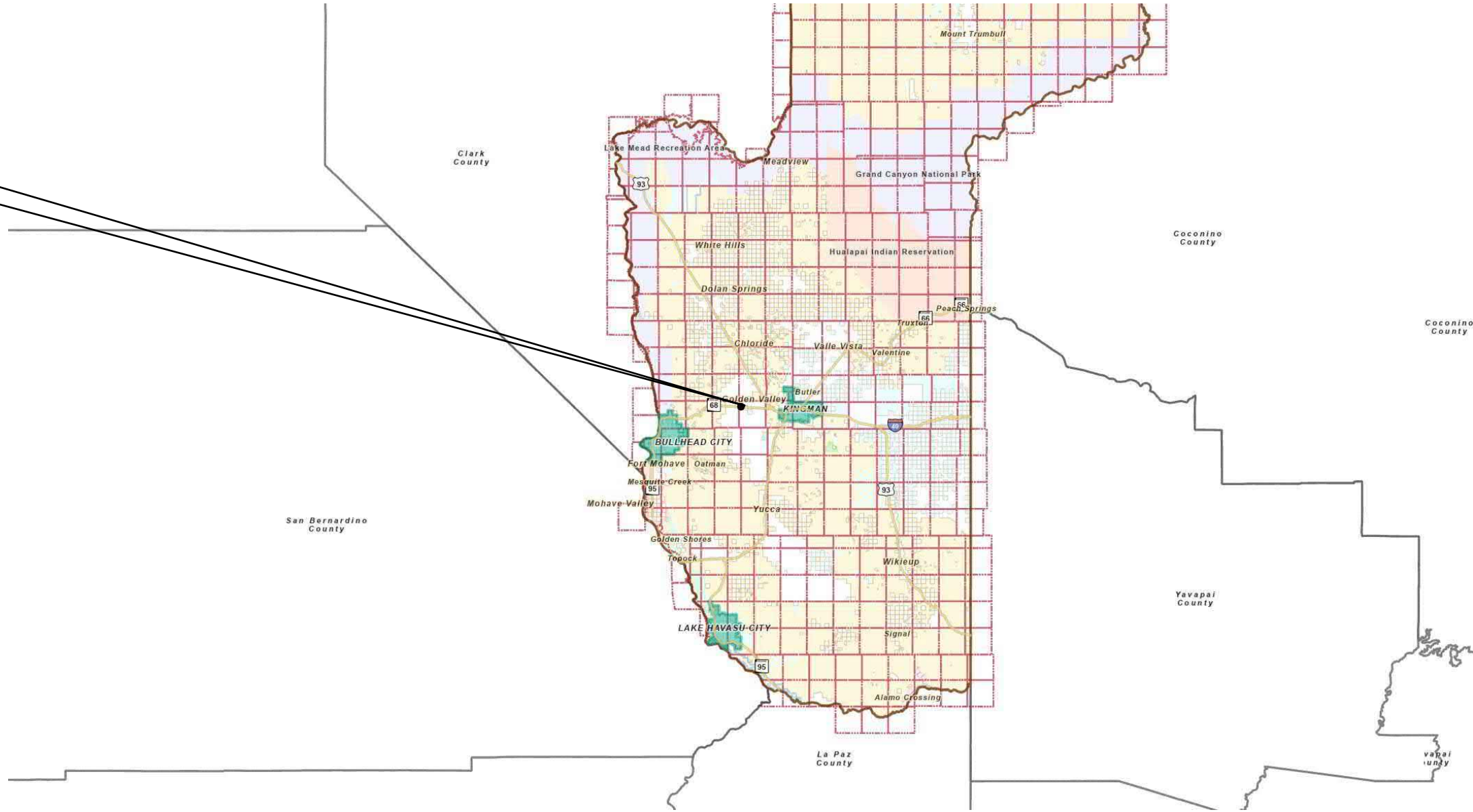
SPECIAL USE PERMIT EXTENSION OF TIME 306-31-005B

GENERAL MAP

EXTENTION OF TIME SPECIAL USE PERMIT for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity

Section 7
T 21 N, R 18 W

Subject
Property



SPECIAL USE PERMIT EXTENSION OF TIME 306-31-005B

VICINITY MAP

Section 7
T 21 N, R 18 W

Subject
Property

EXTENTION OF TIME SPECIAL USE PERMIT for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity



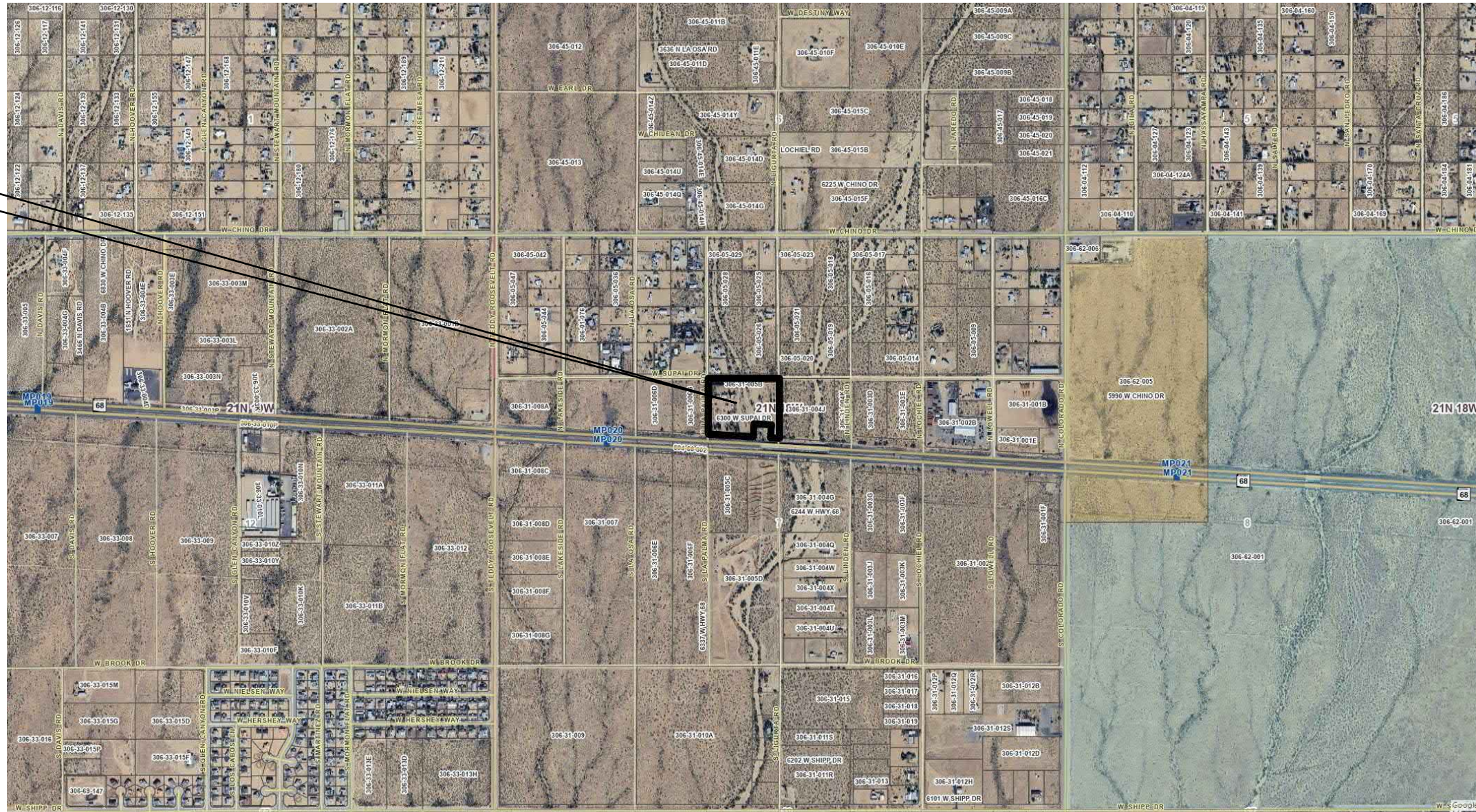
SPECIAL USE PERMIT EXTENSION OF TIME 306-31-005B

SITE MAP

Section 7
T 21 N, R 18 W

Subject
Property

EXTENTION OF TIME SPECIAL USE PERMIT for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity



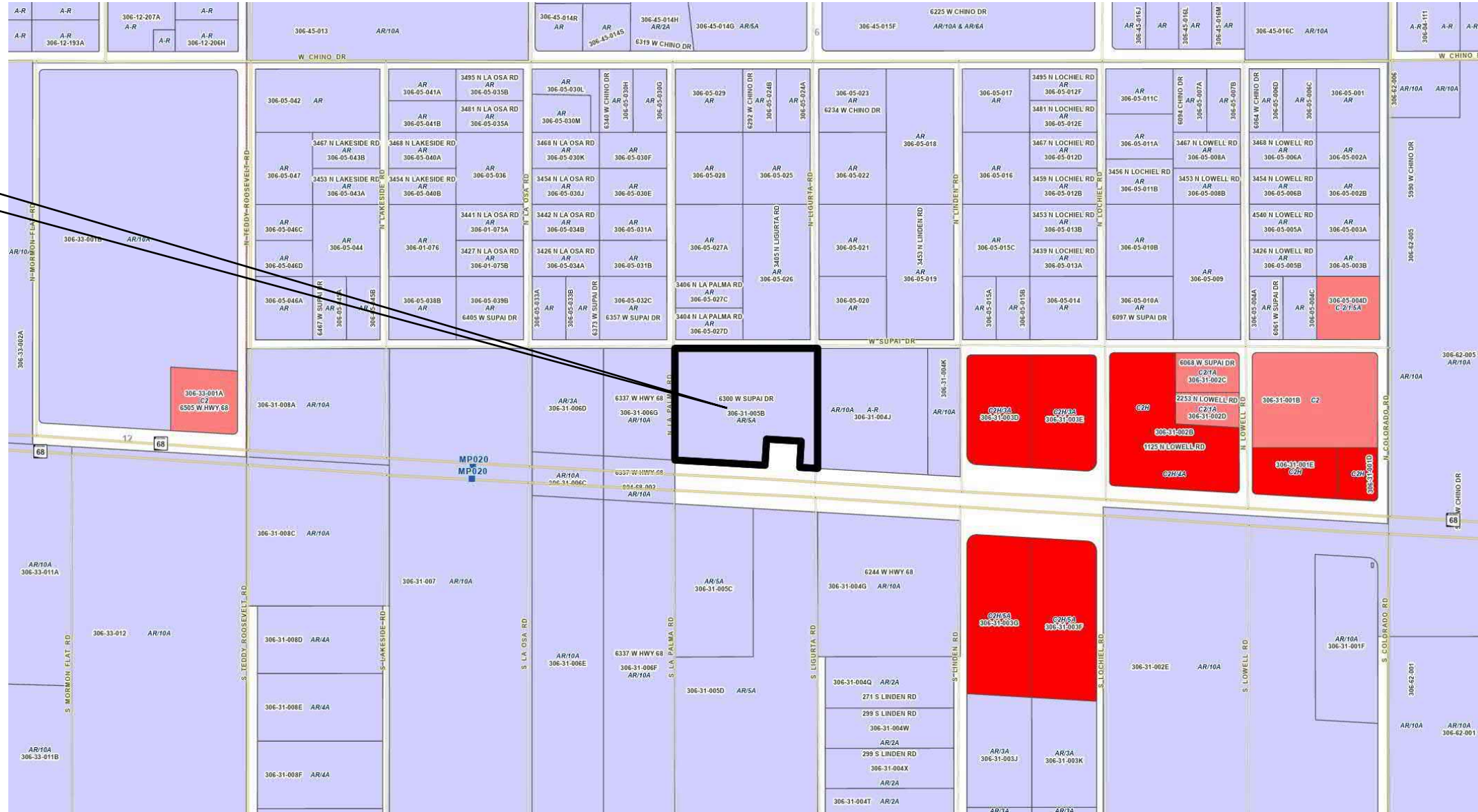
SPECIAL USE PERMIT EXTENSION OF TIME 306-31-005B

ZONING MAP

EXTENTION OF TIME SPECIAL USE PERMIT for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity

Section 7
T 21 N, R 18 W

Subject
Property



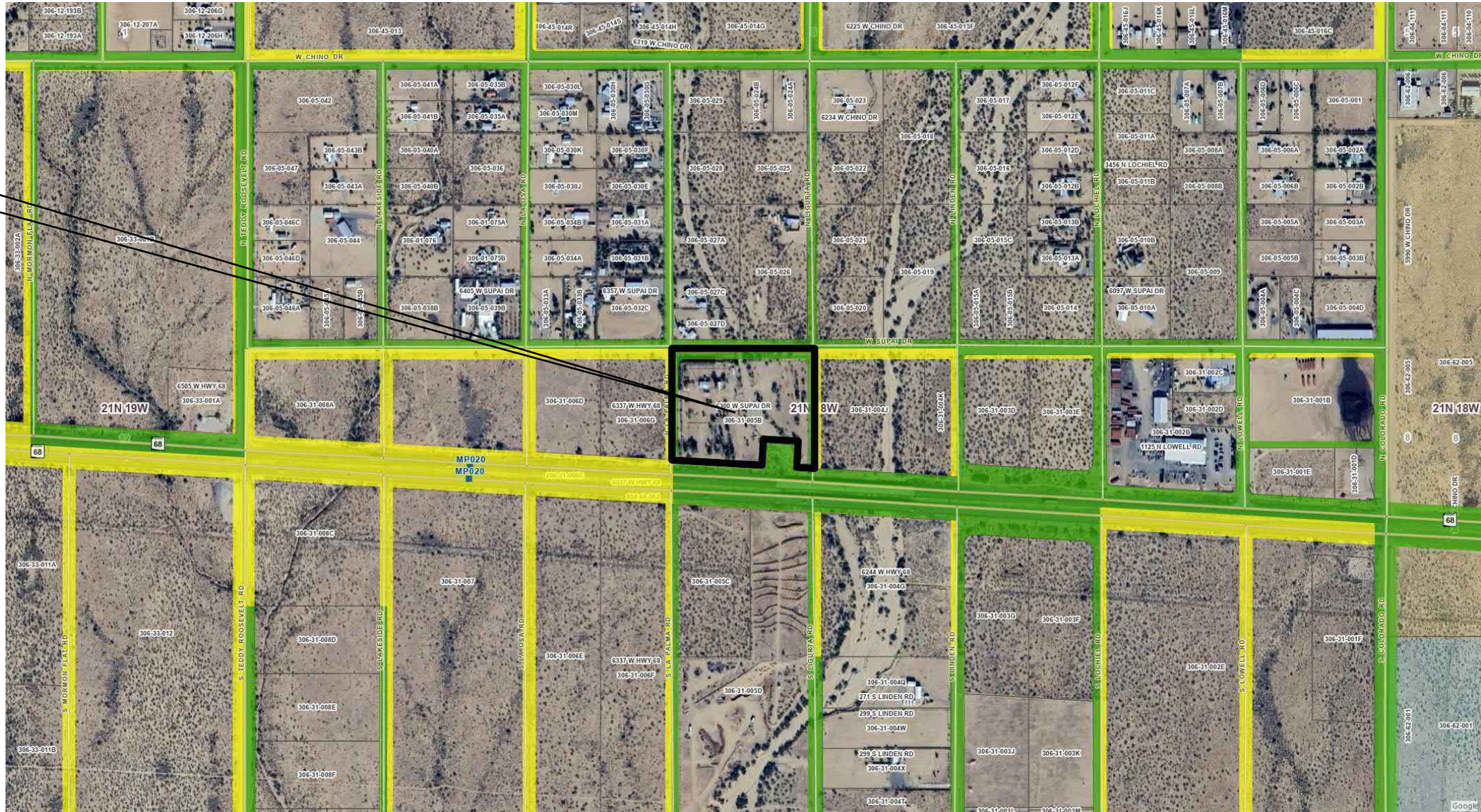
SPECIAL USE PERMIT EXTENSION OF TIME 306-31-005B
RIGHT OF WAY MAP

EXTENTION OF TIME SPECIAL USE PERMIT for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity

Section 7
T 21 N, R 18 W

Subject Property

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

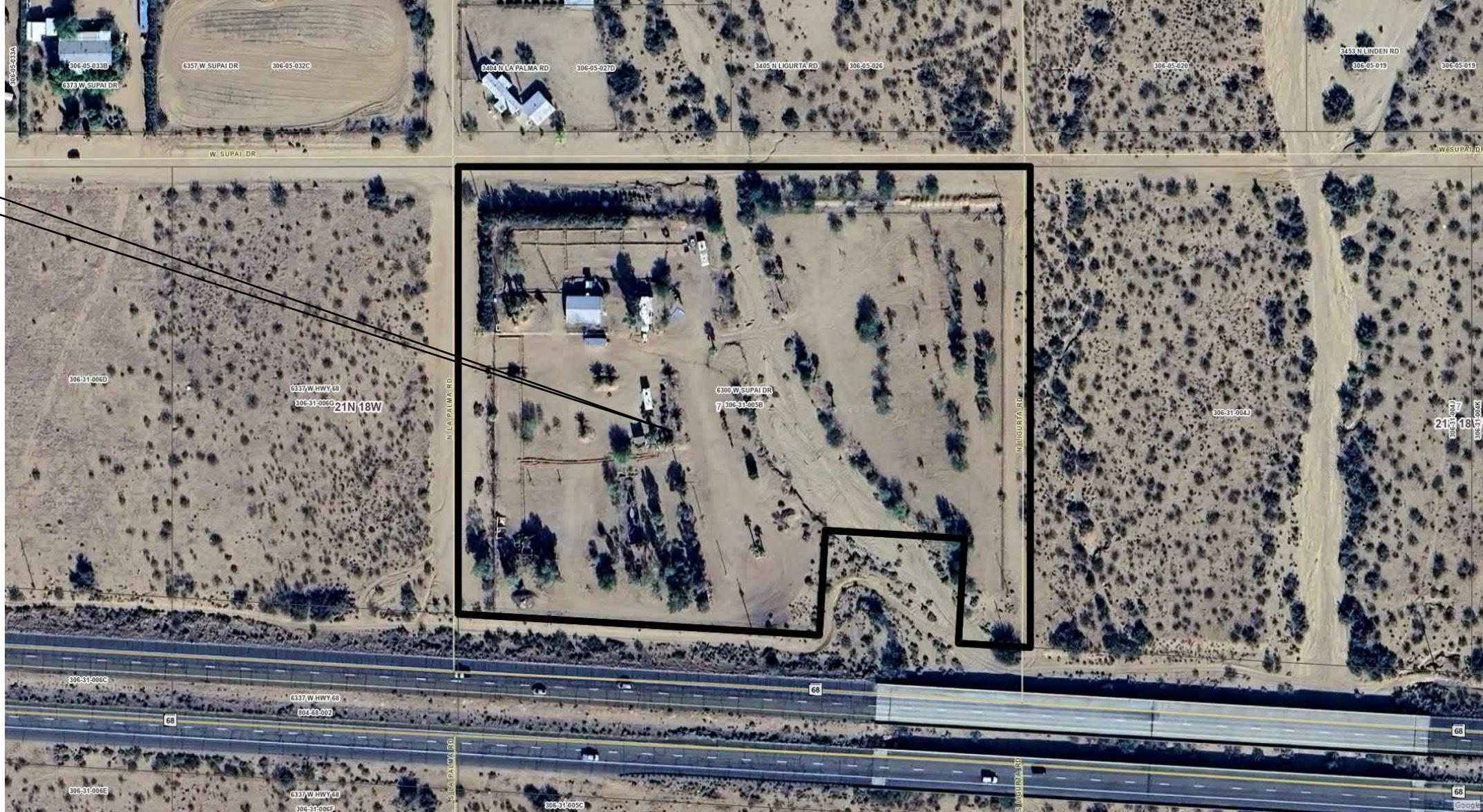


SPECIAL USE PERMIT EXTENSION OF TIME 306-31-005B REQUEST

EXTENTION OF TIME SPECIAL USE PERMIT for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity

Section 7
T 21 N, R 18 W

Subject
Property





ZONING NOTICE

NOTICE TO HOMEOWNERS: A zoning change is being proposed for the property located at 10000 N. 10th Ave, Suite 100, Phoenix, AZ 85020. The proposed zoning change is from R1-10 to R1-5. The zoning change is being proposed by the City of Phoenix, Arizona. The zoning change is being proposed by the City of Phoenix, Arizona. The zoning change is being proposed by the City of Phoenix, Arizona.

FOR MORE INFORMATION, CONTACT THE
CITY OF PHOENIX PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT AT 602-350-2200 OR VISIT US AT
PHOENIXPLANNING.ORG



ZONING NOTICE

NOTICE: This property is located within the City of Phoenix, Arizona, and is subject to the City's Zoning Ordinance. The property is currently zoned R-1 (Single-Family Residential). Any proposed use of the property that is not permitted by the Zoning Ordinance may be subject to a zoning change. For more information, please contact the City of Phoenix Planning and Development Department at (602) 261-1000.

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT AT (602) 261-1000.

06. **Evaluation of a request for a REZONE from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property in to compliance, for Assessor's Parcel No. 326-02-179B in the Dolan Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by David and Dianne Knisely of Dolan Springs, Arizona.

Assessor's Parcel No. 326-02-179B is described as the S2 E2 of Lot 126 of Gateway Acres Tract 9, located in Section 17, Township 25 North, Range 19 West.

The site is approximately 1.25 acres and is located north of 5th Street and west of Cattle Drive. The site is accessed via U.S. Highway 93, then north on Pierce Ferry Road, then east on 5th Street, then north on Cattle Drive approximately 100 feet to the site entrance.

The site is vacant with relatively flat terrain. The surrounding land uses consist of vacant land and scattered single-family residences.

The applicant requests this Rezone from an A (General) zone to an A-R (Agricultural Residential) zone to allow for a Recreational Vehicle as a temporary residence, and to bring the property in to compliance. The Mohave County General Plan designates this site as Suburban Residential.

The site appears to be within Lake Mohave Ranchos Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Fifth Street and Cattle Drive are unpaved and are on the County's road maintenance system.

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

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 326-02-179B shall be rezoned to an A-R (Agricultural Residential) zone.
2. The appropriate permits will be obtained prior to construction.
3. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 326-02-179B Current Zoning: A Parcel Size 1.25 Acres

Legal Description:

T 25 N R 19 W Sec 17 Subdivision: Gateway Acres
Tract: 9 Lot: 126 Book: 326 map: 01

Water Provider: Dolan Springs Electric provider: _____ Sewer provider: Septic

Present use of property: nothing on lot except septic system, chain link fence and water meter

Owner Information

Owner Name(must match current deed): Knisely Family Trust, David A. Knisely Trustee
Dianne L. Knisely Trustee

Owner Street Address: 14517 N. Cattle Dr. City: Dolan Springs State: AZ Zip: 86441

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

Agent Street Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

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

Proposed to be: From: A zone to: AR (AG/Res.)

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:

moving onto lot - compliance

Authorization

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

David A. Knisely Trustee Knisely Family Trust
Dianne L. Knisely Trustee Knisely Family Trust

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 Zone to AR Zone for the purpose of moving onto this lot-compliance.

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

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

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

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

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

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

Sincerely, Dave Kraisely

David A. Kraisely
Applicant / agent

Contact information:

P.O. Box 455
Bellevue Springs
AZ 86441

Assessor Parcel Number and Legal Description of proposed subject property: 326-02-179 B

1.25 Acres T25N R19W Sec. 17 Gateway Acres
Tract 9 Lot 126

This lot is on the corner of 5th St and
Cattle.

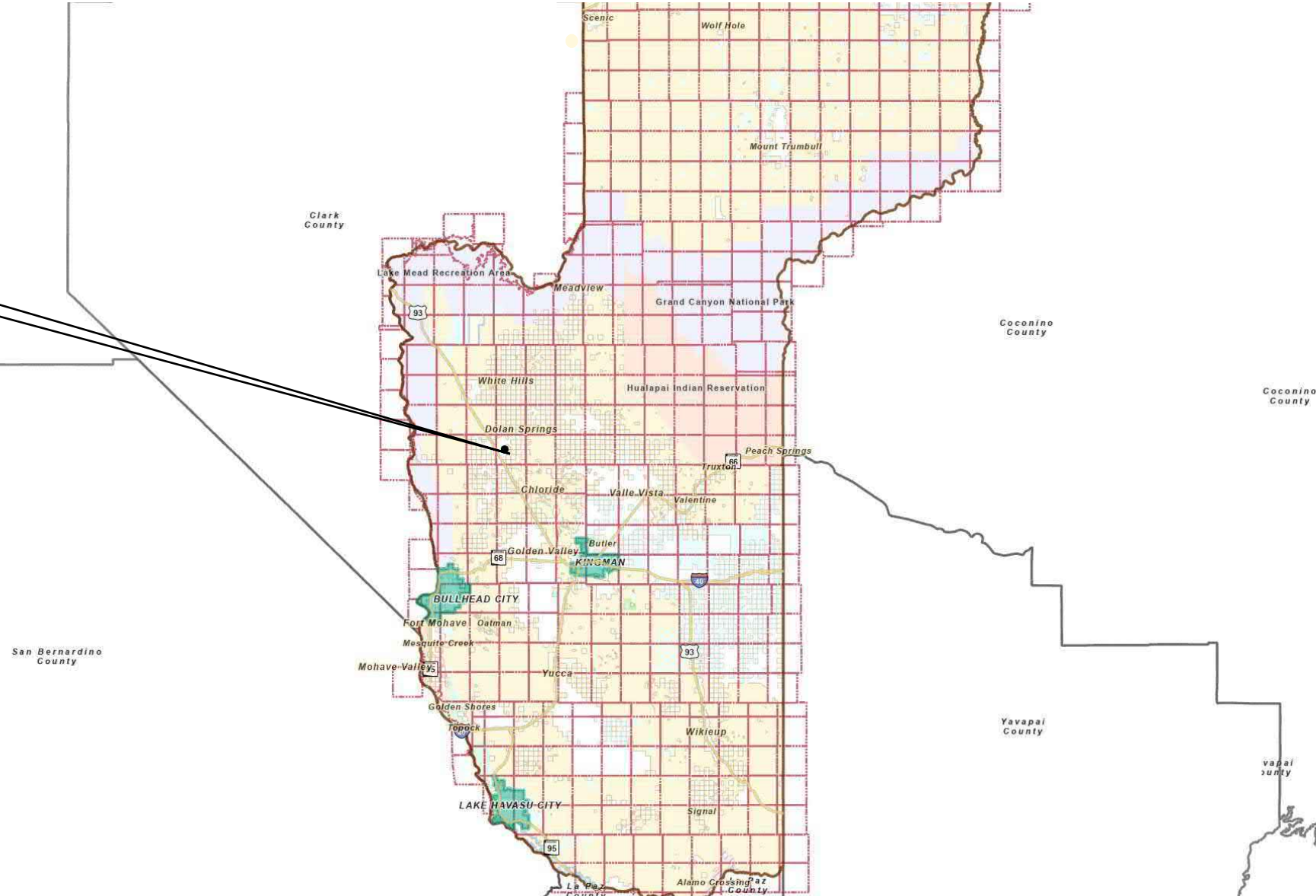
REZONE 326-02-179B

GENERAL MAP

Section 17
T 25 N, R 19 W

Subject
Property

REZONE of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance



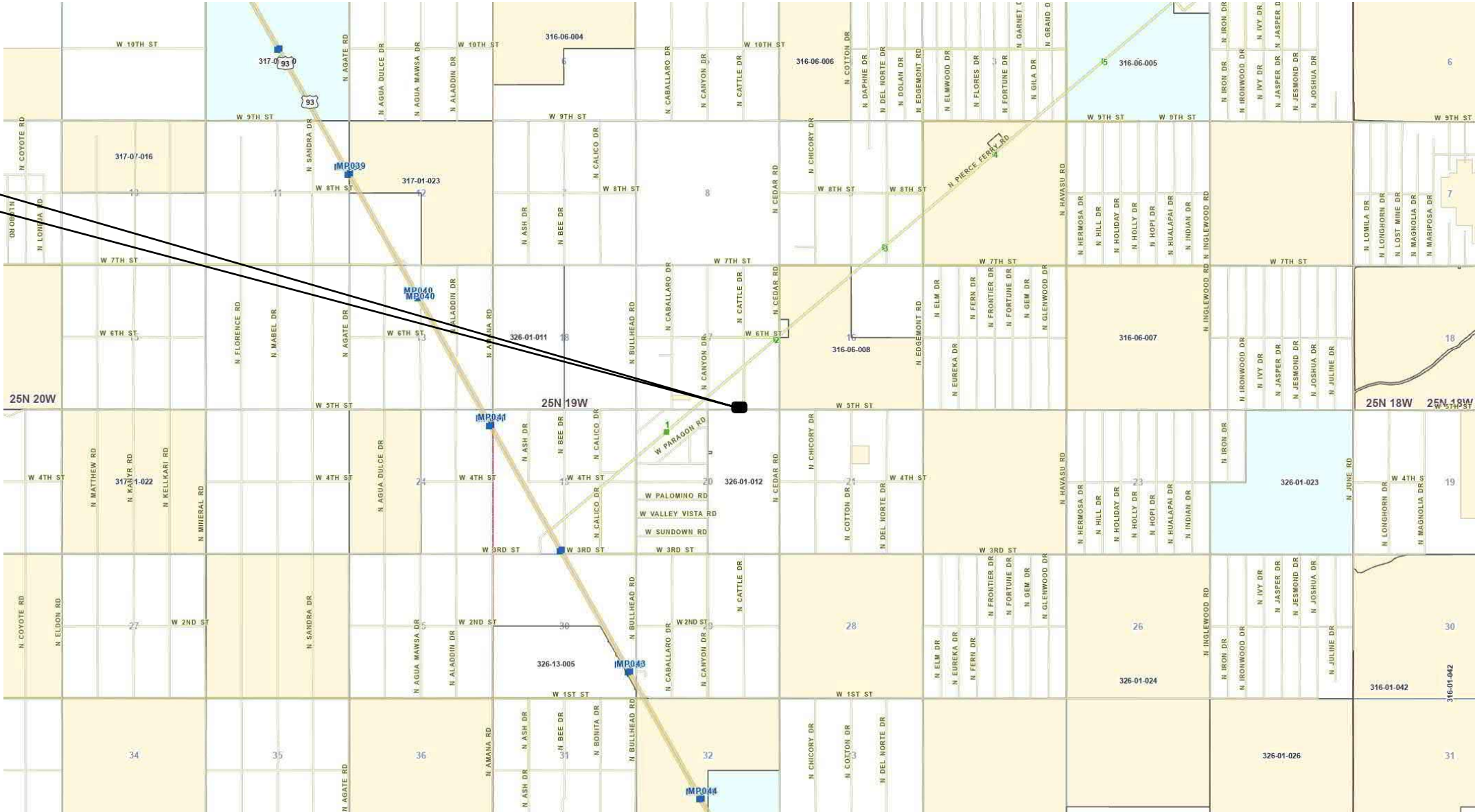
REZONE 326-02-179B

VICINITY MAP

REZONE of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance

Section 17
T 25 N, R 19 W

Subject Property

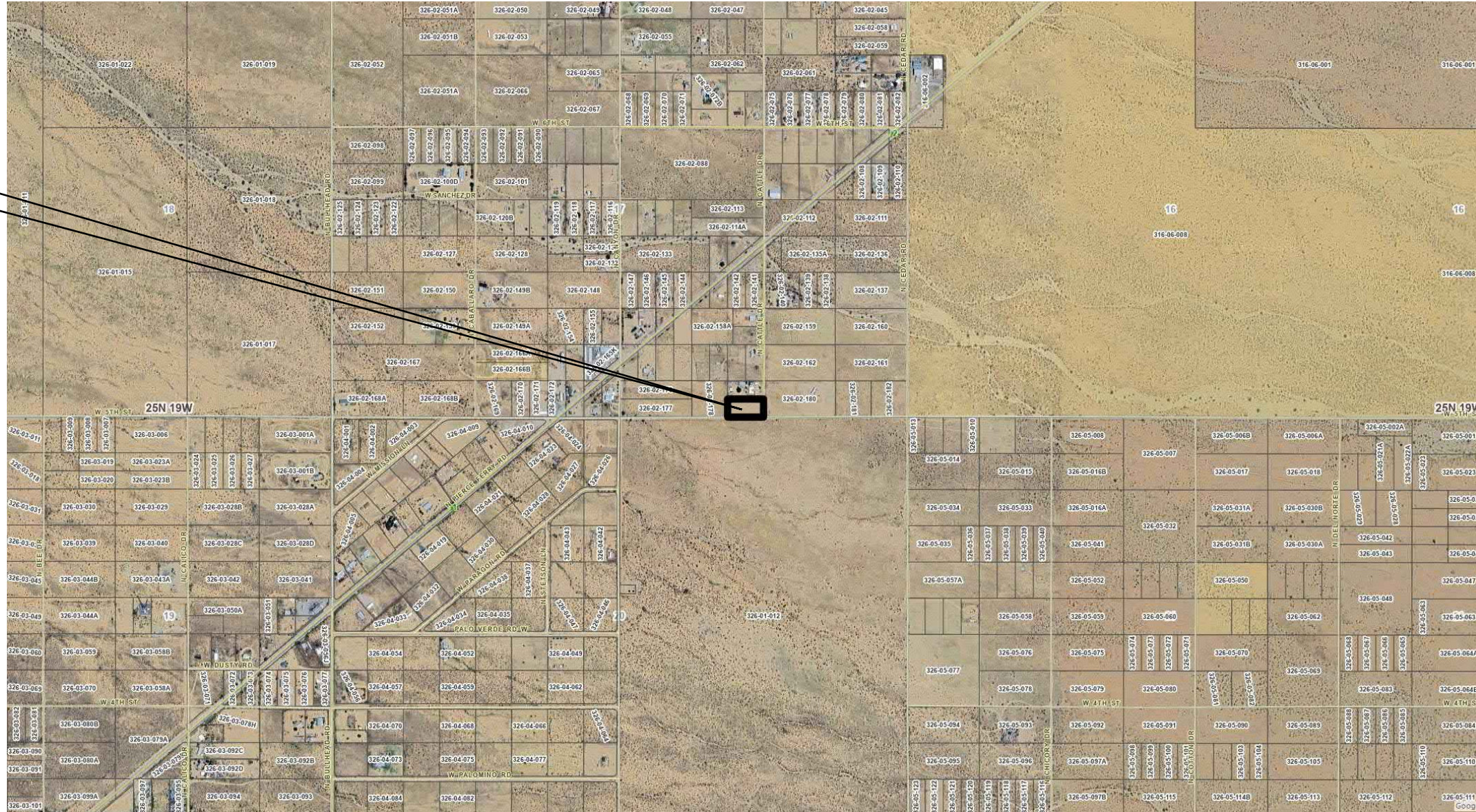


REZONE 326-02-179B
SITE MAP

REZONE of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance

Section 17
T 25 N, R 19 W

Subject Property



REZONE 326-02-179B

ZONING MAP

REZONE of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance

Section 17
T 25 N, R 19 W

Subject Property



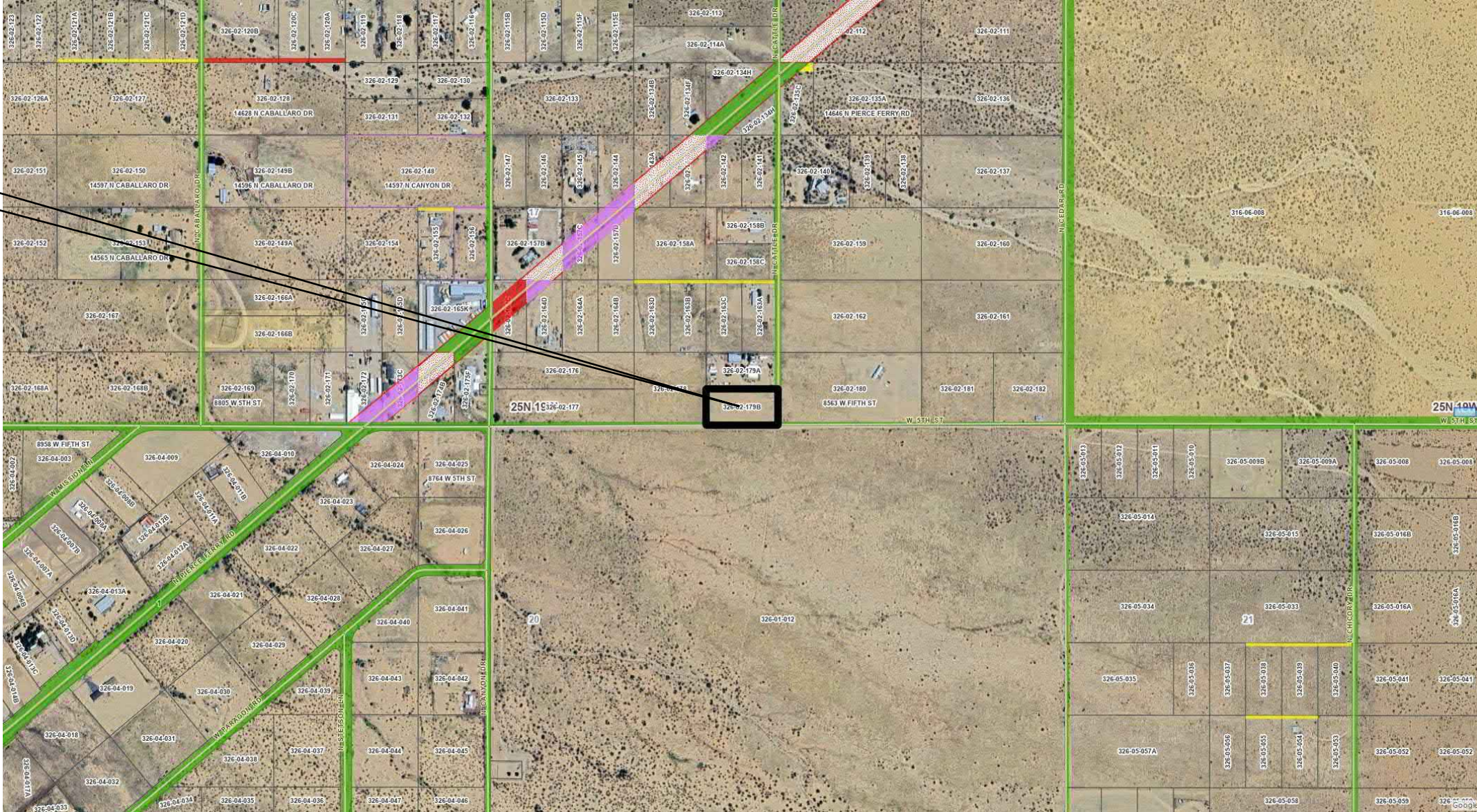
REZONE 326-02-179B
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance

Section 17
T 25 N, R 19 W

Subject Property

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



REZONE 326-02-179B REQUEST

REZONE of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance

Section 17
T 25 N, R 19 W

Subject
Property



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 12th day of March 2025, at 10:00 A.M.

Re: Valerius
Establishment of a request for a REZONE of Arizona's Parcel No. 0326-002-1700 from an A-1 (Agriculture) zone to an A-2 (General Residential) zone and to hold the necessary public hearings at the Eastern Valley Planning and Zoning Commission, 700 W. Beale Street, Kingman, Arizona, on the 12th day of March 2025, at 10:00 A.M. Attendees: Kaitlyn Bandy Trust, David Kaitlyn and Deane Kaitlyn (Kaitlyn Bandy Trust).

FOR MORE INFORMATION, CONTACT THE
MOHAVE COUNTY PLANNING & ZONING DIVISION
AT (928) 757-0503 OR VIA EMAIL AT
PLANNERS@MOHAVE.GOV

ZONING NOTICE

NOTICE IS HEREBY GIVEN THAT a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 12th day of March 2025, at 10:00 A.M.

As Follows:
Consideration of a proposed rezoning of approximately 1.5 acres of land located in the City of Kingman, Arizona, from its present zoning of R-1 to a proposed rezoning of the property to be rezoned to R-2. The City of Kingman is a member of the Mohave County Planning and Zoning Commission. The City of Kingman is a member of the Mohave County Planning and Zoning Commission.

**FOR MORE INFORMATION, CONTACT THE
MOHAVE COUNTY PLANNING & ZONING DIVISION
AT (937) 557-0901 OR VIA EMAIL AT
PLANNERS@MOHAVE.GOV**

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 the 12th day of March 2025, at 10:00 A.M.

ALL PERSONS who are interested in the following described property are hereby notified that they may appear and be heard at the above hearing and may also file a written statement with the Commission at least 48 hours before the hearing. The Commission will consider all such statements and the testimony of all persons appearing at the hearing.

THE PROPERTY is located in the City of Kingman, Mohave County, Arizona, and is described as follows:

Lot 1, Block 1, Subdivision 1, Kingman, Arizona, as shown on the plat of the same, recorded in the Mohave County Recorder's Office, Book 10, Page 10.

FOR MORE INFORMATION, CONTACT:
MOHAVE COUNTY PLANNING & ZONING DIVISION
(937) 281-3300 or VIA EMAIL AT
PLANNERS@MOHAVE.GOV

FOR MORE INFORMATION, CONTACT THE
MOHAVE COUNTY PLANNING & ZONING DIVISION
AT (928) 757-2003 OR VIA EMAIL AT
PLANNERS@MOHAVE.GOV

07. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 327-02-216A to allow for a wireless telecommunication facility with one (1) 195' tower in an A-R (Agricultural Residential) zone, in the Dolan Springs 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 Tiffany Passehl of State 48 Consulting for Frank Chovan, of Dolan Springs, Arizona.

Assessor's Parcel No. 327-02-216A is described as Lake Mohave Ranchos Unit 13-A Block G Lots 9 through 12 and Lots 21 through 24 located Section 1, Township 26 North, Range 18 West.

The site is approximately eight (8) acres in size and is located north of 22nd Street and east of Squaw Drive. The site is accessed from U.S. Highway 93, then north on Pierce Ferry Road, then east on 21st Street, then north on Squaw Drive approximately .70 miles to the site.

The site contains one single family home, a detached garage and two accessory structures. The terrain is relatively flat. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this Special Use Permit to allow for a telecommunication facility with a tower up to 195' in height. The Mohave County General Plan designates the site as Suburban Residential.

The site is within the Lake Mohave Ranchos Fire District. Electric and water appear to be available. Sewer services do not appear to be available. 21st Street is unpaved and is on the County's road maintenance system. Squaw Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3400G 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 not contain uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric and water services appear to be available.
- h. Sewer service does 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 a tower up to 195' for Assessor's Parcel No. 327-02-216A.
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: 327-02-216A Current Zoning: Residential Parcel Size: 8 Acres

Legal Description:

The real property located at 18836 N. Squaw Dr., Dolan Springs, Arizona (Assessor's no. 327-02-216A) described as lots 9 through 12 and 21 through 24, block G, Lake Mohave Ranchos, Unit 13-A, according to the plat there of recorded January 13, 1961, as fee number 100079, in the office of the Recorder of Mohave County, Arizona.

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

Present use of property: Residential

Owner Information

Owner Name (must match current deed): Frank Chovan

Owner Street Address: 16021 N PIERCE FERRY RD City: DOLAN SPRINGS State: AZ Zip: 86441

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Tiffany Passehl

Agent Street Address: 14301 N. 87th Street #105 City: Scottsdale State: AZ Zip: 85260

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:

The construction of a new wireless facility with a tower at a height of 195'

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.

Frank Chovan

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

Special Use Permit Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a Special Use Permit for the below-captioned property to allow for
The construction of a new wireless facility with a tower at a height of 195'

in a 200 x 200 lease area with associated 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,

Tiffany Passchl

Applicant/ agent

Contact information:

[REDACTED]

[REDACTED]

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

327-02-216A

The real property located at 18836 N. Squaw Dr., Dolan Springs, Arizona (Assessor's no. 327-02-216A) described as lots 9 through 12 and 21 through 24, block G, Lake Mohave Ranchos, Unit 13-A, according to the plat there of recorded January 13, 1961, as fee number 100079, in the office of the Recorder of Mohave County, Arizona.

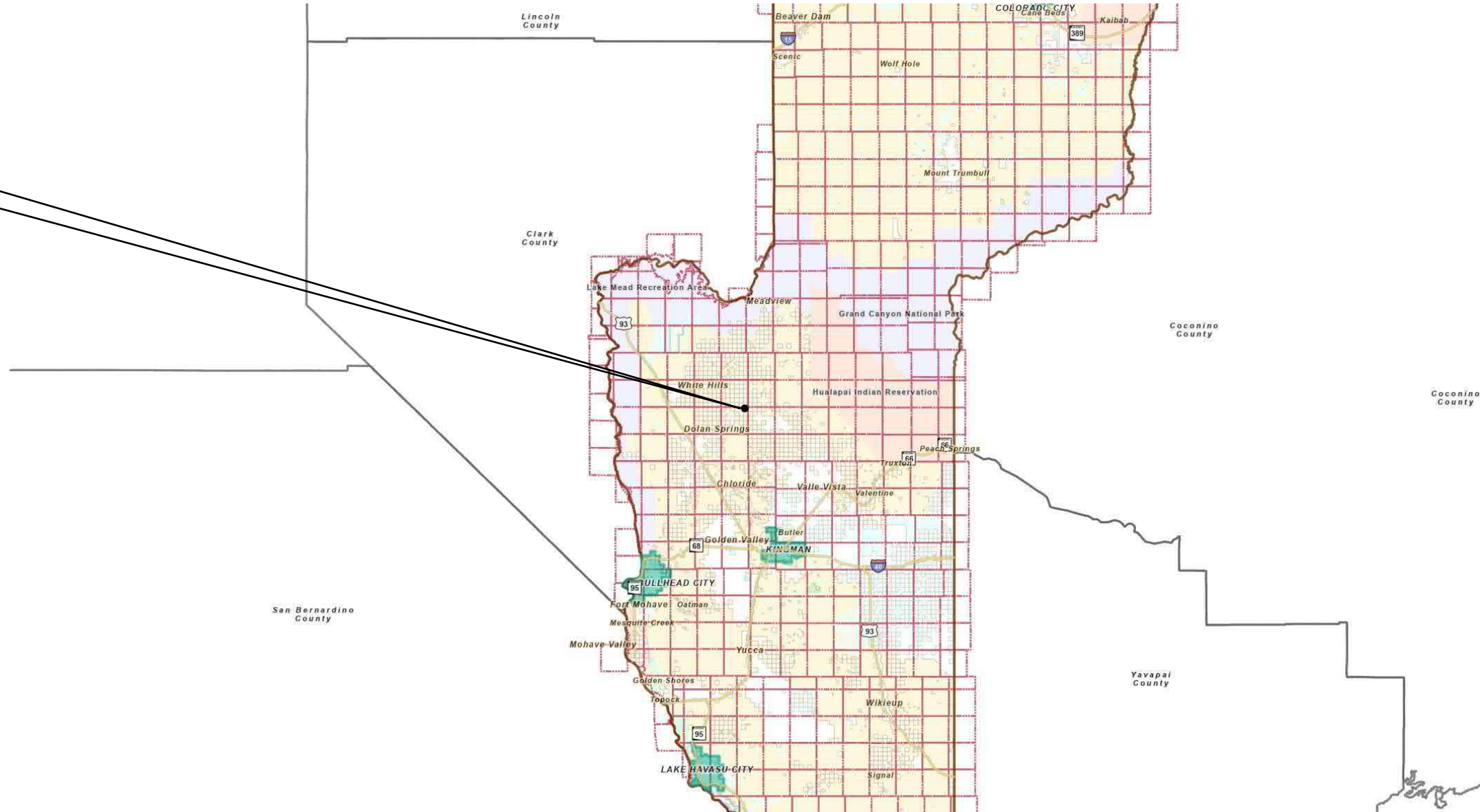
SPECIAL USE PERMIT 327-02-216A

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 327-02-216A to allow for a 195' wireless telecommunication facility in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

Section 1
T 26 N, R 18 W

Subject
Property



SPECIAL USE PERMIT 327-02-216A

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 327-02-216A to allow for a 195' wireless telecommunication facility in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

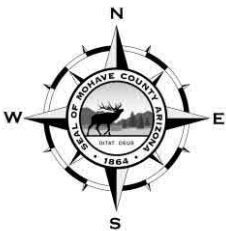
Section 1
T 26 N, R 18 W

Subject
Property



SPECIAL USE PERMIT for Assessor's Parcel No. 327-02-216A to allow for a 195' wireless telecommunication facility in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

Subject
Property



SPECIAL USE PERMIT REQUEST 327-02-216A

SPECIAL USE PERMIT for Assessor's Parcel No. 327-02-216A to allow for a 195' wireless telecommunication facility in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

Section 1
T 26 N, R 18 W

Subject
Property





**ZONING
NOTICE**

NOTICE TO THE PUBLIC: The following information is provided for your information regarding the zoning of the property located at 12345 Desert Road, City of Las Vegas, Nevada. The property is zoned Single-Family Detached (SFD). The permitted uses for this zoning district are single-family detached dwellings, accessory structures, and accessory uses. The prohibited uses for this zoning district are multi-family dwellings, commercial uses, and industrial uses. For more information regarding the zoning of this property, please contact the City of Las Vegas Planning Department at (702) 595-1234.

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 of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 12th day of March 2025, at 10:00 A.M.

Re: Request for a Special Use Permit
The applicant is requesting a Special Use Permit for the proposed development of a 100-unit residential development located on the 100th Street, Kingman, Arizona. The applicant is requesting a Special Use Permit for the proposed development of a 100-unit residential development located on the 100th Street, Kingman, Arizona.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 752-6693 OR VIA EMAIL AT PLANNERS@MOHAVE.GOV

Mohave County Development Services Department
PO Box 7000
Kingman, Arizona 86402-7000

February 23, 2025

Dear Mohave County Development Services,

I am receipt of your letter dated, well imagine that it is not dated, about a Special Permit Notice of a Hearing to "Construction of a new wireless facility with a tower at a height or 195' " on March 11th, 2025.

We received this on February 22nd, 2025. The post office indicates it was mailed 19, Feb 2025. You don't leave much time for comment or to be present in person, *perhaps that was the intent since some dates on the drawings are almost a year ago*. **Seventeen calendar days and only 12 business days to respond seems contrary to good public policy and probably legal posting requirements for such an egregious request. Clearly this is not new news. It is at best negligence of timely notification and at worse a concealed attempt to minimize opposition.** Either of those is a reasonable justification to delay this request.

My wife and I own parcel 327-02-216A. It has been our plan to build there upon retirement. This proposed plan completely destroys that dream. We own the most arguably affected property since it is immediate adjacent to the site of the tower, our property will share a property line with that site and closest to the tower. Beside the awful aesthetics, not even attempted to be disguised like some towers do, being within a 100 feet of a 200 foot tall transmitter is somewhat controversial in terms of its health risks. The cellular industry would like to say it is safe, other studies say it isn't. The Environment Trust says:

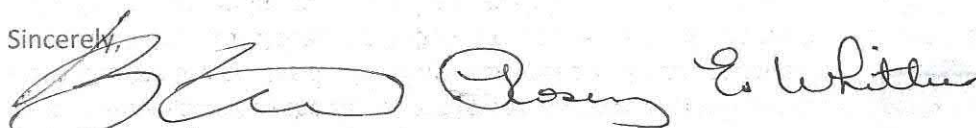
"Effects from RF documented in scientific research include increased cancer risk, cellular stress, headaches, sleep issues, genetic damage, changes to the reproductive system, memory deficits, and impacts to the nervous system."

My wife and I have no intention of ever living there if that tower is built. Between the unacceptable aesthetics, the potential health consequence and the property value destruction, we strongly request the permittee find another more suitable location.

We are adamantly opposed to this permit and request that it be denied.

If that is not the decision of the planning commission then alternately we specifically demand a requirement of the permit to reasonably compensate any adjacent property owners for the value and lifestyle degradation they create. Which, in our case makes, the site uninhabitable.

Sincerely,



Roger Whittier/Rosemary Whittier
Owners of parcel 327-02-216A

08. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 314-19-050 to allow for a 195' wireless telecommunication facility in an A (General) zone, in the Truxton 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 Tiffany Passehl of State 48 Consulting for Russell and Stephanie Stryker, of Peach Springs, Arizona.

Assessor's Parcel No. 314-19-050 is described as a portion of the NW corner of Township 24 North, Range 12 West, Section 9.

The site is approximately 75.50 acres in size and is located north of State Route 66 and east of Fremont Street. The site is accessed from State Route 66, then north on Molthan Lane, then west on Phillips Drive, then north on Byers Street, then west on Barker Drive, then north of Fremont Street, approximately .02 miles to the site.

The site contains one 2400 square foot accessory structure. The terrain is relatively flat. The surrounding land uses consist of primarily single-family residences and vacant land.

The applicant requests this Special Use Permit to allow for a telecommunication facility with a tower up to 195' in height. The Mohave County General Plan designates the site as a Rural Development Area.

The site is within the Northern Arizona Fire District. Electric and water appear to be available. Sewer services do not appear to be available. Molthan Lane, Phillips Drive, Byers Street are all paved and on the County's road maintenance system. Barker Drive and Fremont Street are unpaved and are not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4125G 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 not contain uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric and water services appear to be available.
- h. Sewer service does 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 a tower up to 195' for Assessor's Parcel No. 314-19-050.
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: 314-19-050 Current Zoning: 4710-RANCH PROPERTY Parcel Size 75.5 Acres

Legal Description:

A parcel of land lying in the West half (W1/2) of Section 9, Township 24 North, Range 12 West Gila and Salt River Meridian, Mohave County, Arizona, being a portion of those lands as are shown on that Record of Survey recorded in Book 12 of Records of Surveys, Page 16, recorded September 21, 1994 in the office of the recorder of Mohave County, Arizona, being more particularly described as follows:
Commencing at the West 1/4 Corner of said Section 9 and running thence S0°00'36.9" W along the West Line of said Section 9, 253.64 feet; thence N59°25'00"E parallel with the Northerly Right-of-Way Line of Highway 66, 1064.68 feet to the POINT-OF-BEGINNING and the Northwest Corner of the lands herein described;
thence N59°25'00"E parallel with the Northerly Right-of-Way Line of Highway 66, 497.54 feet;
thence S30°35'00"E, 437.75 feet to a point located on said Northerly Right-of-Way Line of Highway 66;
thence S59°25'00"W along said Northerly Right-of-Way Line, 497.54 feet

Water Provider: Hatch Valley Water Co Electric provider: Mohave Electric Cooperative Sewer provider: N/A

Present use of property: Vacant land

Owner Information

Owner Name(must match current deed): STRYKER RUSSELL & STEPHANIE

Owner Street Address: HC 35 BOX 107 City: PEACH SPRINGS State: AZ Zip: 86434

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Tiffany Passehl

Agent Street Address: 14301 N. 87th Street #105 City: Scottsdale State: AZ Zip: 85260

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:

The construction of a new wireless facility with a tower at a height of 195'

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.

RS

SS

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

Special Use Permit Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a Special Use Permit for the below-captioned property to allow for
The construction of a new wireless facility with a tower at a height of 195'

in a 200 x 200 lease area with associated equipment.

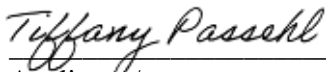
The Mohave County Zoning Ordinance requires all property owners within 300 feet of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

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,



Applicant / agent

Contact information:





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

314-19-050

A parcel of land lying in the West half (W1/2) of Section 9, Township 24 North, Range 12 West
Gila and Salt River Meridian, Mohave County, Arizona, being a portion of those lands as are shown on that Record of Survey recorded in Book 12 of Records of Surveys, Page 16, recorded September 21, 1994 in the office of the recorder of Mohave County, Arizona, being more particularly described as follows:
Commencing at the West 1/4 Corner of said Section 9 and running thence S0°00'36.9" W along the West Line of said Section 9, 253.64 feet; thence N59°25'00"E parallel with the Northerly Right-of-Way Line of Highway 66, 1064.68 feet to the POINT OF BEGINNING and the Northwest Corner of the lands herein described;
thence N59°25'00"E parallel with the Northerly Right-of-Way Line of Highway 66, 497.54 feet;
thence S30°35'00"E, 437.75 feet to a point located on said Northerly Right-of-Way Line of Highway 66;
thence S59°25'00"W along said Northerly Right-of-Way Line, 497.54 feet

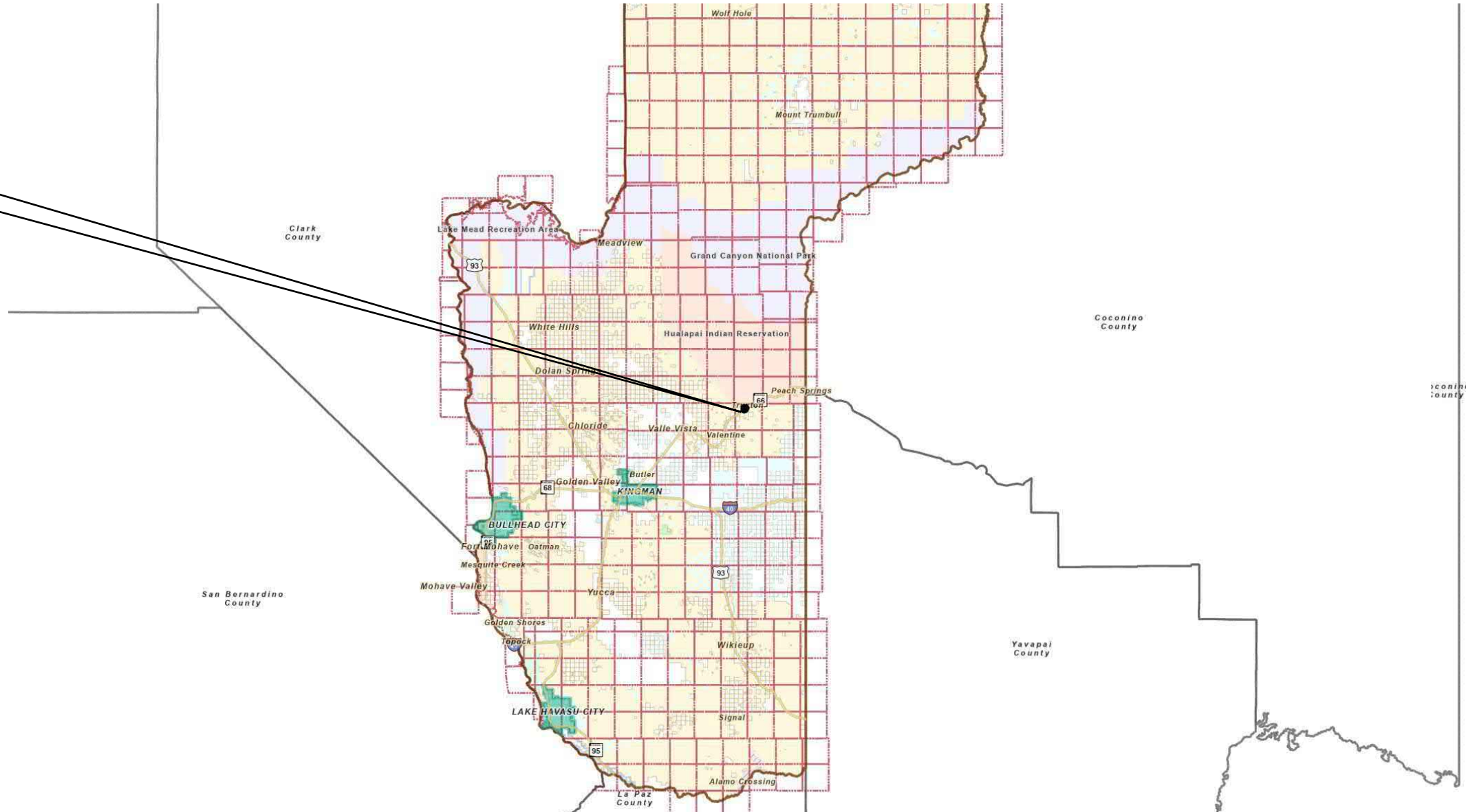
SPECIAL USE PERMIT 314-19-050

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 314-19-050 to allow for a 195' wireless tower in an A (General) zone, in the Truxton vicinity

Section 9
T 24 N, R 12 W

Subject
Property



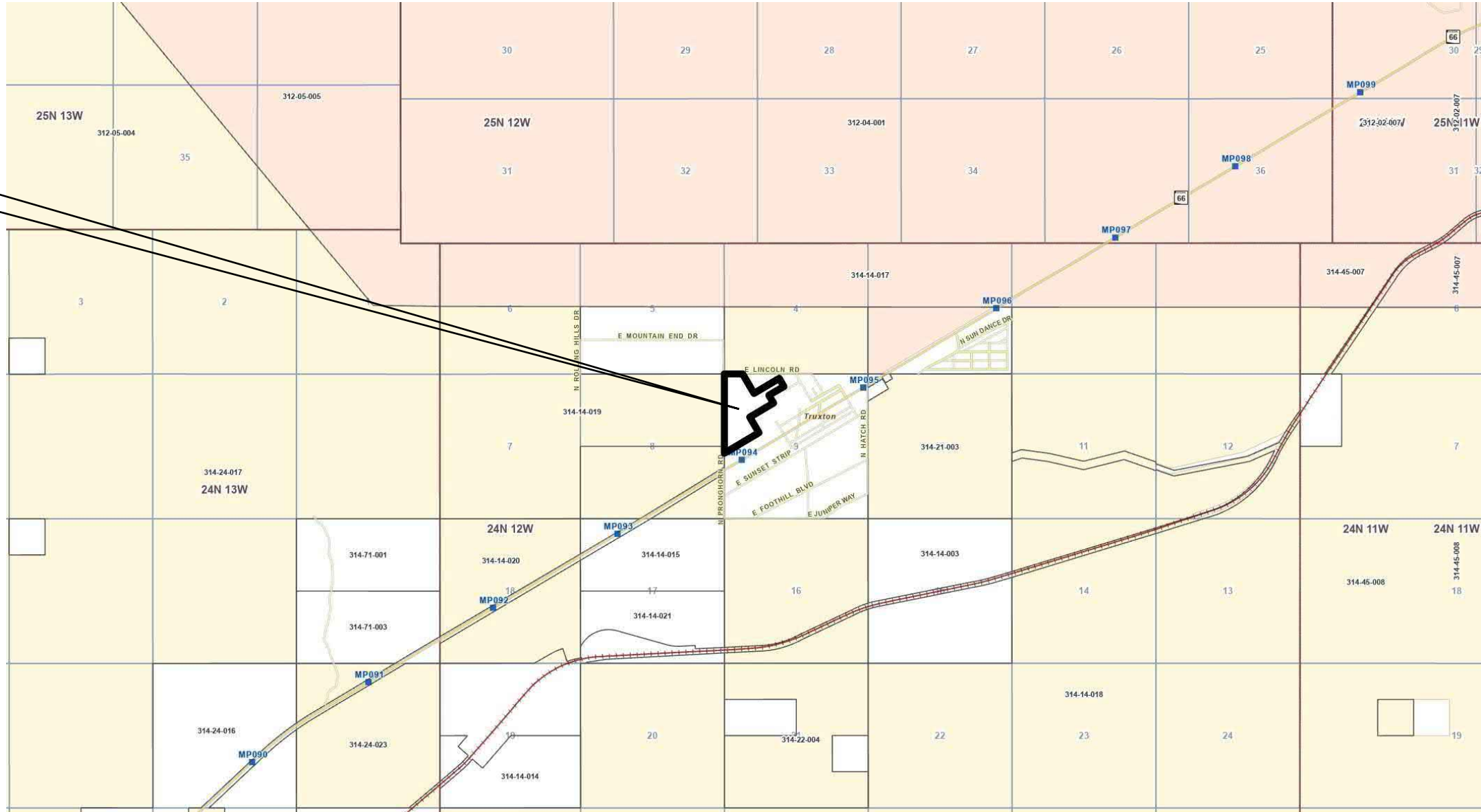
SPECIAL USE PERMIT 314-19-050

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 314-19-050 to allow for a 195' wireless tower in an A (General) zone, in the Truxton vicinity

Section 9
T 24 N, R 12 W

Subject
Property



SPECIAL USE PERMIT 314-19-050

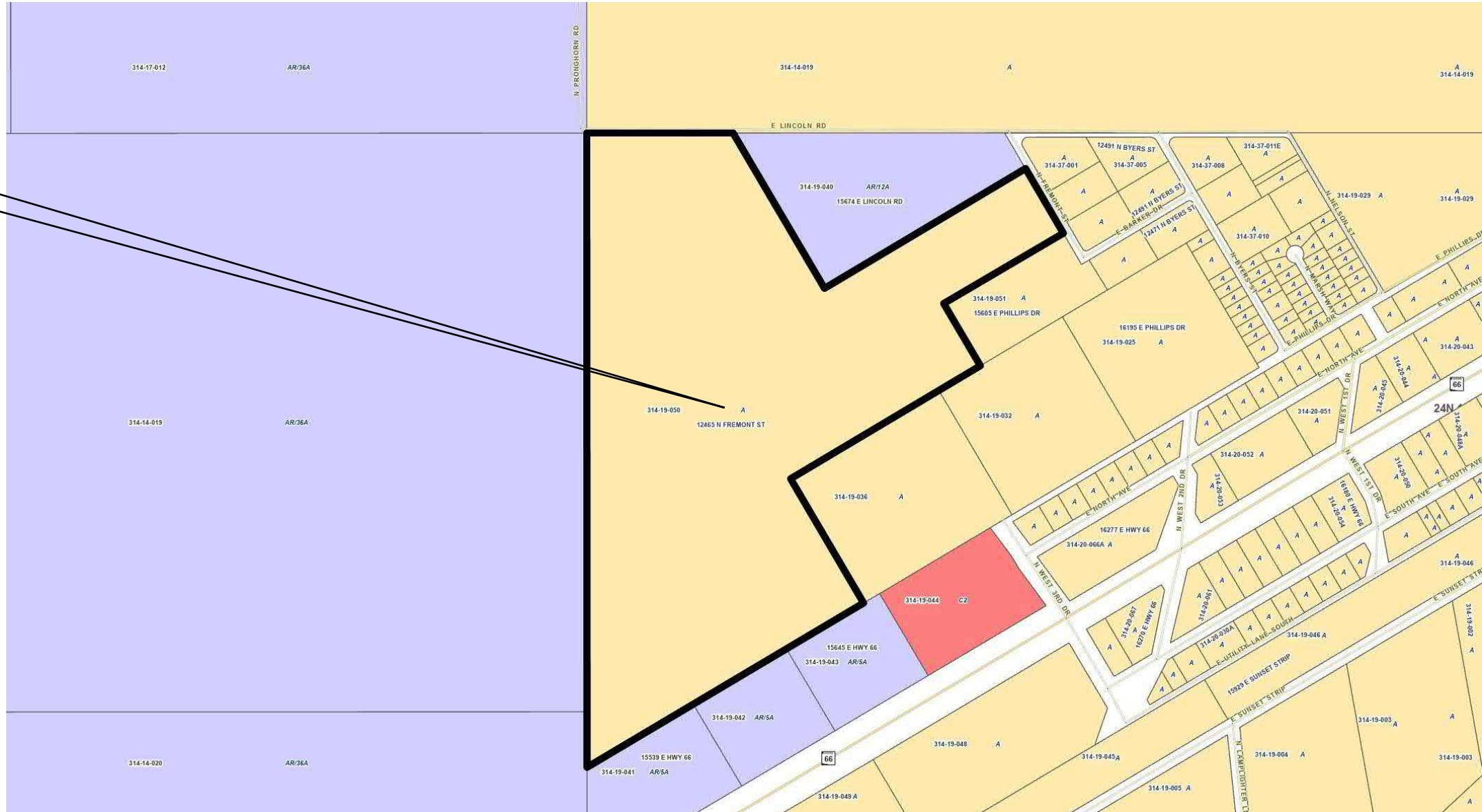
ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 314-19-050 to allow for a 195' wireless tower in an A (General) zone, in the Truxton vicinity

Section 9
T 24 N, R 12 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		

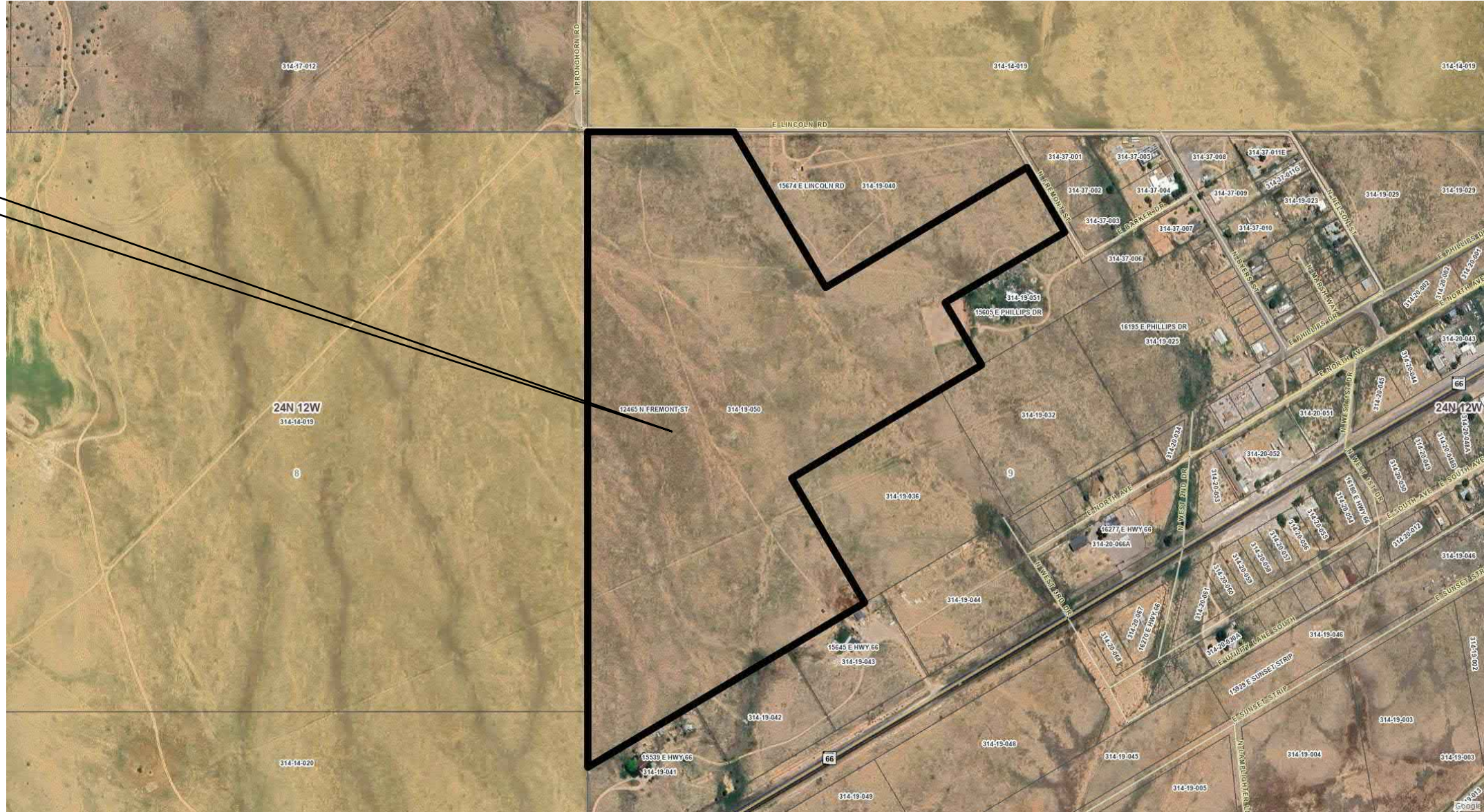


SPECIAL USE PERMIT REQUEST 314-19-050

SPECIAL USE PERMIT for Assessor's Parcel No. 314-19-050 to allow for a 195' wireless tower in an A (General) zone, in the Truxton vicinity

Section 9
T 24 N, R 12 W

Subject
Property





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. Baseline Road, Phoenix, Arizona, on the 15th day of March, 2024, at 10:00 A.M.

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

APPROVED: [Signature] DATE: [Date]

PLANNING AND ZONING COMMISSION
MARICOPA COUNTY, ARIZONA

[illegible]

The Great Spirit created Man and Woman in his own image. In doing so, both were created as equals. Both depending on each other in order to survive. Great respect was shown for each other; in doing so, happiness and contentment was achieved then, as it should be now.

The connecting of the Hair makes them one person; for happiness or contentment cannot be achieved without each other.

The Canyons are represented by the purples in the middle ground, where the people were created. These canyons are Sacred, and should be so treated at all times

The Reservation is pictured to represent the land that is ours, treat it well.



The Reservation is our heritage and the heritage of our children yet unborn. Be good to our land and it will continue to be good to us.

The Sun is the symbol of life, without it nothing is possible - plants don't grow - there will be no life - nothing. The Sun also represents the dawn of the Hualapai people. Through hard work, determination and education, everything is possible and we are assured bigger and brighter days ahead.

The Tracks in the middle represent the coyote and other animals which were here before us.

The Green around the symbol are pine trees, representing our name Hualapai - PEOPLE OF THE TALL PINES -

**HUALAPAI TRIBE
OFFICE OF THE CHAIRMAN**

Duane Clarke
Chairman

P.O. Box 179 ♦ Peach Springs, Arizona 86434 ♦ Phone (928) 769-2216

Ronald Quasula
Vice Chairman

February 11, 2025

John Hassett, Chairman
Mohave County Planning & Zoning Commission
c/o Mohave County Development Services Department
P.O. Box 7000
3250 East Kino Ave.
Kingman, AZ 86409

Re: Item No. 9 - Proposed Special Use Permit for a 195' wireless tower in Truxton, Arizona.

Dear Mr. Hassett:

Thank for the opportunity to comment on the Special Use Permit for a wireless telecommunication tower proposed near the Hualapai Reservation. The tribe seeks better and more reliable cellular service in this part of Mohave County for its community members and supports the proposal presented by State 48 Consulting and Vertical Bridge.

Sincerely,

Duane Clarke, Chairman
Hualapai Tribe

Cc: Reg Destree, Destree Development LLC

10. **Evaluation of a request for a REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone and an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone, to allow for a minor land division 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 Roy and Amy Farr of Yucca, Arizona.

Assessor's Parcel No. 122-09-015 is described as Parcel 2 of Stagecoach Trails Unit 1 at Santa Fe Ranch as shown on RS 15/25A, in Section 1, Township 15 North, Range 16 West.

The site is approximately 39.69 acres and is located north of Mountain View Road and east of Cattle Crossing Road. The site is accessed from Interstate 40, then southeast on Alamo Road, then north on Rifle Road, then east on Mountain View Drive approximately .25 miles to the intersection of Cattle Crossing Road and Mountain View Drive.

The site is vacant with varied terrain. The surrounding land uses consists of primarily of single-family homes and vacant land.

The applicant requests this rezone from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone and an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone, to allow for a minor land division, as shown on Exhibit A. The Mohave County General Plan designates this 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. Alamo Road is unpaved and is on the County's road maintenance system. Rifle Road, Mountain View Drive, and Cattle Crossing Road are unpaved and are not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5775G indicates the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted but a flood risk does exist.

FINDINGS OF FACT:

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

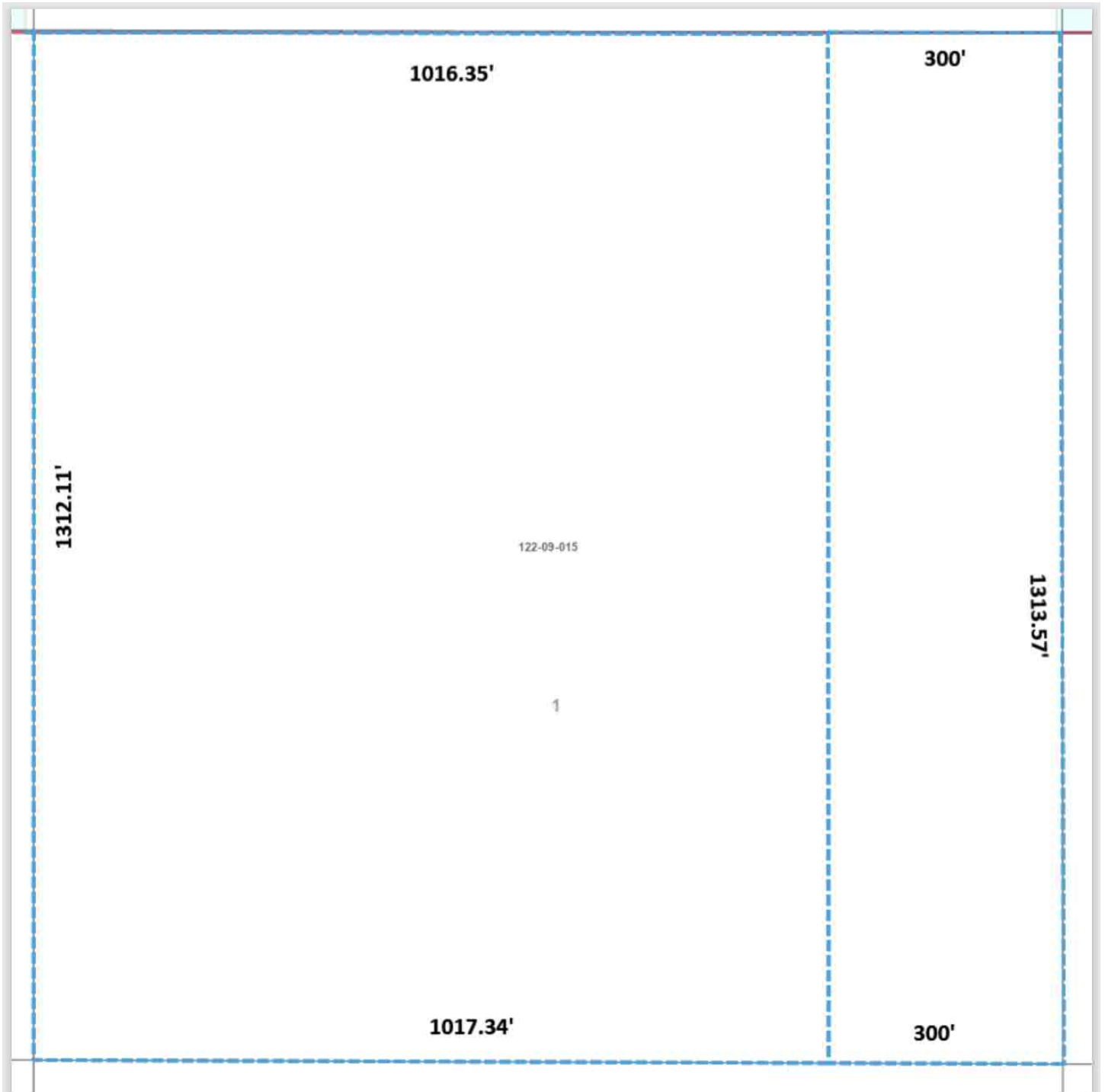
- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed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

STAFF RECOMMENDATION:

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

1. The site will be rezoned to an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone and an A-R/9A (Agricultural Residential/Nine 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.

EXHIBIT A



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: 122-09-015 Current Zoning: AR/36A Parcel Size 39.69 Acres

Legal Description:

T15N, R16W, SEC.1, PARCEL 2 OF STAGECOACH TRAILS UNIT 1 @ SANTA FE RANCH, PER R.O.S. 15-25A

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

Present use of property: _____

Owner Information

Owner Name(must match current deed): Roy S. & Amy M. FARR

Owner Street Address: P.O. Box 224 City: Yucca State: AZ Zip: 86438

Phone number: _____ Email: _____

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

Agent Name: _____

Agent Street Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

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

Proposed to be: AR/9A & AR/20A

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:

Creating 2 lots for rural residential uses. One lot shall be minimum 9 acres and the second lot shall be no less than 20 acres in size.

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.

(Roy) 
(Amy) 

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/36A to AR/9A & AR/20A for the purpose of rural residential use.

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

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

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

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

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

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

Sincerely,

Roy Farr
Applicant / agent

Contact information:

Roy Farr


Assessor Parcel Number and Legal Description of proposed subject property: Parcel # APN: 122-09-015
T15N R16W SEC.1 PARCEL 2 OF STAGECOACH TRAILS UNIT 1 @
SANTA FE RANCH, PER R.O.S. 15-25A



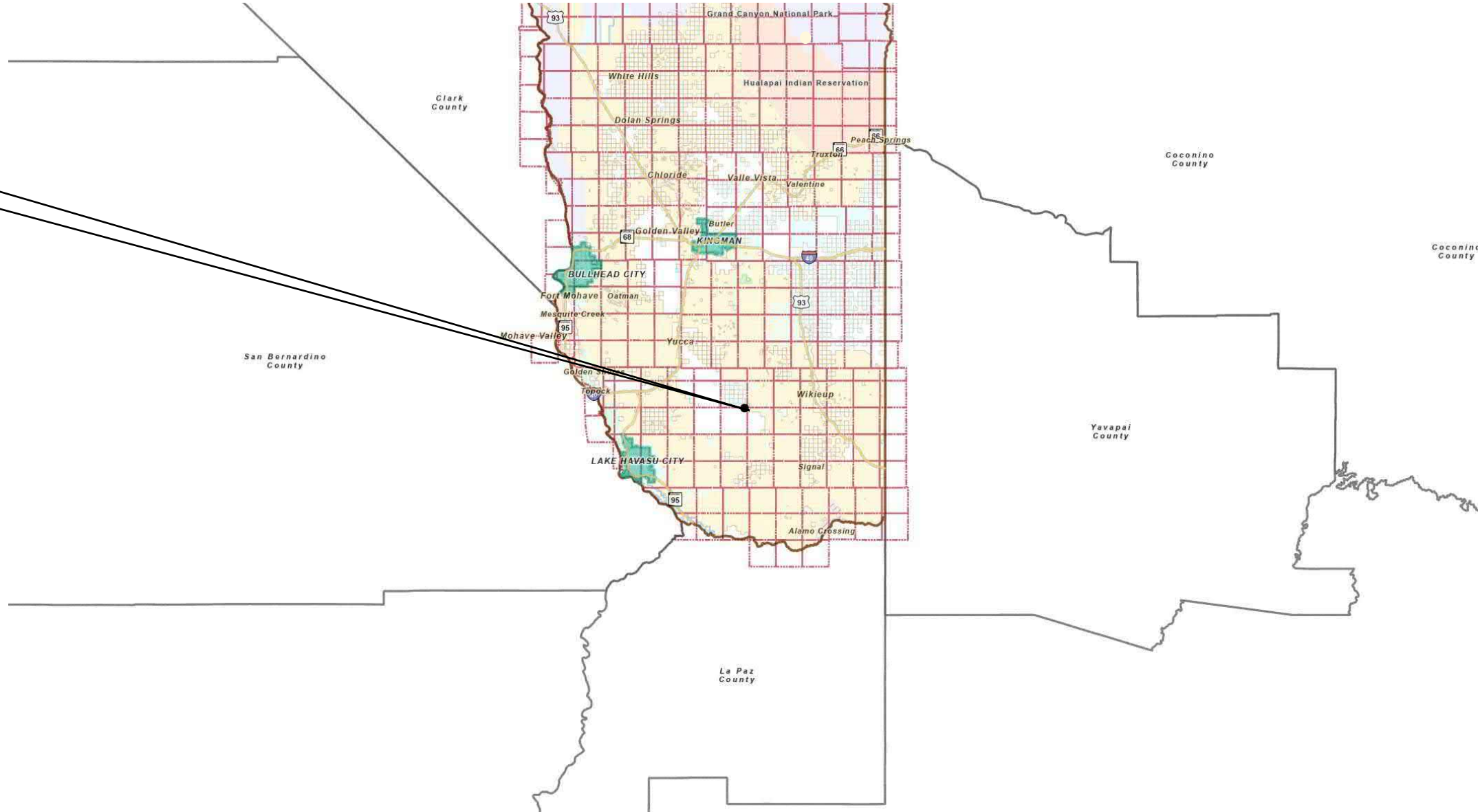
REZONE 122-09-015

GENERAL MAP

REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity

Section 1
T 15 N, R 16 W

Subject
Property



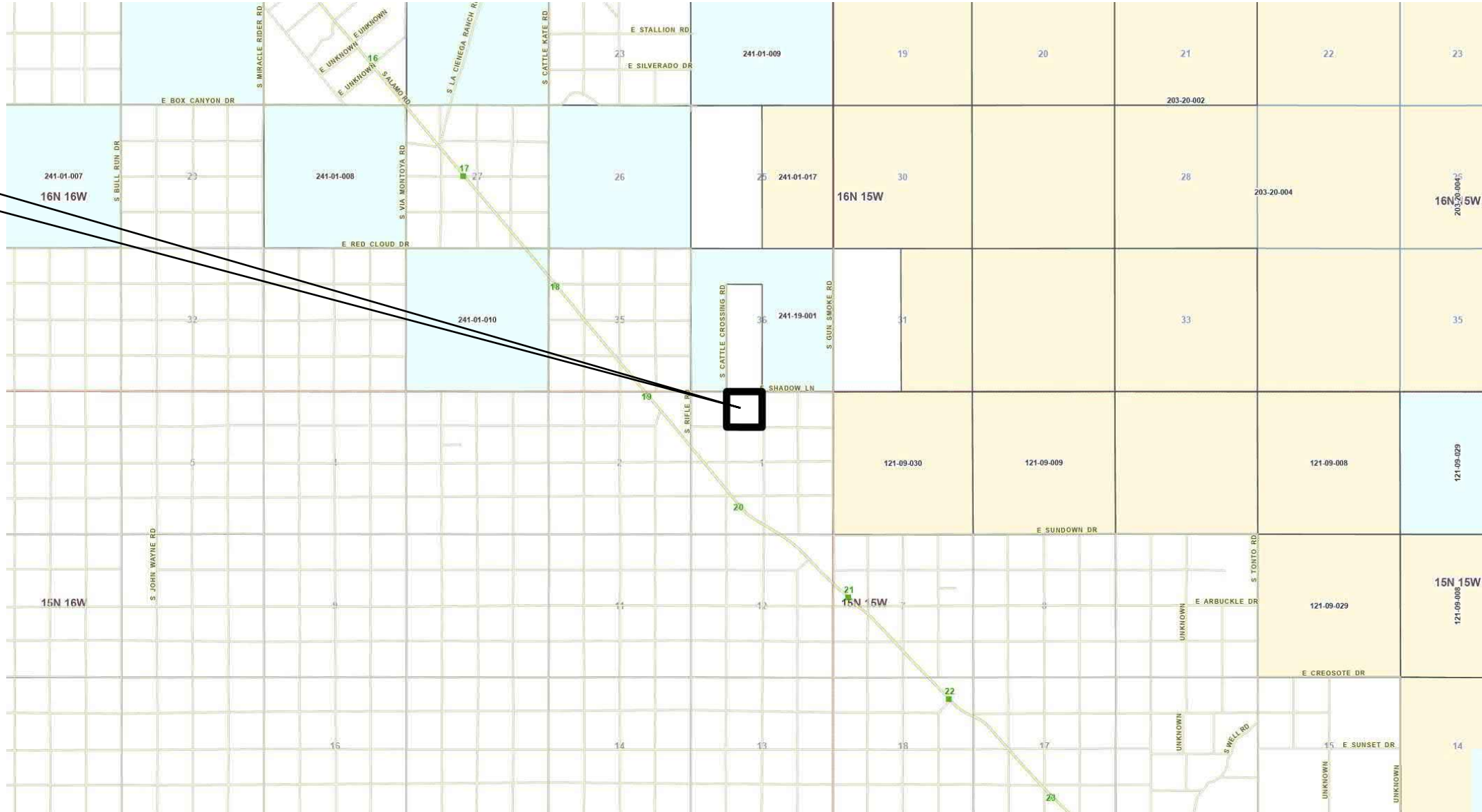
REZONE 122-09-015

VICINITY MAP

REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity

Section 1
T 15 N, R 16 W

Subject
Property



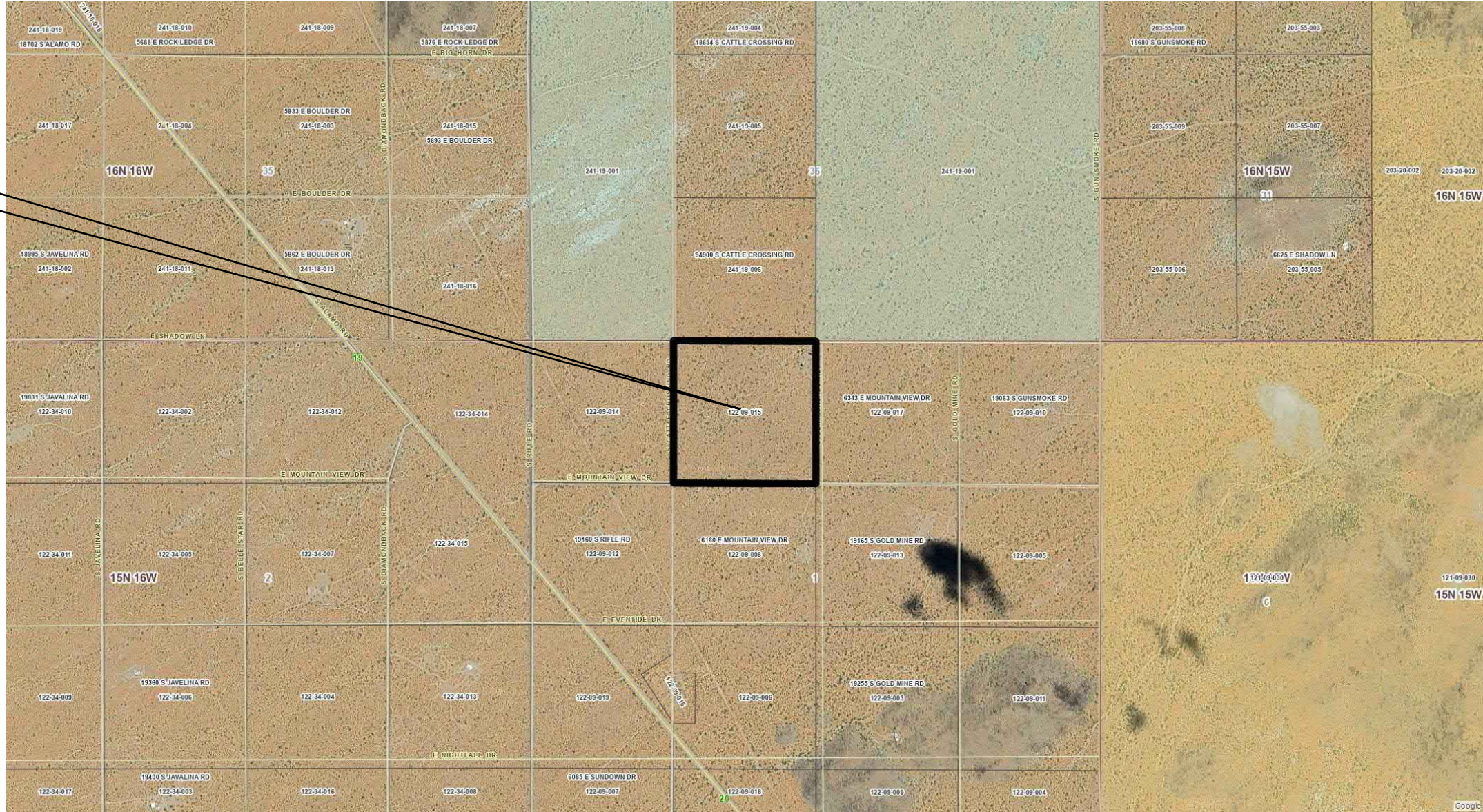
REZONE 122-09-015

SITE MAP

REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity

Section 1
T 15 N, R 16 W

Subject
Property



REZONE 122-09-015

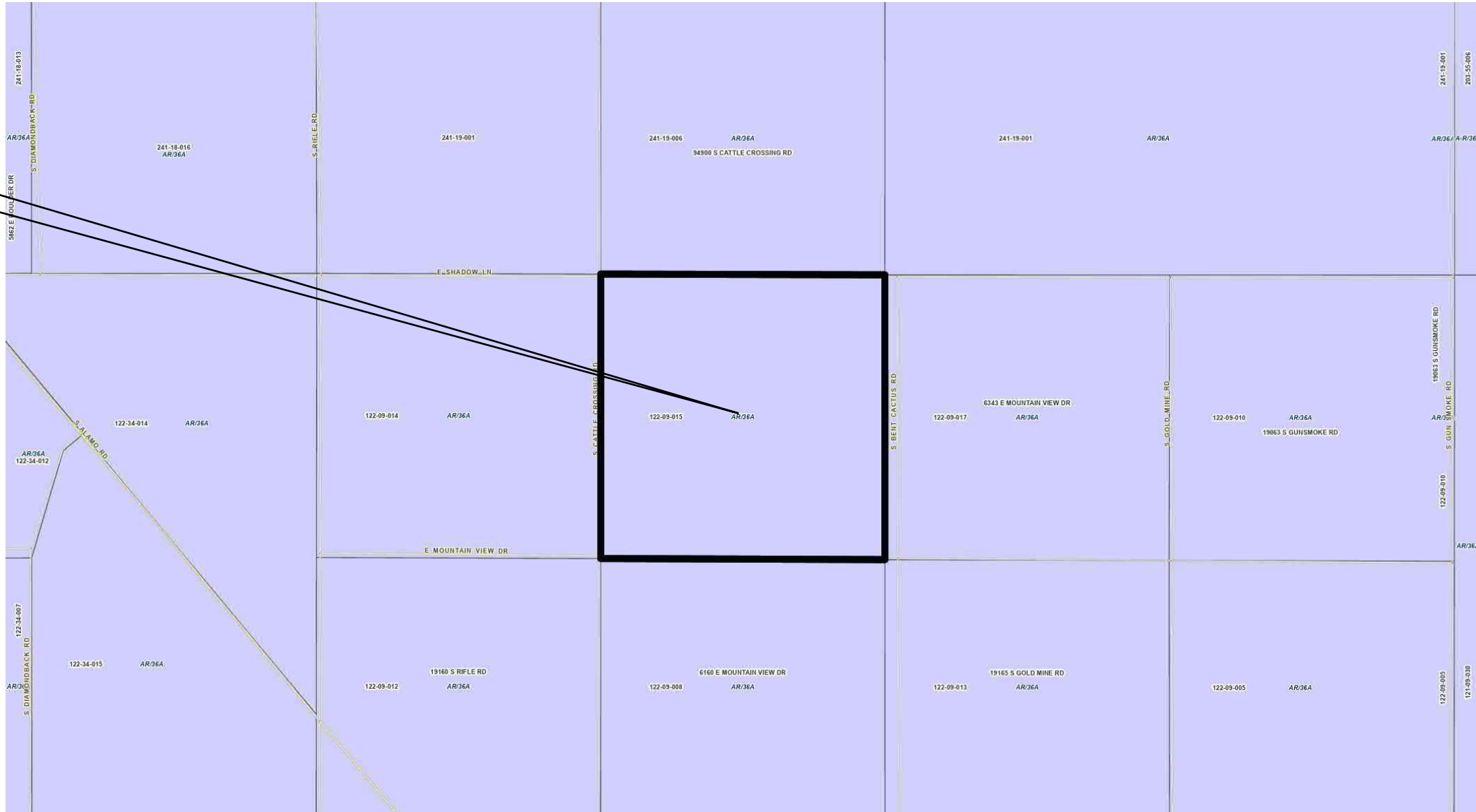
ZONING MAP

REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity

Section 1
T 15 N, R 16 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 122-09-015
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity

Section 1
T 15 N, R 16 W

Subject Property

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

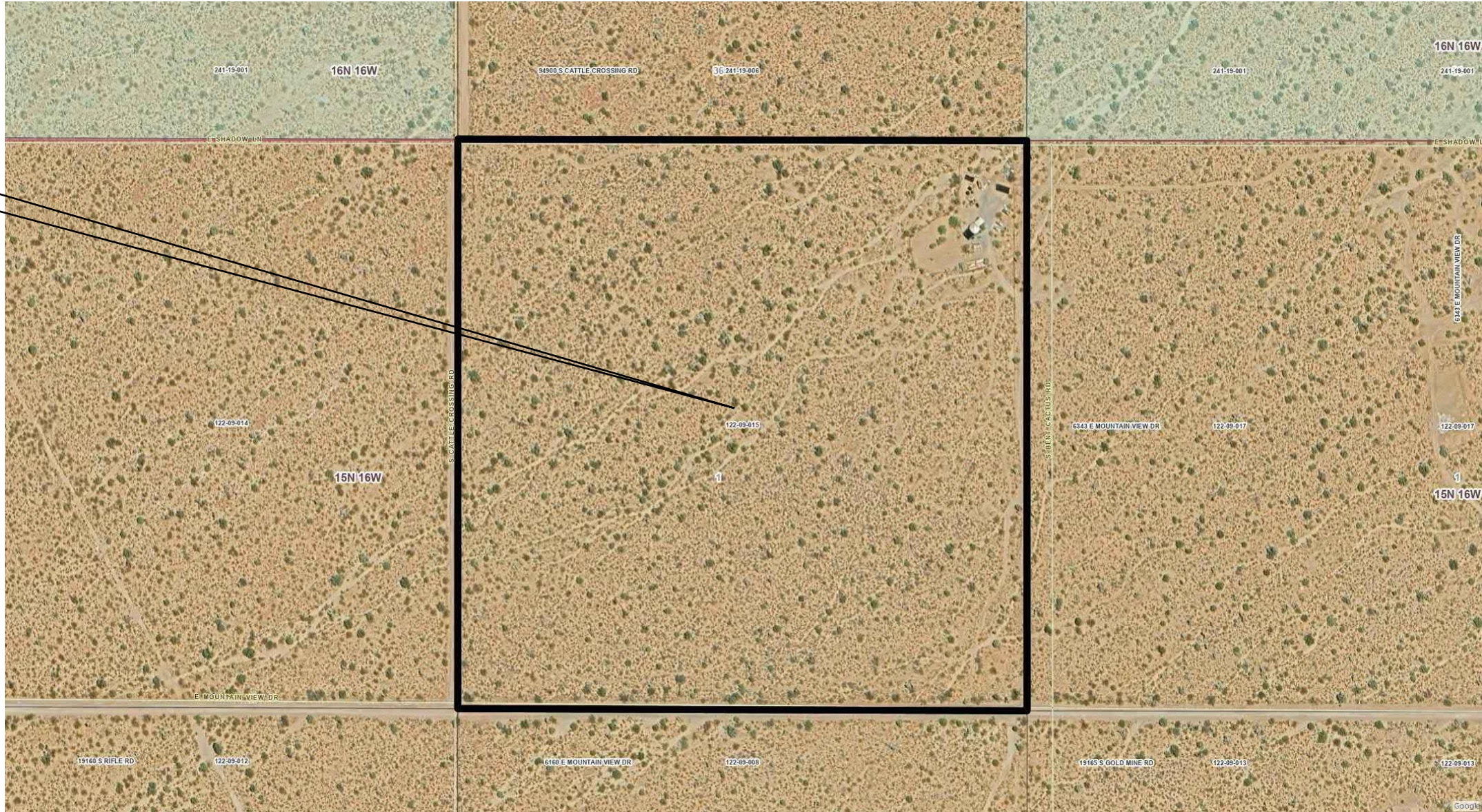


REZONE 122-09-015 REQUEST

REZONE of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity

Section 1
T 15 N, R 16 W

Subject
Property







11. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 335-08-343 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman 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 property owner Garland Love of Ontario, California.

Assessor's Parcel No. 335-08-343 is described as Realsite Arizona Ranchettes Unit 1 Lot 343 located in Section 19, Township 26 North, Range 15 West.

The site is approximately 1.09 acres in size and is located south of Bermuda Drive and west of Antares Road. The site is accessed from U. S. Highway 66, then north on Antares Road, then west on Bermuda Drive, approximately 260 feet to the site.

The site is currently vacant. The site appears relatively flat with a small drainage on the north side. The surrounding land uses consist of primarily vacant land.

The applicant requests this Special Use Permit to allow for a private family cemetery in an A-R (Agricultural Residential) zone. The Mohave County General Plan designates the site as a Rural Development Area.

The site does not appear to be located within a fire district. Electric, water, and sewer services do not appear to be available. Antares Road is unpaved and is on the County's Road maintenance system. Bermuda Drive is not paved and is not 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 comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other uses similar to the above-proposed action.
- e. The site has legal access via paved and unpaved roads.
- f. There does not appear to be any significant environmental features affecting this site.
- g. Electric, water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. This Special Use Permit is for a private family cemetery in an A-R (Agricultural Residential) zone.
2. The applicant shall comply with all the applicable provisions of the Mohave County

Zoning Ordinance.

3. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved prior to 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.E.4 of the Mohave County Zoning Ordinance, prior to establishing the use
4. The appropriate permits and licenses will be obtained prior to establishing the use.
5. The applicant shall comply with all Arizona Department of Real Estate regulations.
6. If the use has not started within one (1) year of approval or has been discontinued for six (6) months, then approval shall terminate at that date.
7. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 335-08-343 Current Zoning: Agricultural Parcel Size 1.09 Acres

Legal Description:

REALSITE ARIZONA RANCHETTES UNIT 1 LOT 343

Water Provider: No Electric provider: No Sewer provider: No

Present use of property: Agricultural

Owner Information

Owner Name(must match current deed): Garland Love

Owner Street Address: 1434 E Cottonwood St City: Ontario State: Ca Zip: 91762

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: _____ Zip: _____

Phone number: _____ Email: _____

Request

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

Burial

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.

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

Burial


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,


Garland Love

Applicant / agent

Contact information:

1434 E Cottonwood St

Ontario Ca 91761



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

335-08-343

5. I understand that once corrections have been made to the satisfaction of the County, Development Services will approve (or conditionally approve) the Site Plan.
6. I understand that if the overall project renew time (including both administrative and substantive reviews), minus periods of suspended time frames, reaches 180 working days and the Site Plan has not been approved, the applicant and county may agree to extend timeframes by up to 25% per §11-1605.H.
7. I understand that in the case of Site Plan denial, justification for the denial will include references to the statutes, ordinances, regulations, substantive policy statements or delegation agreements from outside agencies on which the denial is based (§11-1605.I.1). In addition, staff will provide an explanation of the applicant's right to appeal the denial within fifteen (15) working days and the name and telephone number of a County contact person who can answer questions regarding the appeals process (§11-1605.I.2).
8. If the administrative, substantive and overall deadlines are not met by the Planning staff, exceptions listed above notwithstanding, §11-1605.J requires the County to: 1) refund to the applicant all fees charged for reviewing and acting on the application for the license; 2) excuse payment of any fees that have not yet been paid and; 3) continue to process the application.
9. I understand that fees required for Site Plan processing shall be as prescribed in adopted fee schedules.

I have read, understand and agree to the above rights and responsibilities as defined by the Regulatory Bill of Rights.

Garland Love
Printed Name & Signature of Applicant

Date

Printed Name & Signature of Owner (if different than applicant)

Date

Printed Name & Signature of Development Services Representative

Date

Agricultural

335-08-343

26N 15W

9

Burial



Property line

Zoning: Agricultural

Property: 16001-17827 North Antares Road, Hackberry, AZ,
86411

360



MOHAVE COUNTY DEVELOPMENT SERVICES

P. O. Box 7000, Kingman, Arizona 86402-7000 3250 E. Kino Avenue, Kingman www.Mohave.gov Telephone (928) 757-0903 FAX (928) 757-3577

Timothy M. Walsh, Jr., P. E.
Department Director

Sam Elters, P.E.
County Manager / County Engineer

Site Plan Application and Checklist

Instructions: Please complete this form and include it with your Site Plan submittal. Check the boxes that apply to your Site Plan submittal. If you're unsure about what to show or submit, please contact the Mohave County Planning Division.

The site plan will be reviewed by the Development Services Department and, if found necessary, will be circulated for review and comments to the Public Works Department, Flood Control District, Division of Environmental Quality, and to the appropriate agencies, utility, and public safety providers.

The Planning Division encourages you to schedule a **site plan pre-submittal meeting** to review the proposed development. The meeting may reduce the required site plan information and help speed the approval process. Please contact a Planner II at (928) 757-0903 to schedule a site plan pre-submittal meeting.

Assessor's Parcel Number(s): 335-08-343	
Project Name: The Garden Of Eden	
Contact's Name:	Company: Phone No:
Contact's Mailing Address:	
Contact's Email Address:	
Submittal Type (check one): <input type="checkbox"/> New <input type="checkbox"/> Revision to Previously Approved Site Plan (Include Site Plan #): SP _____ - _____	
Economic Development Info (optional)- Capital Investment:	Possible Future Jobs:

Please provide the following with your site plan submittal (unless reduced as a result of the pre-submittal meeting):

- ☐ One (1) site plan (max. 36" x 36") as described below, folded to approximately 9" x 12" sealed by licensed AZ professional engineer/architect
- ☐ Two (2) copies of drainage report – If required by Flood Control District
- ☐ Ownership verification – Title Report or Deed
- ☐ Digital copy of each of the above items
- ☐ Review fee of \$640 which covers the first two reviews. If the process exceeds two reviews then an additional review fee of \$150 may be required if the revisions or corrections are not determined to be minor in nature. Each site plan review period is 15 working days.

A. General Information to be included on the site plan (unless reduced as a result of the pre-submittal meeting):

1. ☐ Owner's and preparer's contact information (including mailing address and phone number)
2. ☐ Seal & Signature of licensed AZ professional engineer/architect
3. ☐ Property address, assessor parcel number, parcel size, legal description, and dimensions
4. ☐ Current, proposed, and/or conditional zoning and resolution numbers as applicable
5. ☐ Special Use Permit resolution numbers as applicable
6. ☐ Zoning and land use for the adjacent parcels
7. ☐ North arrow, drawing scale, and vicinity map
8. ☐ Location and dimensions of existing and/or proposed uses, structures, outdoor activities, and utilities
9. ☐ Building height and setbacks from property lines
10. ☐ Site access including names and right-of-way widths of abutting roadways
11. ☐ Location, size, and type of all easements
12. ☐ Utility (electric, water, wastewater, solid waste, telephone, gas) and Fire District service providers
13. ☐ Topographical 2-foot contours
14. ☐ Drainage arrows, retention pond sizing, and drainage considerations (per Mohave County Drainage Design manual)

15. ☐ FIRM Panel Number

16. ☐ Phase map or description if project will be developed in phases
17. ☐ Location, type and height of existing/proposed/required fences or screening. Note: View obscuring fencing and/or buffering a minimum of 6 feet in height may be required to screen abutting residential and/or incompatible uses.

B. Parking Information to be included on the site plan (unless reduced as a result of the pre-submittal meeting):

1. ☐ Location, dimension, and surfacing of driveway entrances
2. ☐ Surface material of parking areas and drives leading thereto
3. ☐ Parking calculations based on uses (# of spaces required & actual)
4. ☐ Parking stall setback from street
5. ☐ Dimensions for parking stalls, backing aisles, driving lanes, and off-street loading areas.
6. ☐ Handicap parking, access aisle, slope, signage, and path of travel to all ADA accessible buildings and/or uses (www.ada.gov)

C. Other Information included with your submittal:

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Mohave County Contact Information:

Public Works: 928-757-0910 Planning/Building: 928-757-0903
Flood Control: 928-757-0925 Environmental Health: 928-757-0901
Economic Development: 928-757-0960

Office Use Only:

Received By:	Date/Time:
Assigned Planner:	
Fees Paid:	Site Plan #: SP _____ - _____
Notes:	

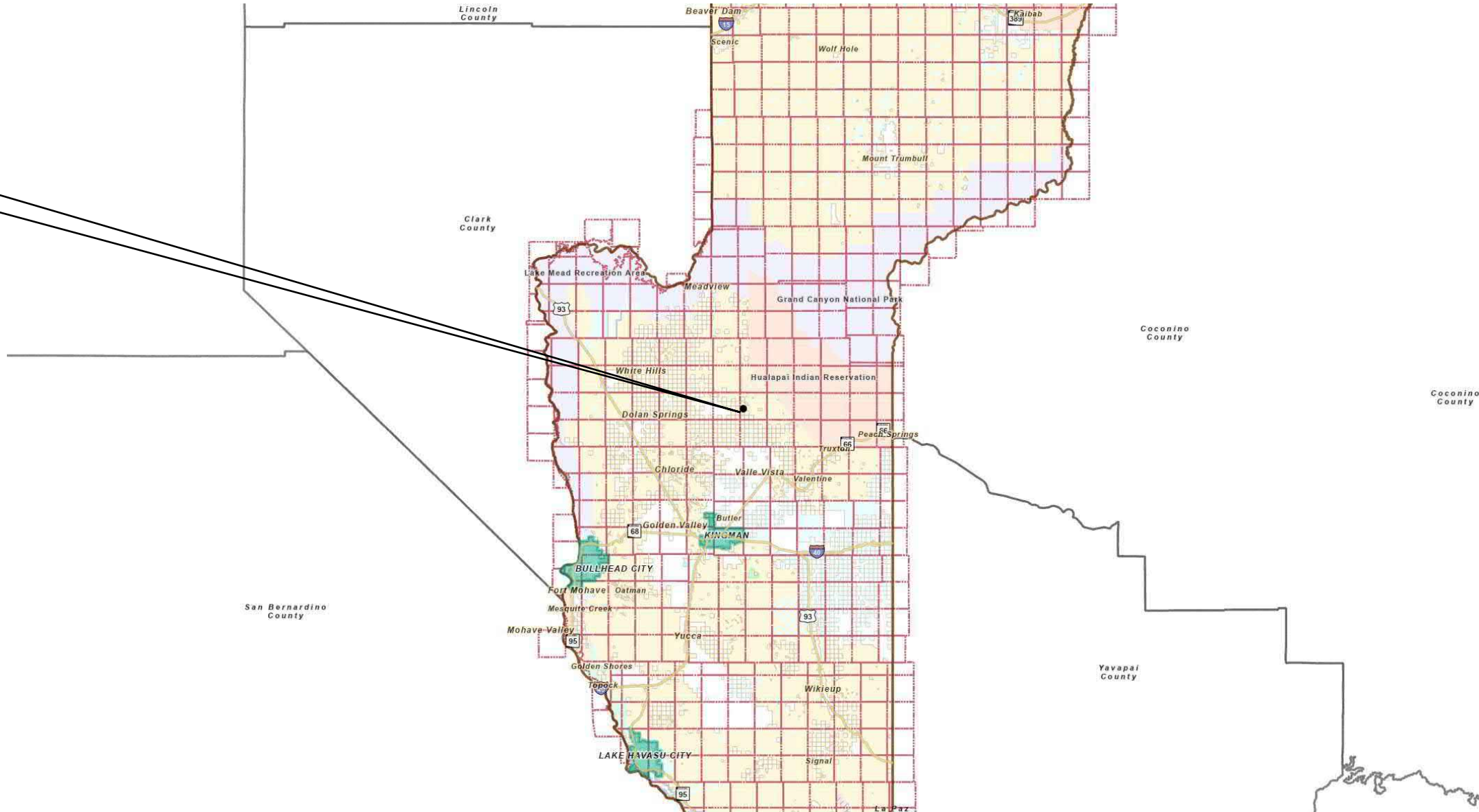
SPECIAL USE PERMIT 335-08-343

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 335-08-343 to allow for a private cemetery in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

Section 19
T 26 N, R 15 W

Subject
Property



SPECIAL USE PERMIT 335-08-343

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 335-08-343 to allow for a private cemetery in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

Section 19
T 26 N, R 15 W

Subject
Property



SPECIAL USE PERMIT 335-08-343

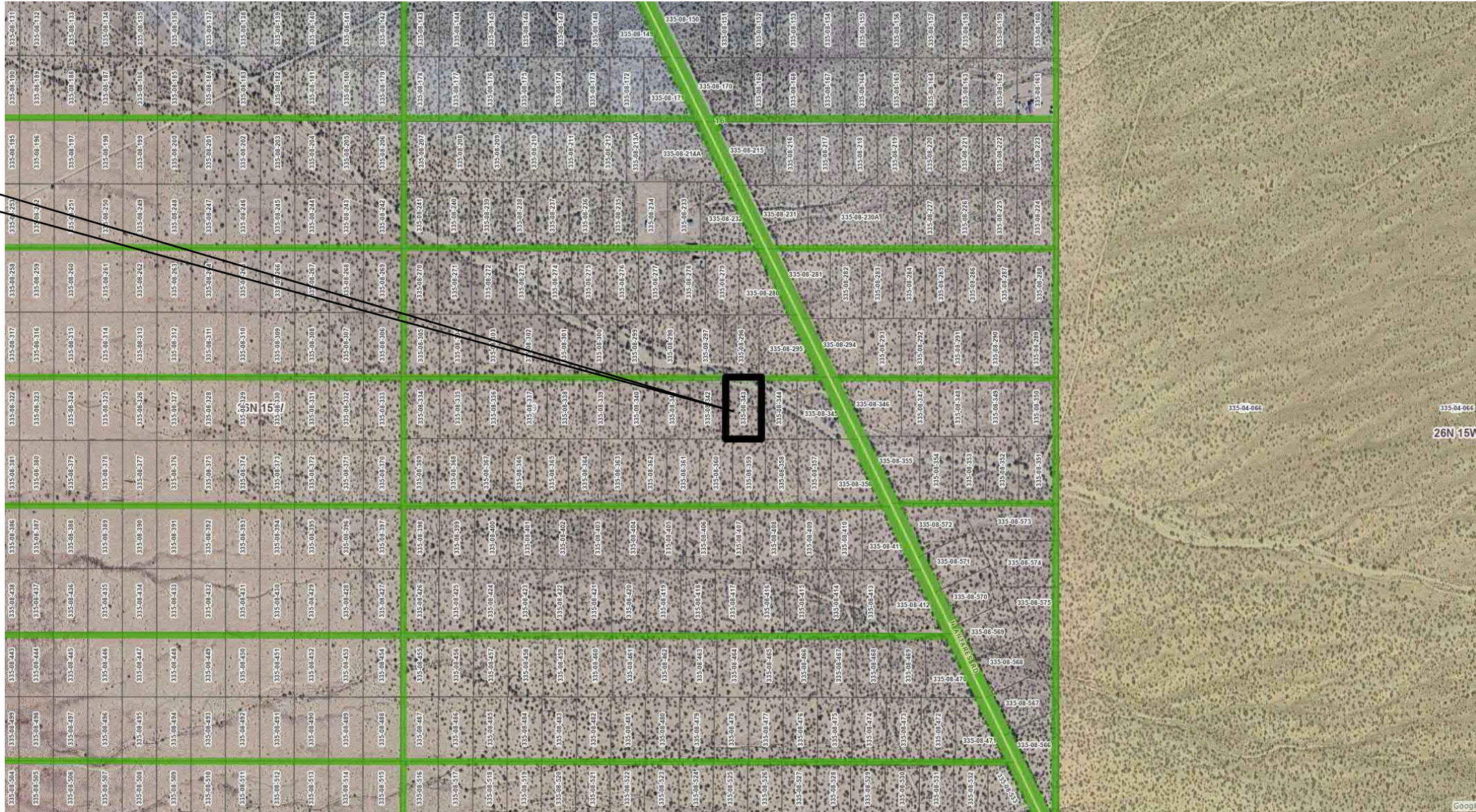
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 335-08-343 to allow for a private cemetery in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

Section 19
T 26 N, R 15 W

Subject
Property

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

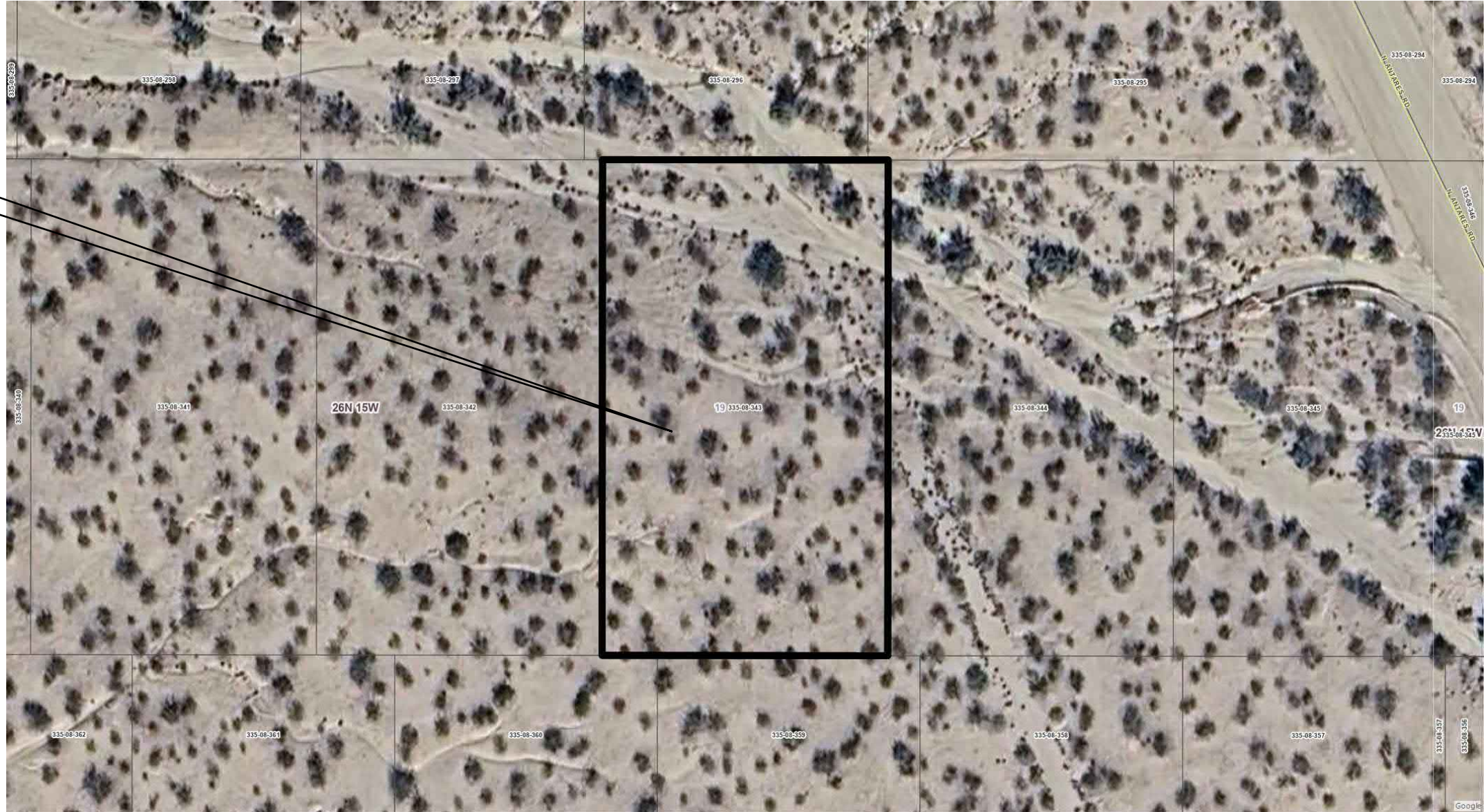


SPECIAL USE PERMIT REQUEST 335-08-343

SPECIAL USE PERMIT for Assessor's Parcel No. 335-08-343 to allow for a private cemetery in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity

Section 19
T 26 N, R 15 W

Subject
Property



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a public 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, Tuesday, October 10, 2023, at the County of Maricopa, at 10:00 AM.

Any person who desires to be heard at the public hearing should appear at the hearing and present their comments to the Planning and Zoning Commission. The Commission will consider all comments received at the hearing and make a recommendation to the Board of Supervisors. The Board of Supervisors will make the final decision on the matter.

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

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, on the 12th day of March 2025, at 10:00 A.M., at the 7th Floor, Board Room, Courthouse, 100 N. 1st Street, Prescott, Arizona, to consider and act upon the following:

REZONING
To rezone a portion of the property located at 100 N. 1st Street, Prescott, Arizona, from its present zoning of R-1 to C-1.

The above-referenced property is the property of the Mohave County Courthouse, located at 100 N. 1st Street, Prescott, Arizona.

12. **Evaluation of a request for a REZONE of Assessor's Parcel No. 329-08-150 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence in the White Hills vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone for the above-described property, as requested by Christopher Ruma and Douglas C. Ruma of Las Vegas, Nevada.

Assessor's Parcel No. 329-08-150 is described as Golden Horseshoe Ranchos Unit 6 Lot 150, located in Section 21, Township 27 North, Range 19 West.

The site is approximately 1.05 acres in size and is located west of Cyclopic Boulevard and north of La Selva Drive. The site is accessed from U.S. Highway 93, then northeast on White Hills Road, then north on Cyclopic Boulevard, then west on La Selva Drive approximately 60 feet to the site.

The site currently appears vacant with relatively flat terrain. The surrounding land uses consist of primarily vacant land, with scattered single-family residences, RVs, and accessory structures.

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

The site does not appear to be within a fire district. Electric, sewer and water services do not appear to be available. White Hills Road is paved and is on the County's road maintenance system. Cyclopic Boulevard and La Selva Drive are unpaved and are not on the County's road maintenance system.

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

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 329-08-150 Current Zoning: R1/1A Parcel Size 1.05 Acres

Legal Description:

GOLDEN HORSESHOE RANCHOS, UNIT 6, LOT 150, A PORTION OF SEC 21,
T27N, R19W

Water Provider: WELL OR HALL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: septic installed, fencing installed, waiting on R.V. permit.

Owner Information

Owner Name (must match current deed): CHRISTOPHER & DOUGLAS C. RUMA

Owner Street Address: 7205 GRASSWOOD DR City: LAS VEGAS State: NV Zip: 89147

* 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

Agent Street Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: AR

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

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

For the purpose of:

allowing for an R.V. unit to be placed on the lot, similar to surrounding lots.

Authorization

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

* [Signature]
* [Signature]

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

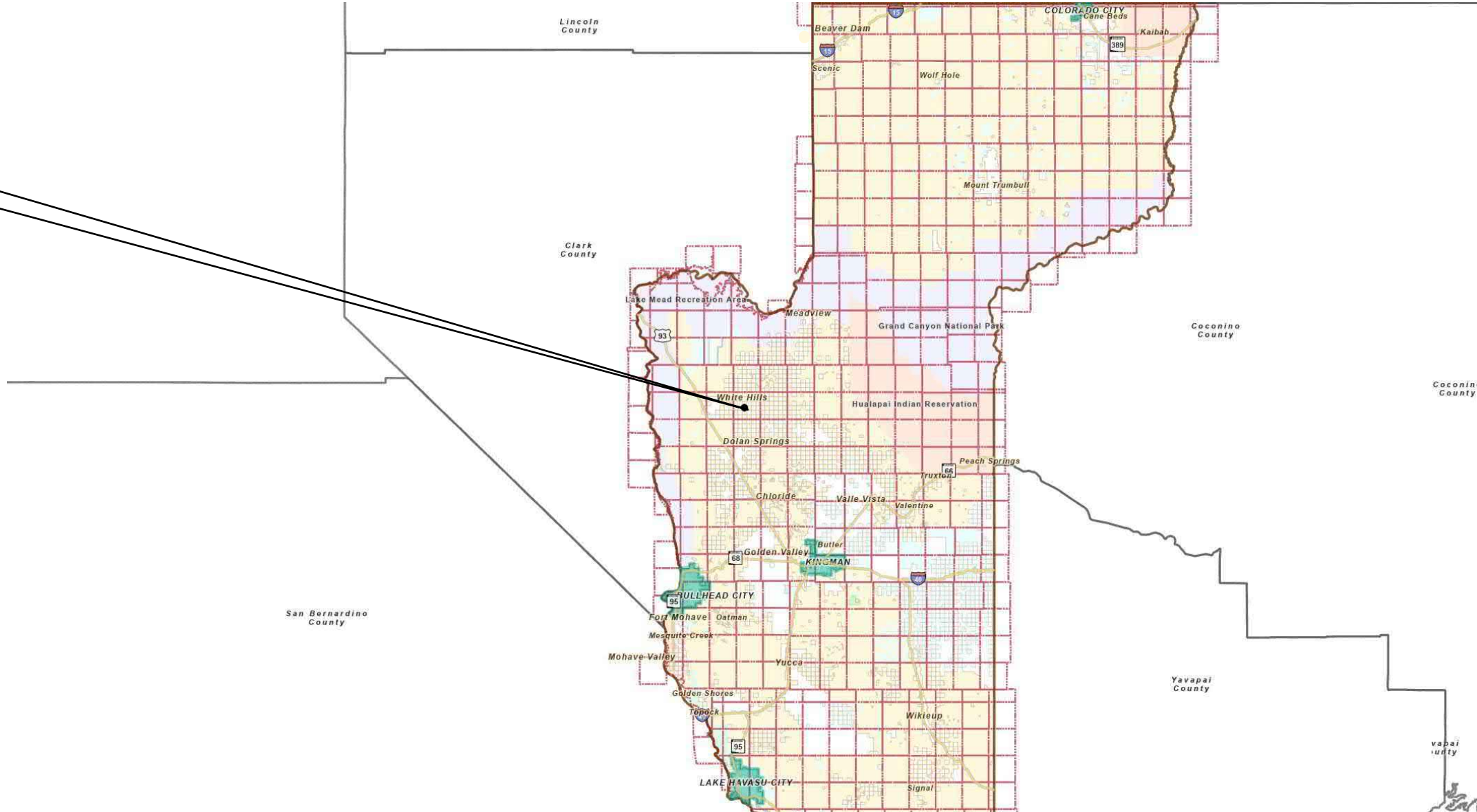
REZONE 329-08-150

GENERAL MAP

REZONE of Assessor's Parcel No. 329-08-150 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity

Section 21
T 27 N, R 19 W

Subject
Property



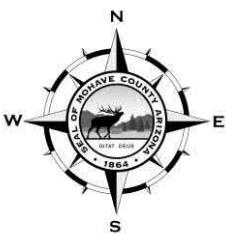
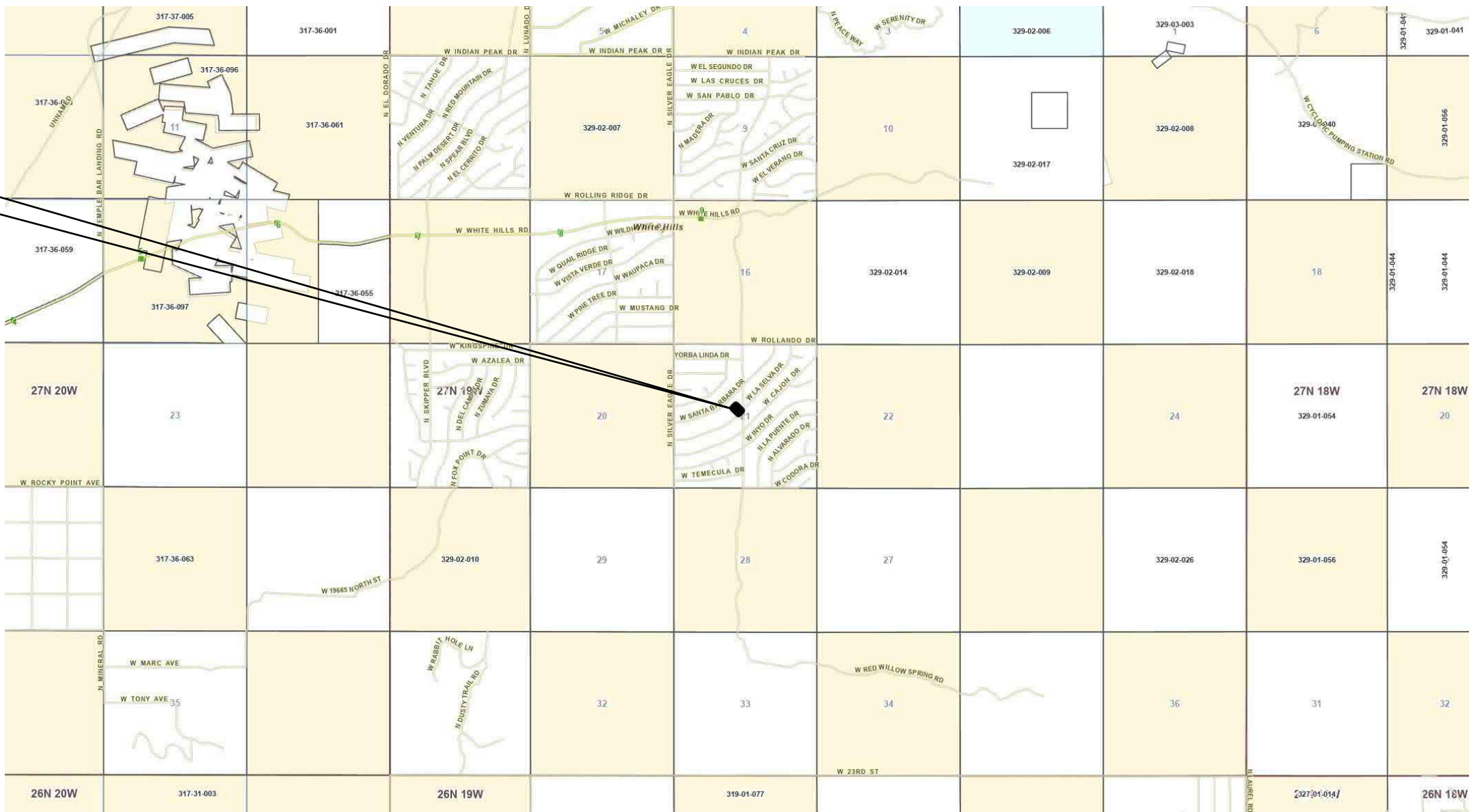
REZONE 329-08-150

VICINITY MAP

REZONE of Assessor's Parcel No. 329-08-150 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity

Section 21
T 27 N, R 19 W

Subject Property



SITE MAP

REZONE of Assessor's Parcel No. 329-08-150 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity

Section 21
T 27 N, R 19 W

Subject Property



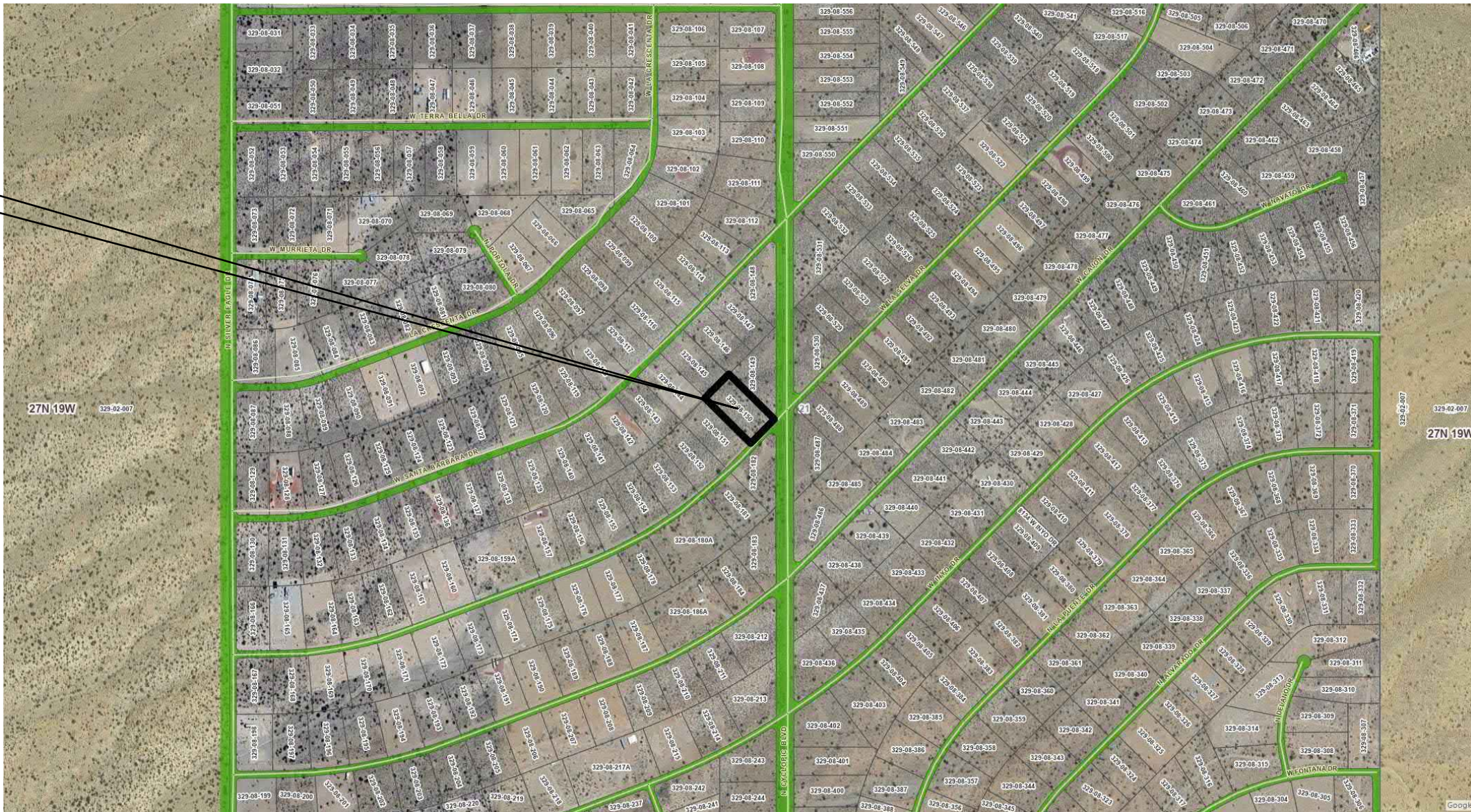
REZONE 329-08-150
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 329-08-150 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity

Section 21
T 27 N, R 19 W

Subject Property

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



REZONE 329-08-150
REQUEST

REZONE of Assessor's Parcel No. 329-08-150 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the White Hills vicinity

Section 21
T 27 N, R 19 W

Subject Property



**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 12th day of March 2025, at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (909) 757-4963 OR VIA EMAIL AT PLANNING@MOHAVE.GOV



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the Regular Meeting of the Commission 700 W. Main Street, Northridge, Arizona on the 12th day of March 2025, at 10:00 A.M.

FOR MORE INFORMATION, CONTACT THE WYOMING COUNTY PLANNING & ZONING COMMISSION AT 9341 1ST AVE ON 10/11/2021 AT PLANNING@WYOMINGCOUNTY.CO

13. **Evaluation of a request for a REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by KTH Consulting on behalf of Western Land and Ranches, LLC, of Las Vegas, Nevada.

Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 are described as lots 53, 195, 250, 338, 419, 472 481, 500 and 505 of Golden Horseshoe Ranches Unit 6 located in Section 21, Township 27 North, Range 19 West.

The site is approximately one (1) acre and is located east of Silver Eagle Drive and west of Terra Bella Drive. The site is accessed from U.S. Highway 93, then east on White Hills Road, then south on Golden Arrow Road, then east on Rollando Drive, then south on Silver Eagle Drive, then east on Terra Bella Drive approximately 0.03 miles to the site.

The site is currently vacant with a wash that runs through the site. The surrounding land uses consist of vacant land and scattered single-family residences.

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

The site is not within a fire district. Electric service does appear to be available. Water and sewer services do not appear to be available. Terra Bella Drive, Cyclopic Boulevard, Santa Barbara Drive, La Selva Drive, Cajon Drive, and Inyo Drive are unpaved and are not on the County's road maintenance system.

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

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: see attachment Current Zoning: R1/1A Parcel Size 13.56 Acres

Legal Description:

A PORTION OF T27N, R19W, SECTION 21, GOLDEN HORSESHOE RANCHOS, UNIT 6,
LOTS 53, 195, 250, 338, 419, 472, 481, 500, 505 (530-533) .

Water Provider: well or haul Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: lots are undeveloped .

Owner Information

Owner Name(must match current deed): WESTERN LAND AND RANCHES, LLC

Owner Street Address: 7000 SMOKE RANCH RD - STE 150 City: LAS VEGAS State: NV Zip: 89128

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

Agent Street Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: AR

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

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

For the purpose of:

allowing for placement of an RV - similar to surrounding lot developments .

Authorization

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

* [Signature]

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

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 R1/1A

to AR for the purpose of allowing for placement of RV units, similar to other lot uses in this subdivision.

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

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

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

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

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

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

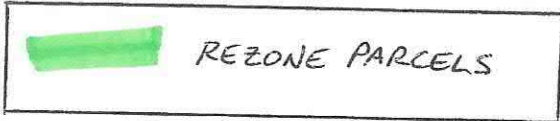
Sincerely,


Applicant / agent

Contact information:

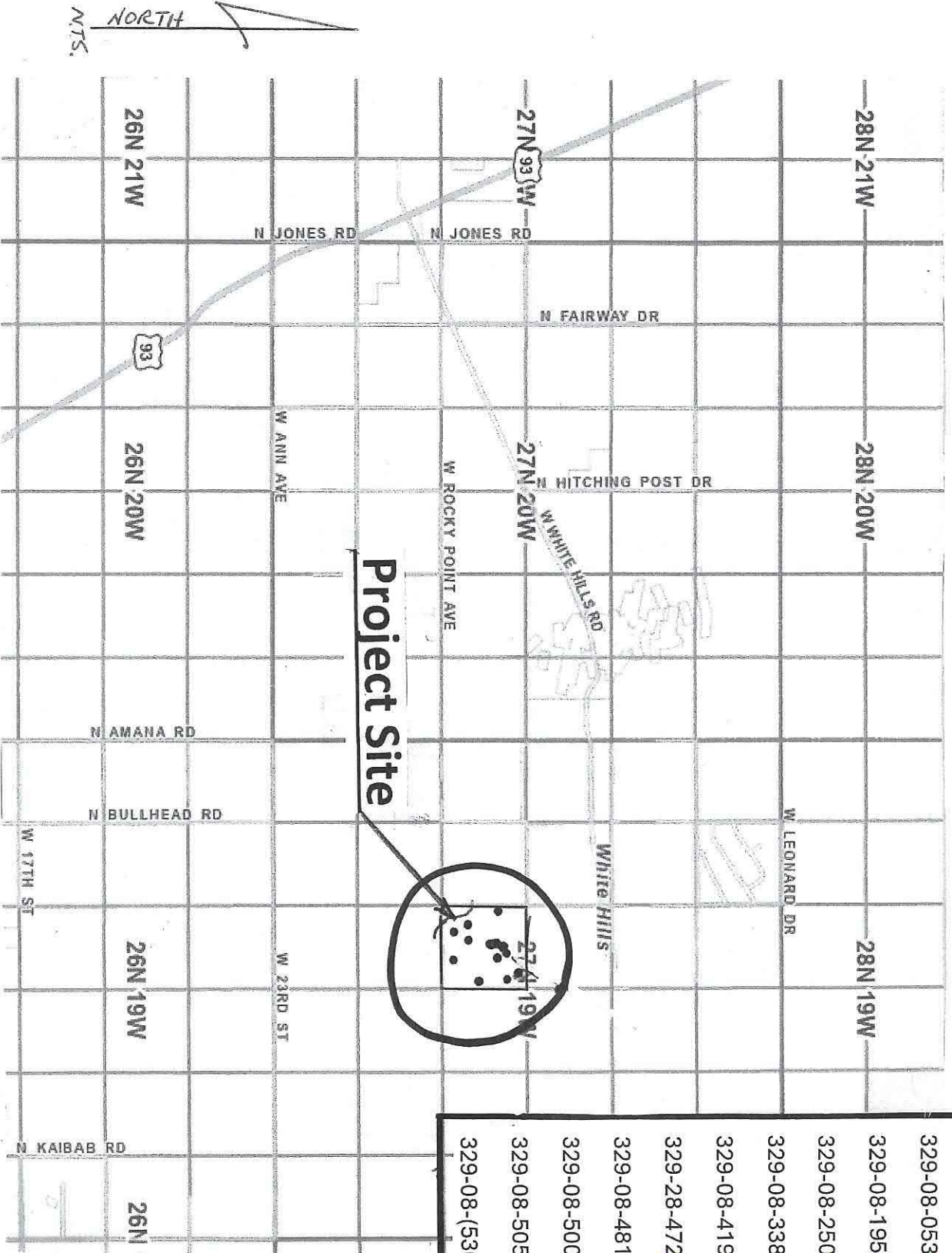
KTH CONSULTING / KATHY TACKETT-HICKS
3751 Martingale Drive, Kingman, AZ 86409
[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: SEE Parcel list on back -
A PORTION OF T27N, R19W, SECTION 21, GOLDEN HORSESHOE RANCHOS, UNIT 6,
LOTS 53, 195, 250, 338, 419, 472, 481, 500, 505, (530-533).



REZONE PARCELS

Vicinity Map



Parcel List

- 329-08-053
- 329-08-195
- 329-08-250
- 329-08-338
- 329-08-419
- 329-28-472
- 329-08-481
- 329-08-500
- 329-08-505
- 329-08-(530-533)

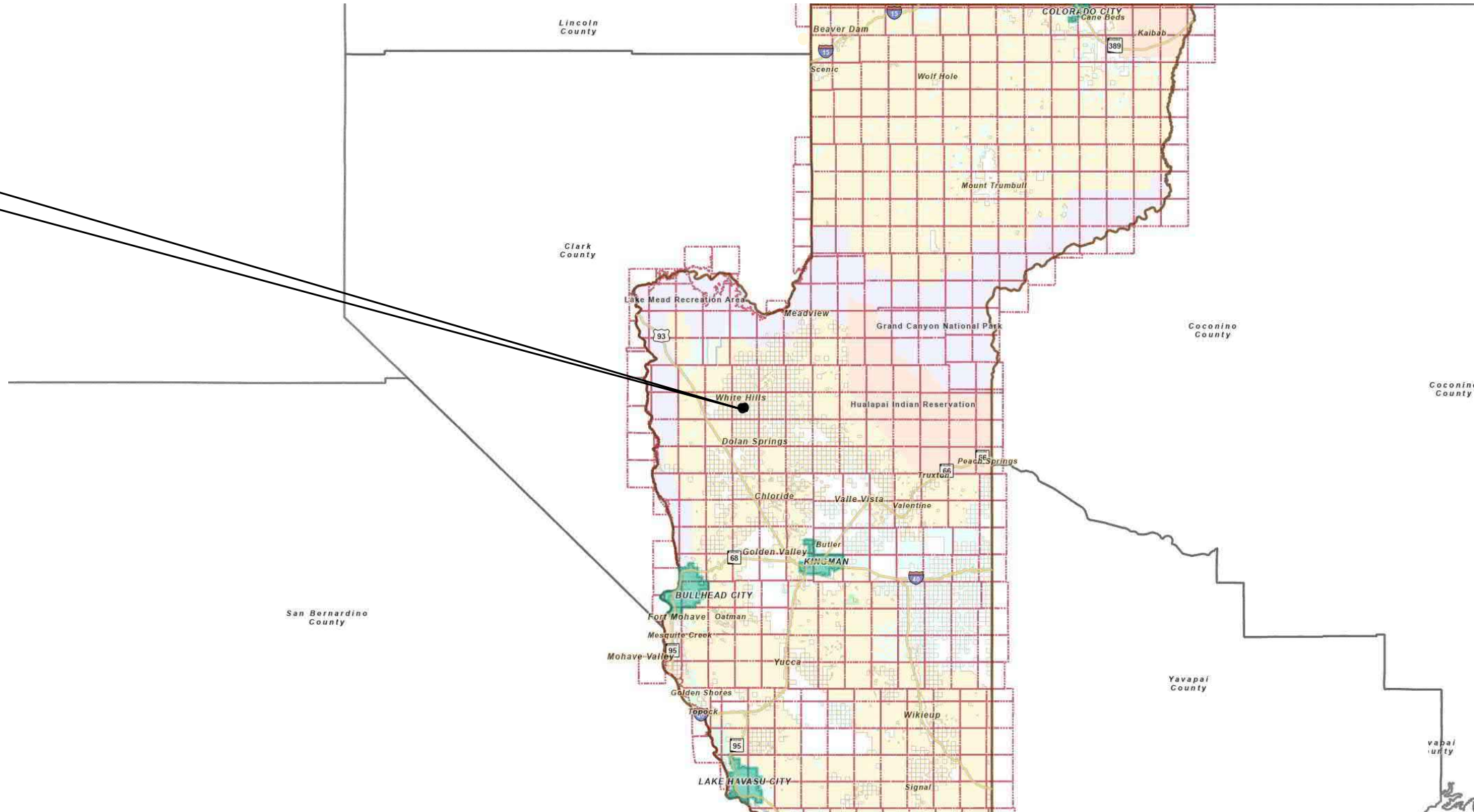
REZONE 329-08-MANY

GENERAL MAP

REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity

Section 21
T 27 N, R 19 W

Subject
Property

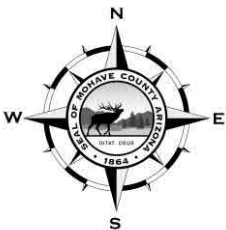
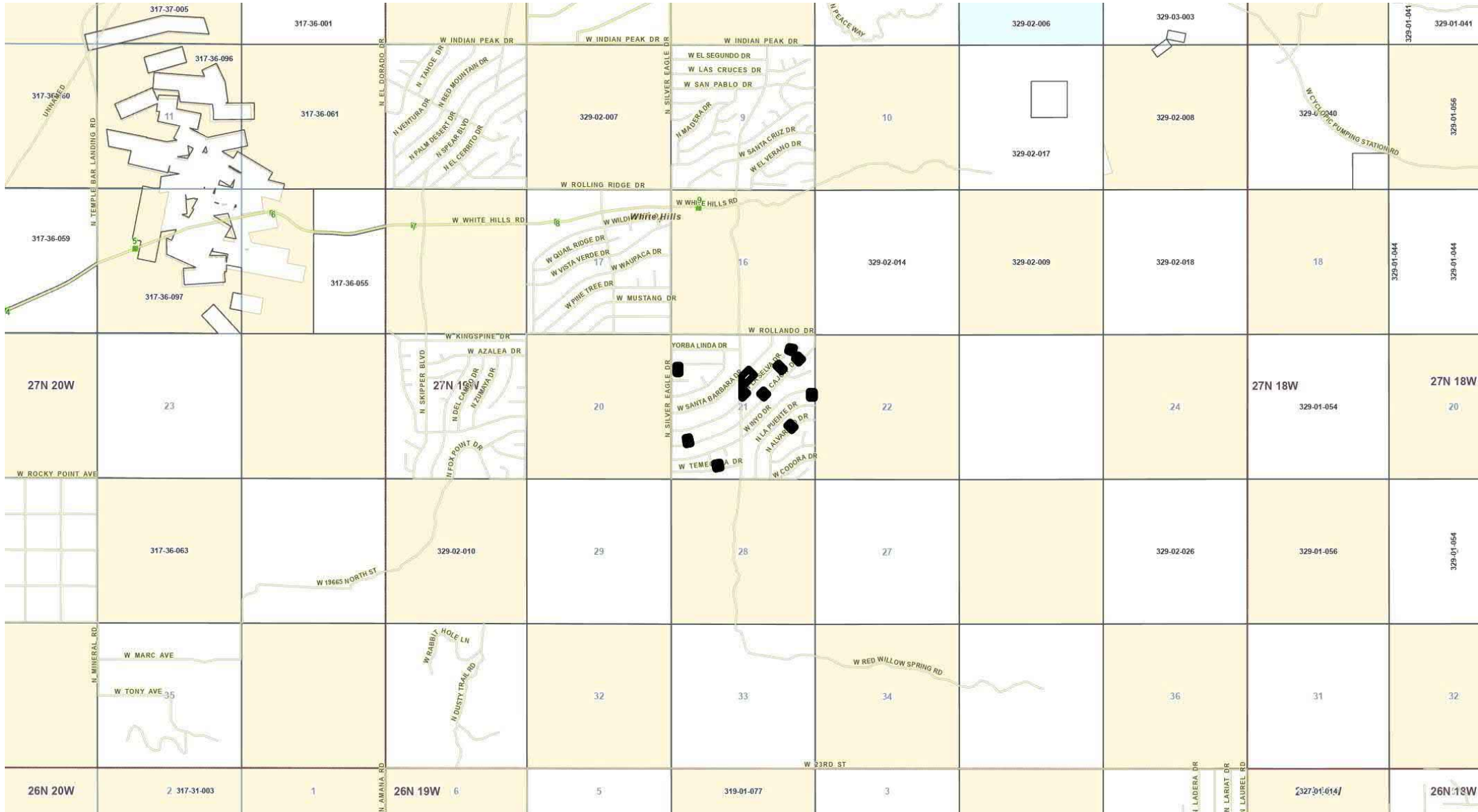


REZONE 329-08-MANY

VICINITY MAP

Section 21
T 27 N, R 19 W

REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity

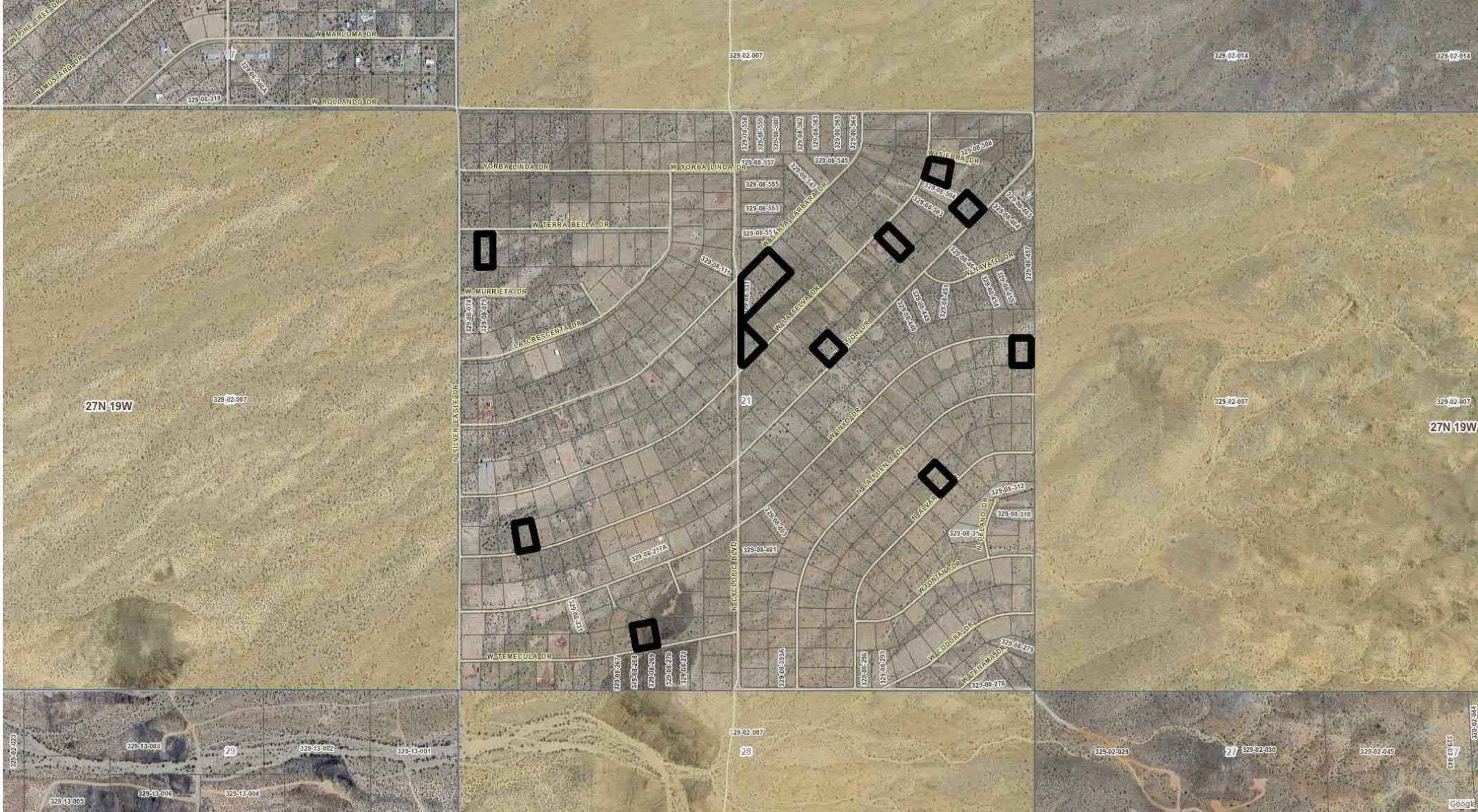


REZONE 329-08-MANY

SITE MAP

REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity

Section 21
T 27 N, R 19 W



REZONE 329-08-MANY

ZONING MAP

REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity

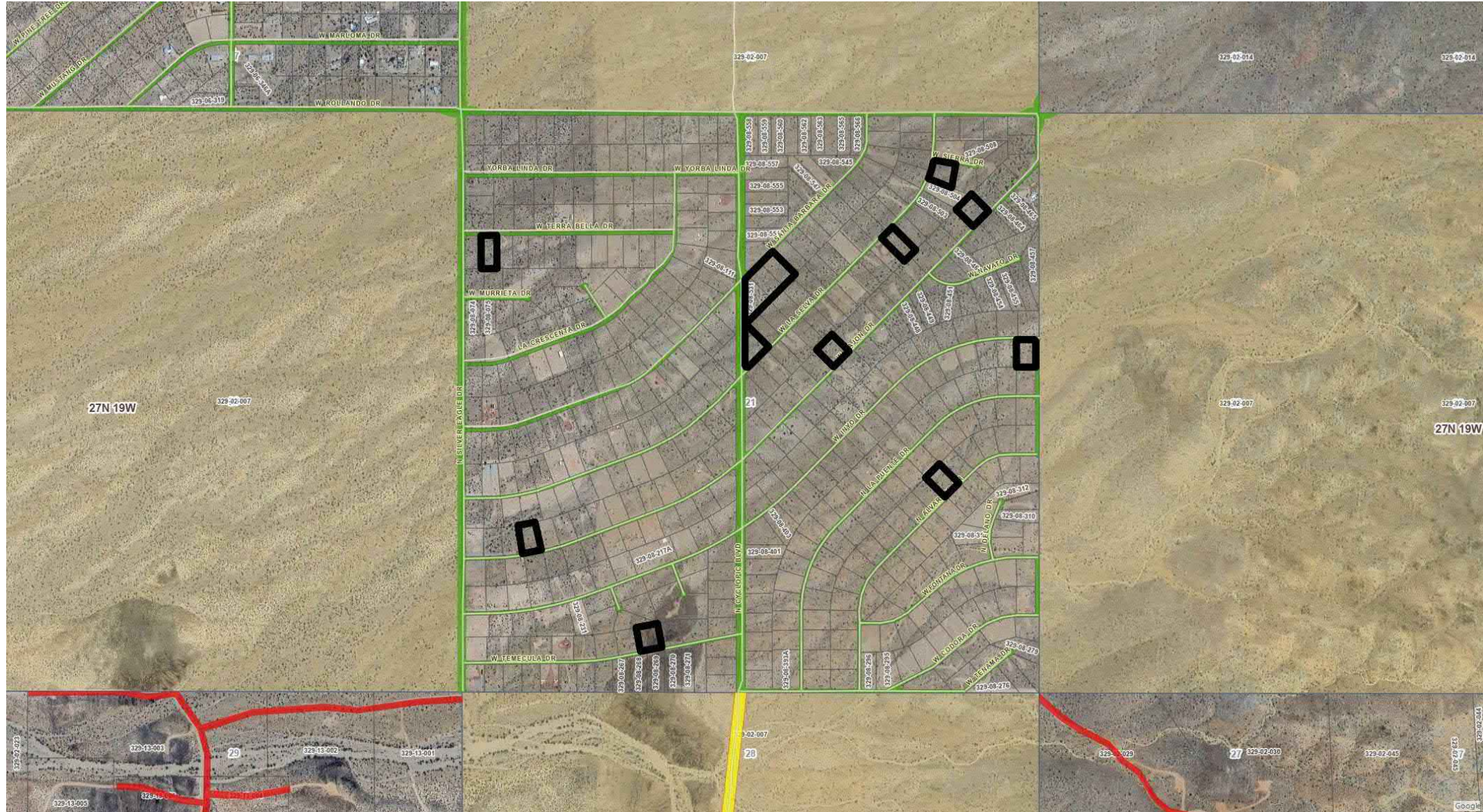
Section 21
T 27 N, R 19 W



REZONE 329-08-MANY
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity

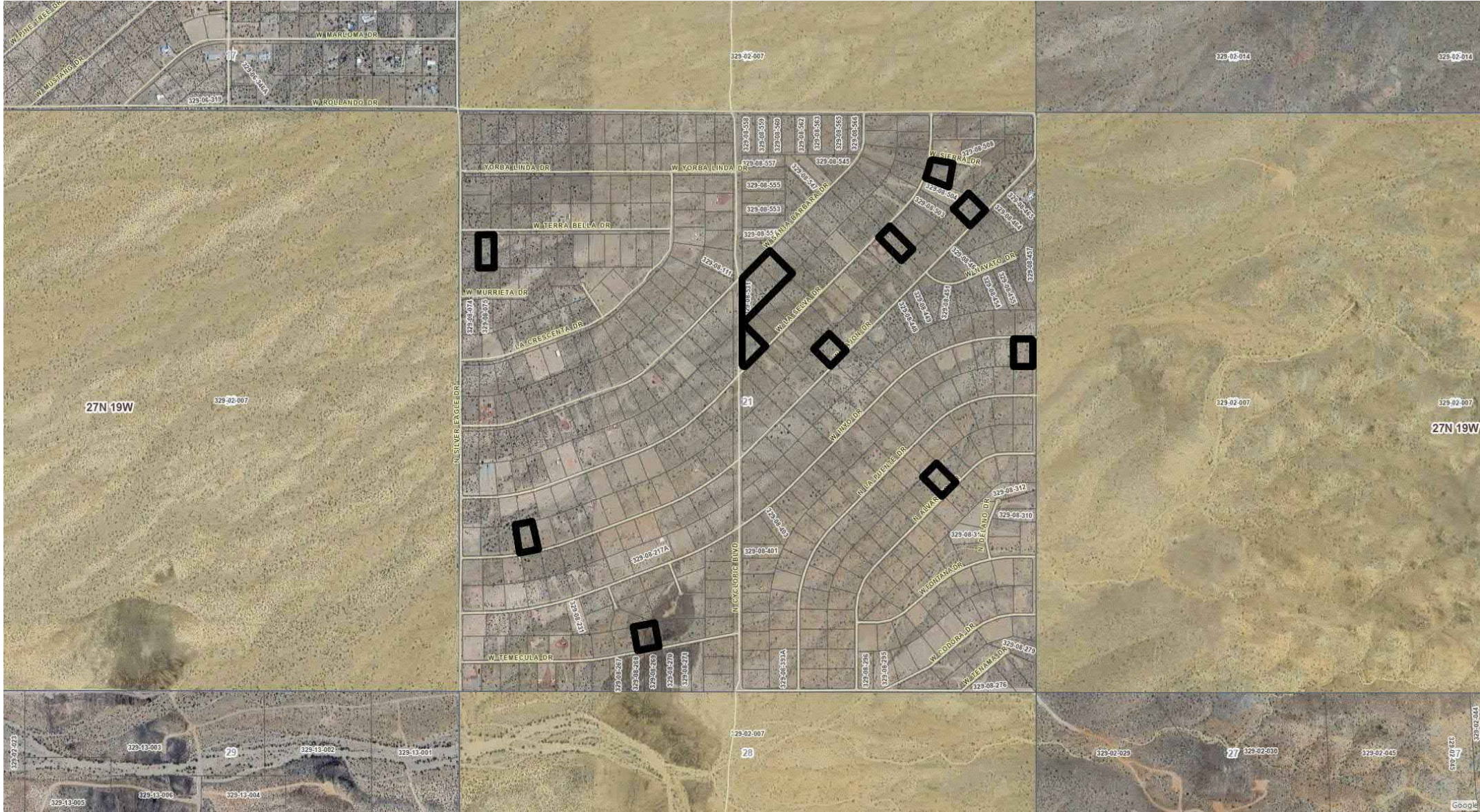
Section 21
T 27 N, R 19 W



REZONE 329-08-MANY
REQUEST

REZONE of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity

Section 21
T 27 N, R 19 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting of the Commission, 700 W. Beale Street, Kingman, Arizona, on the 12th day of March 2025, at 10:00 A.M.

The location of the subject property is as shown on the map of Mohave County, Arizona, and is located in the unincorporated area of the County. The subject property is located on the west side of the County, north of the Beale Street, and is adjacent to the property of the Mohave County Sheriff's Office. The subject property is located on the west side of the County, north of the Beale Street, and is adjacent to the property of the Mohave County Sheriff's Office. The subject property is located on the west side of the County, north of the Beale Street, and is adjacent to the property of the Mohave County Sheriff's Office.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 737-0993 OR VIA EMAIL AT PLANNERS@MOHAVE.GOV



14. **Evaluation of a request for a REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10 (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by KTH Consulting on behalf of Marilyn Investment, LLC of Dolan Springs, Arizona.

Assessor's Parcel No. 317-01-031 is described as SE1/4 SW1/4 in Section 14, Township 25 North, Range 20 West.

The site is approximately 40.01 acres and is located west of Mabel Drive and north of 5th Street. The site is accessed from US Highway 93, then west on 7th Street, then south on Sandra Drive approximately .51 miles to the site.

The site is currently vacant with varied terrain. The surrounding land uses consist of vacant land.

The applicant requests this rezone from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10 (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Rural Development Area.

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

A review of FEMA FIRM Panel #04015C-3650G indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area, and the eastern portion in Zone A, in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 317-01-031 shall be rezoned to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective 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: 317-01-031 Current Zoning: AR/36A Parcel Size 40.01 Acres

Legal Description:

A PORTION OF T25N, R20W, SEC 14 - PARCEL 11 OF GATEWAY SPRINGS RANCHETTE:
R.S. 028/019

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

Present use of property: _____

Owner Information

Owner Name(must match current deed): MARILYN INVESTMENT, LLC

Owner Street Address: P.O. Box 242 City: DOLAN SPRINGS State: AZ Zip: 86441

* Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Agent Street Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86408

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/10A.

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:

CREATING 3 agricultural-residential rural lots with minimum lot size of 10 acres each.

Authorization

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

* Eduardo M/S

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/36A to AR/10 for the purpose of creating 3 rural residential lots with 10 acre minimum lot size.

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

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

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

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

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

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

Sincerely,


Applicant / agent

Contact information:

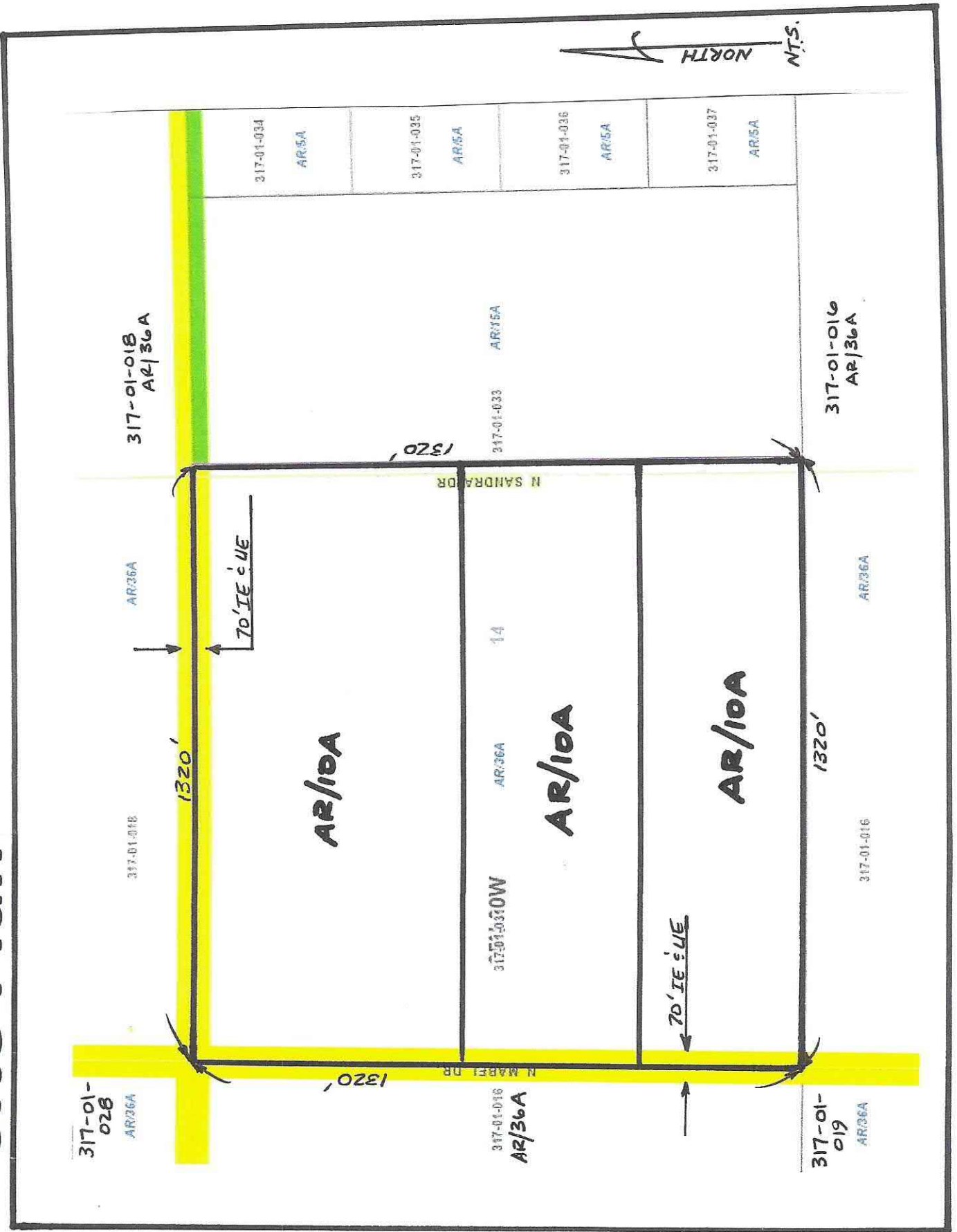
KTH Consulting / Kathy Tackett-Hicks
3751 Martingale Drive, Kingman, AZ 86409



Assessor Parcel Number and Legal Description of proposed subject property: 317-01-031

A PORTION OF T25N, R20W, SEC. 14, PARCEL 11, GATEWAY SPRINGS RANCHETTES,
R.S. 028/019.

Site Plan



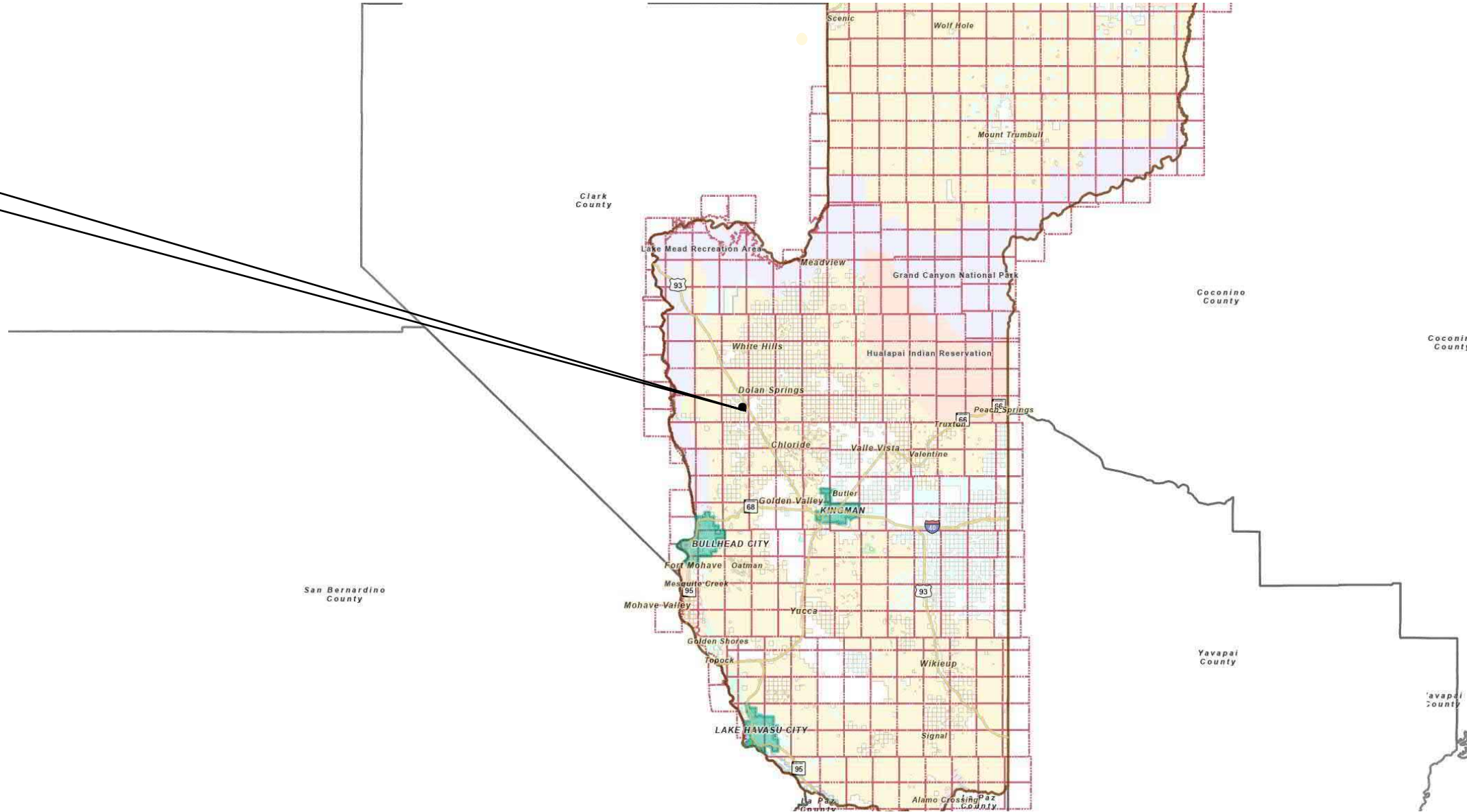
REZONE 317-01-031

GENERAL MAP

Section 14
T 25 N, R 20 W

Subject
Property

REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity

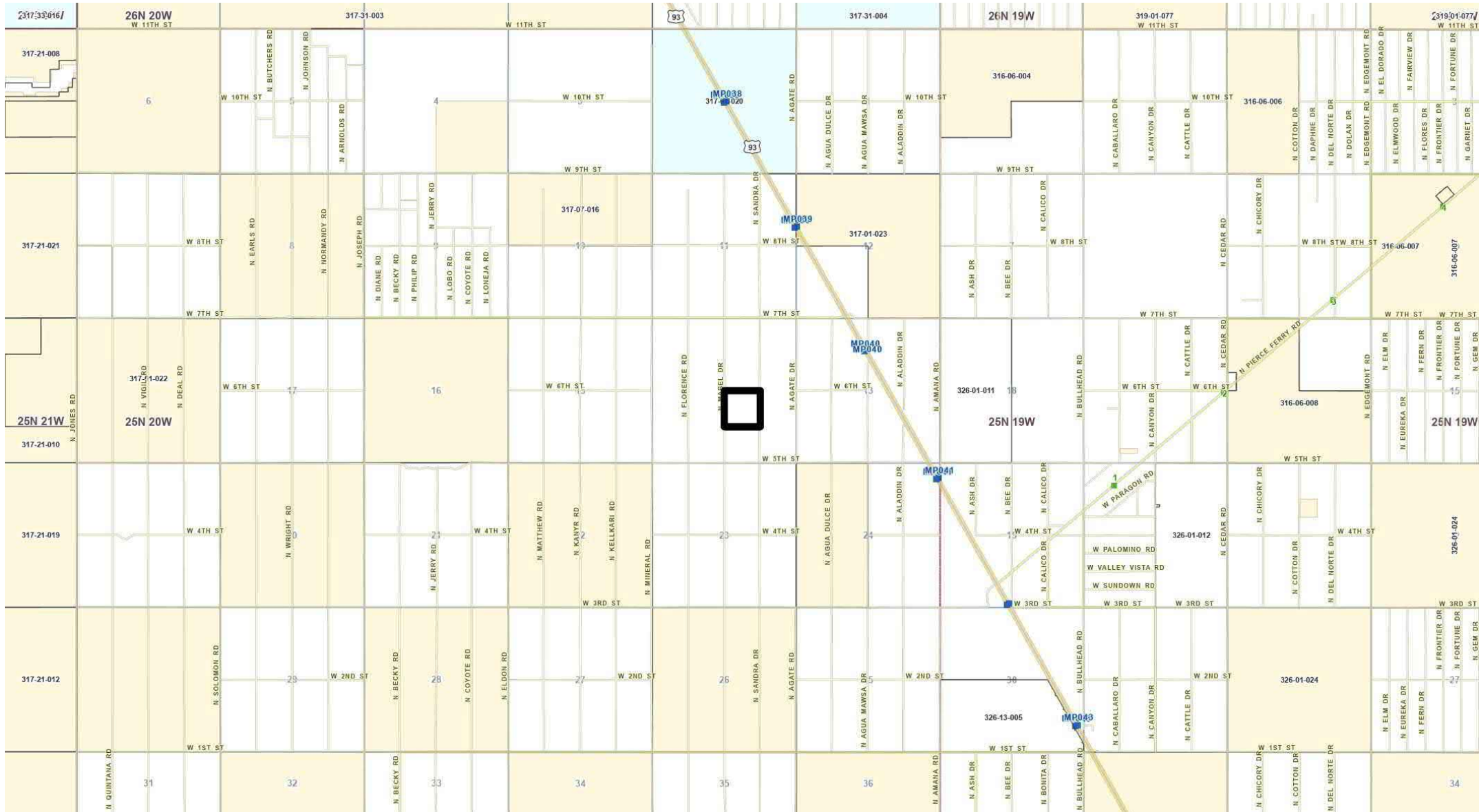


REZONE 317-01-031

VICINITY MAP

Section 14
T 25 N, R 20 W

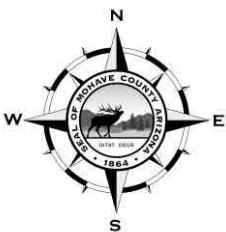
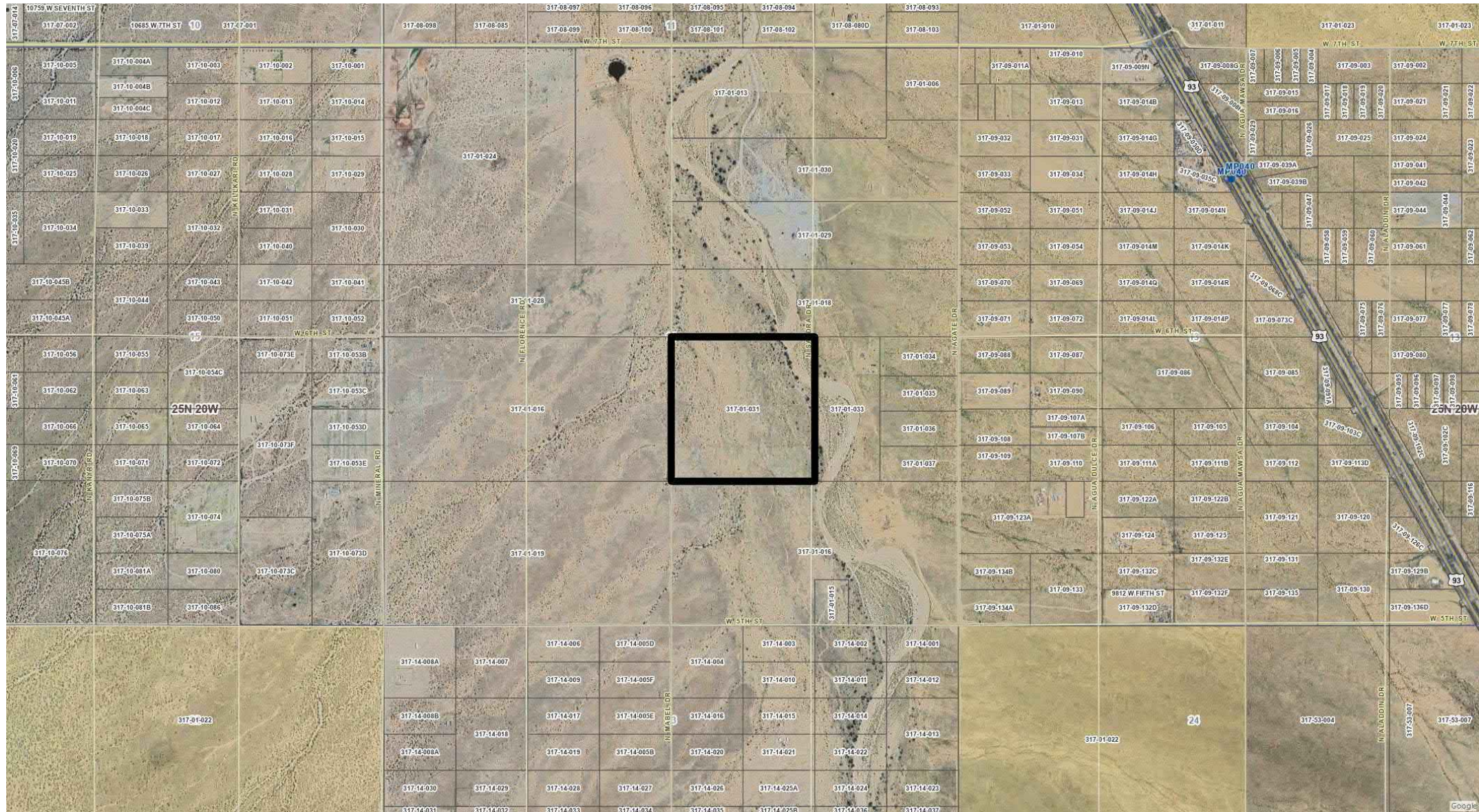
REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity



SITE MAP

T 25 N, R 20 W

REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity

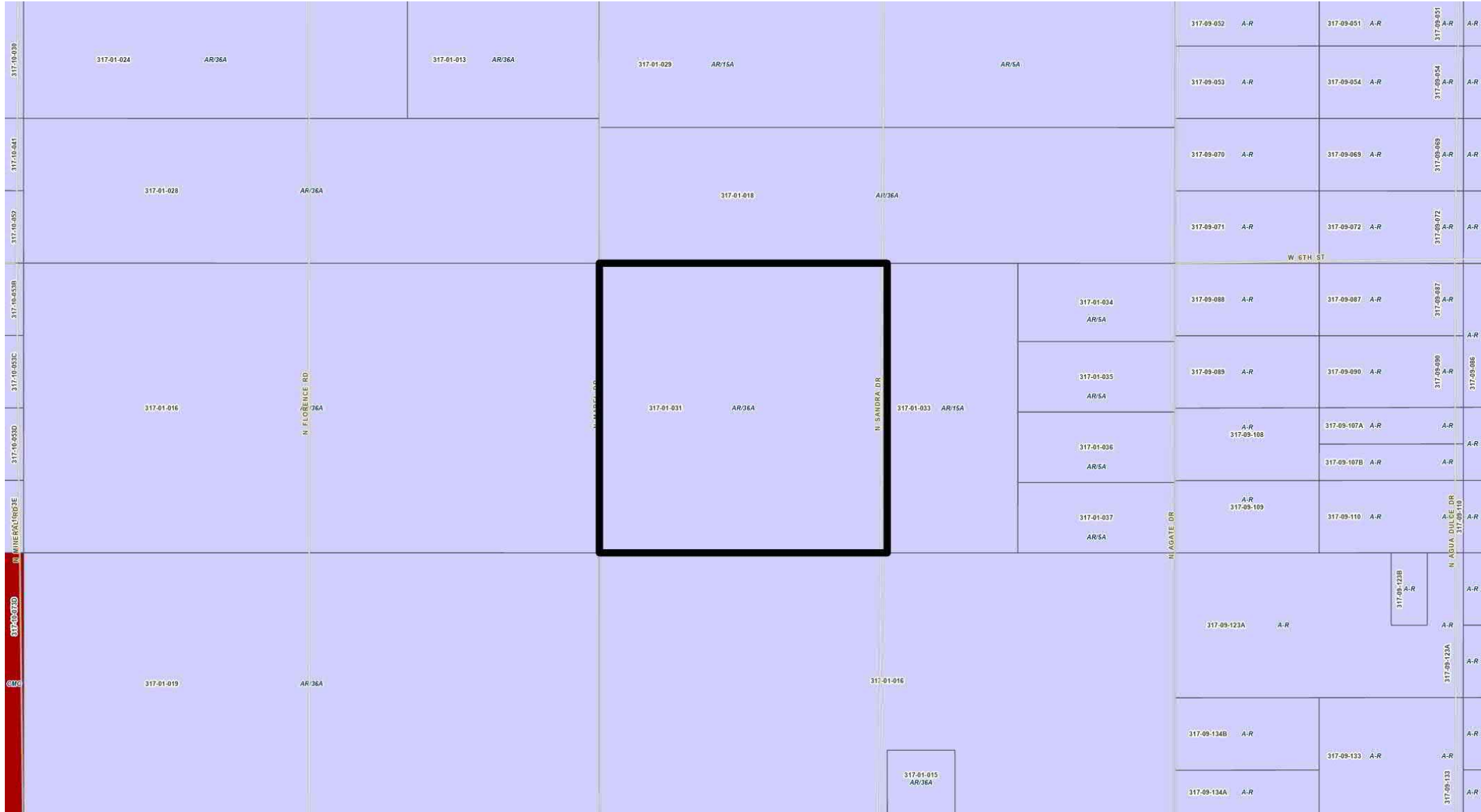


REZONE 317-01-031

ZONING MAP

REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity

Section 14
T 25 N, R 20 W



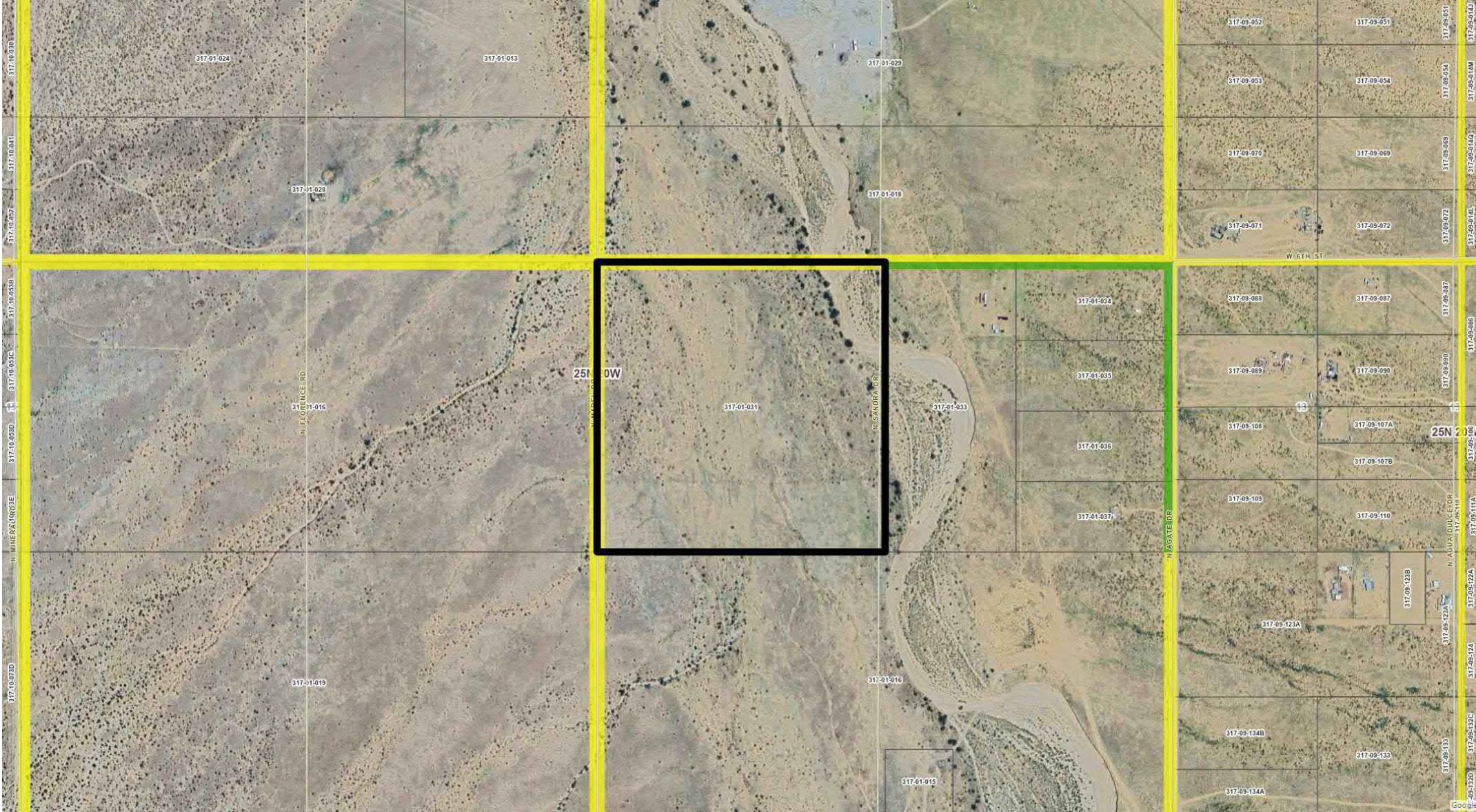
- | | |
|-------|----------|
| A | R-M |
| A-D | R-MH |
| A-R | R-O |
| C-1 | R-O/A |
| C-2 | R-P |
| C-2H | R-TT |
| CITY | S-D/A |
| C-M | S-D/C |
| C-MO | S-D/C-1 |
| C-RE | S-D/C-2 |
| E | S-D/C-M |
| M | S-D/C-RE |
| M-2 | S-D/M |
| MIXED | S-D/R |
| M-X | S-D/R-1 |
| N-P | S-D/R-E |
| R-1 | S-D/R-M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



REZONE 317-01-031
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity

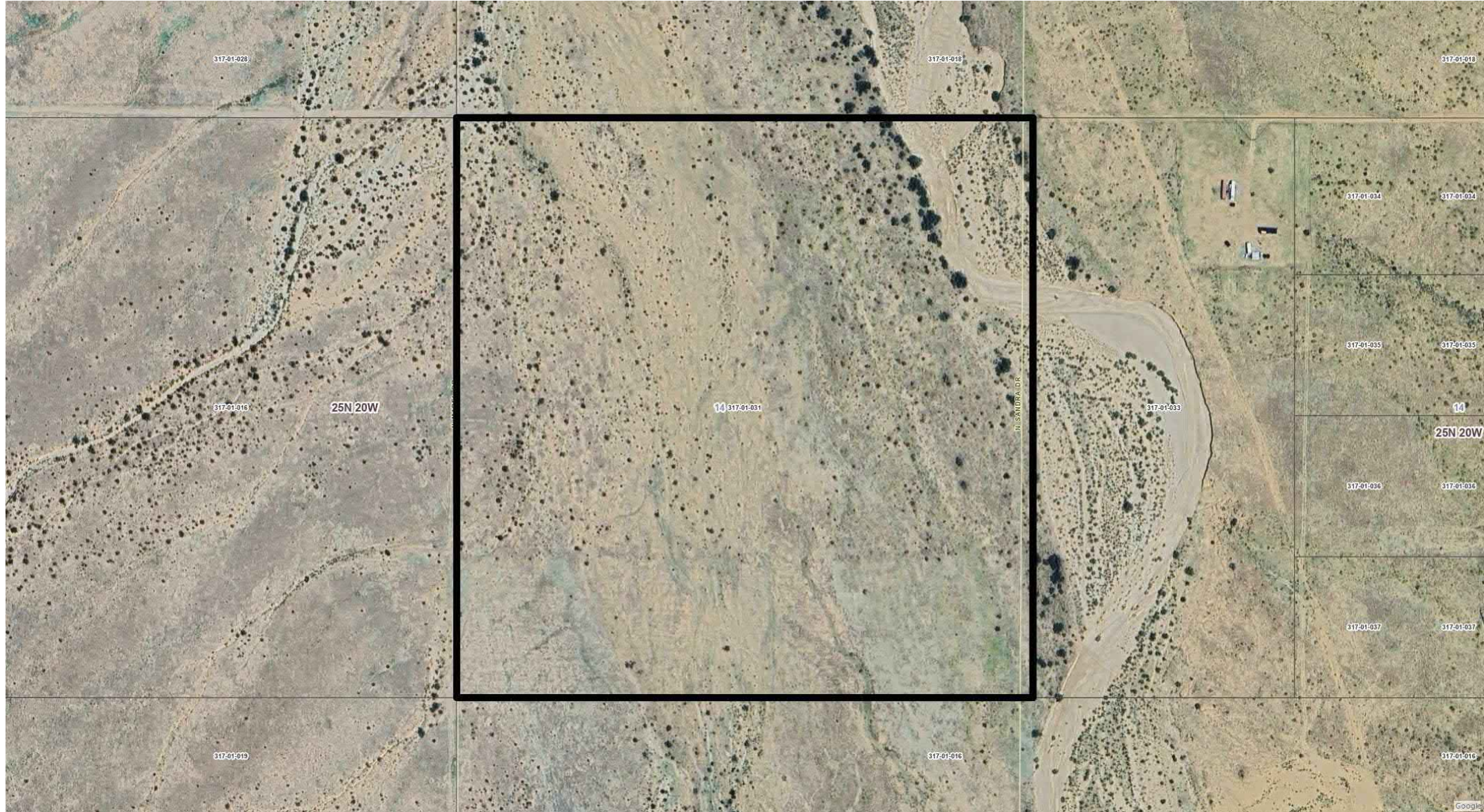
Section 14
T 25 N, R 20 W



REZONE 317-01-031 REQUEST

REZONE of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity

Section 14
T 25 N, R 20 W





**ZONING
NOTICE**

NOTICE is hereby given that a hearing will be held on the 14th day of August, 2014, at 10:00 AM, at the County Administration Center, 1000 North 1st Street, Suite 100, Phoenix, Arizona 85004, to consider the proposed rezoning of the property located at 1000 North 1st Street, Suite 100, Phoenix, Arizona 85004, from its present zoning of R1 to R2. The property is located in the City of Phoenix, Arizona. The proposed rezoning is for the purpose of allowing the property to be used for residential purposes. The property is currently zoned R1, which is a single-family residential zone. The proposed rezoning to R2 would allow for the development of the property as a multi-family residential unit. The property owner is requesting the rezoning to allow for the development of the property as a multi-family residential unit. The property owner is requesting the rezoning to allow for the development of the property as a multi-family residential unit. The property owner is requesting the rezoning to allow for the development of the property as a multi-family residential unit.

For more information, contact the Planning Department at 602-506-6000 or visit the City of Phoenix website at www.phoenix.gov. The hearing will be held on the 14th day of August, 2014, at 10:00 AM, at the County Administration Center, 1000 North 1st Street, Suite 100, Phoenix, Arizona 85004.



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 the 12th day of March 2023, at 10:00 A.M.

For more information, contact the Mohave County Planning & Zoning Division at (930) 797-6016 or via email at PLANNING@MOHAVE.CO.VA

ZONING NOTICE

15. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Land Use designation to a Rural Industrial Land Use designation and a REZONE of Assessor's Parcel Nos. 341-15-016 and 341-15-017 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to a M-X (Heavy Manufacturing) zone to allow for a solar facility in the Dolan Springs vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Arizona Land Water Resources, LLC for SolRedlake-640, LLC of Las Vegas, Nevada.

Assessor's Parcel No. 341-15-016 is described as the NE4 of Section 23, 160 Acres, Township 27 North, Range 17 West.

The site is approximately 160 acres and is located southwest Antares Road and east of Stockton Hills Road. The site does not appear to currently have legal access.

The site is vacant. The terrain appears to be relatively flat. The surrounding area consists of vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Development land use designation to a Rural Industrial land use designation, and
2. Rezone from a A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to a M-X (Heavy Manufacturing) zone to allow for a solar facility

The site is not in a Fire District. Electric appears to be available. Water and sewer service does not appear to be available.

A review of FEMA FIRM Panel #04015C-3425G indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area, with a portion in Zone A, in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.
- e. The site does not appear to have legal access.
- f. The noted flood zone is an environmental feature affecting the site.
- g. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan will be amended to a Rural Industrial land use designation.
2. The site will be rezoned to an M-X (Heavy Manufacturing) zone.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.



REZONE APPLICATION (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: 341-15-016/017 Current Zoning: AR/36A Parcel Size 640 Acres

Legal Description:
S23 T27N R17W

Water Provider: NA Electric provider: Mohave Electric Sewer provider: N/A

Present use of property: _____

Owner Information

Owner Name(must match current deed): SolRedlake-640 LLC

Mailing Address: 3225 E McLeod Dr #100 City: Las Vegas State: AZ Zip: 89121

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Arizona Land Water Resources LLC

Mailing Address: 2701 E Andy Devine #300 City: Kingman State: AZ Zip: 86401

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: MX Heavy Industrial

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:

Solar Power Geration, Storage and Transfer Facility

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.

Charles Schaffer

Charles Schaffer (Jan 28, 2025 18:04 EST)

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/36A

to MX Heavy Industrial

for the purpose of

Solar Power Geration, Storage and Transfer Facility

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

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area 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.

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,

Charles Schaffer

Charles Schaffer (Jan 28, 2025 18:04 EST)

Applicant / agent

Contact information:

2701 E Andy Devine #300

Kingman, AZ 86401

[REDACTED]

[REDACTED]

Assessor Parcel Number and Legal Description of proposed Rezone location:
S23 T27N R17W

341-15-016/017



MINOR PLAN AMENDMENT APPLICATION (Part B)

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: 341-15-016/017 Current Zoning: AR/36A Parcel Size 640 Acres

Legal Description:
S23 T27N R17W

Water Provider: NA Electric provider: Mohave Electric Sewer provider: N/A

Present use of property: _____

Owner Information

Owner Name(must match current deed): SolRedlake-640 LLC

Mailing Address: 3225 E McLeod Dr #100 City: Las Vegas State: AZ Zip: 89121

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Arizona Land Water Resources LLC

Mailing Address: _____ City: Kingman State: AZ Zip: 86401

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 the Amendment of the following Plans:

Current General Plan: Rural Development Area Proposed to be: MX Heavy Industrial

Current Area Plan: NA Proposed to be: NA

For the purpose of:

Solar Power Generation, Storage and Transfer Facility

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.

MINOR PLAN AMENDMENT NARRATIVE (Part B)

Describe how the change will benefit the county.

In accordance with the Mohave County General Plan, we seek to provide green energy production to meet the needs of future development in Mohave County

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

Describe any change in the character of the surrounding neighborhood.

The project will have perimeter screened fencing and will remove 532 acres of pistachio trees, improving the sustainability of the Hualapai Aquifer.

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.

Currently the rural development general plan designation provides for MX zoning in the area.

The project is consistent with the current general plan for the area.

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

With the recent elimination of the E zoning overlay, it is necessary to apply for MX zoning

Minor Plan Amendment Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change to the general plan
from Rural Developement to Rural Industrial for the below
Current Designation Proposed Designation
captioned property. This amendment is necessary for _____

Solar Power Generation, Storage and Transfer Facility

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,

Charles Schaffer
Charles Schaffer (Jan 28, 2025 18:04 EST)

Applicant / agent

Contact information:

Arizona Land Water Resources LLC
2701 E Andy Devine #300 Kingman AZ 86401

[REDACTED]


[REDACTED]

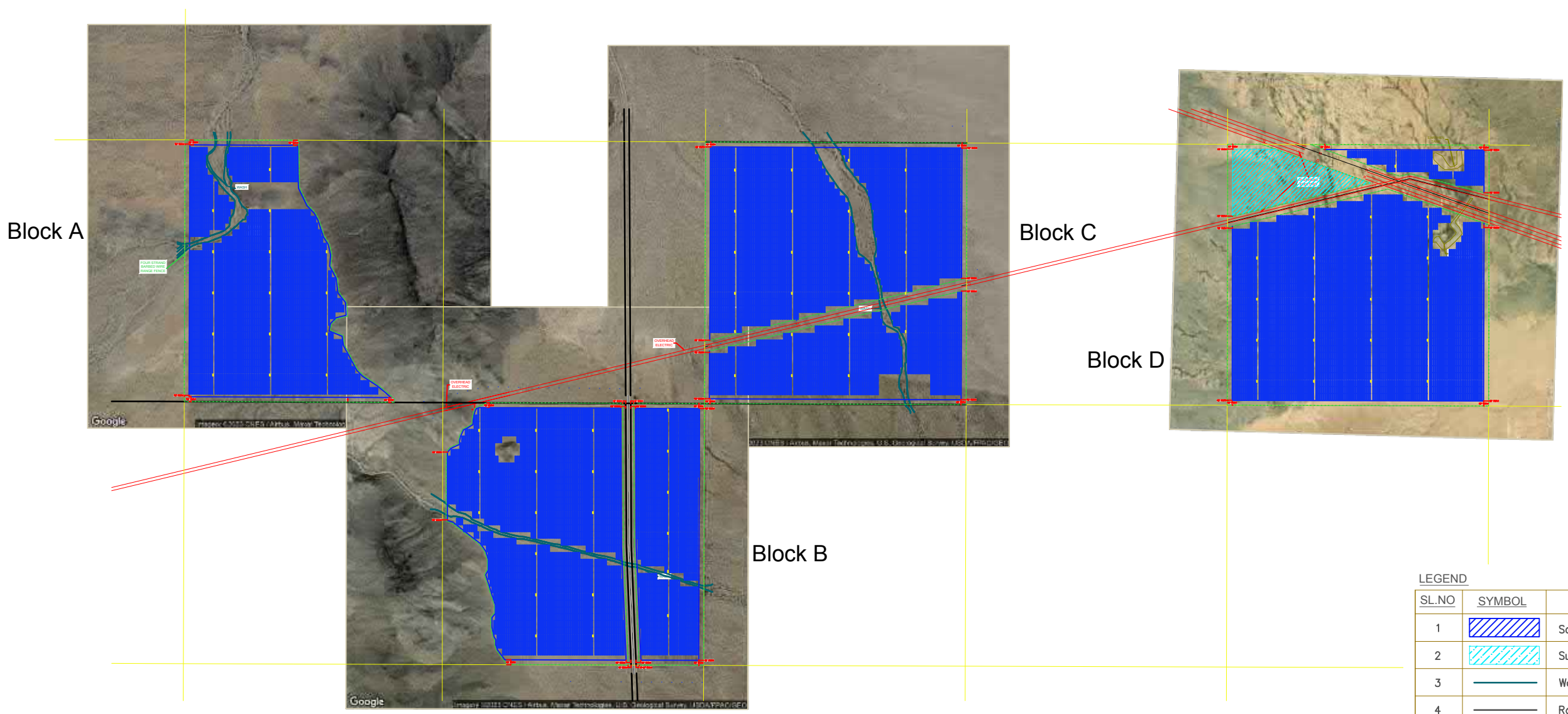
Assessor Parcel Number and Legal Description of proposed Plan Amendment: **341-15-016/017**
S23 T27N R17W










Solar power generation facility

PROJECT PV ROADRUNNER - BASIC DRAWING

Owner Name: CORE WEST DEVELOPMENT LLC

	Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
					PV ROADRUNNER			
					DIV.	NRQM	ESC:	REF: PV_ROADRUNNER
					REV.	FRPS	Plano	
					APR.	FRPS		
	REV.	FECHA	POR	DESCRIPCIÓN	APR.	FEC:	21/02/2025	Front Page



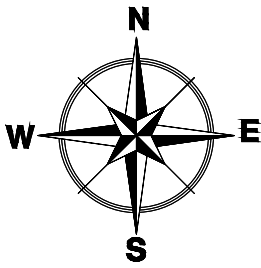
LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



<div>Antevista Energy NA</div> <div>CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION</div> <div>Property of Antevista Energy NA.</div>					<div>PHOTOVOLTAIC SOLAR</div> <div>GENERATION SYSTEM</div>				
					<div>PV ROADRUNNER</div>				
					<div>DIV.</div>	<div>NROIM</div>	<div>ESC: 1/8" = 1' - 0"</div>	<div>REF: PV_ROADRUNNER</div>	
					<div>REV.</div>	<div>FRPS</div>	<div>Plano</div>	<div>N°.</div>	
					<div>APR.</div>	<div>FRPS</div>	<div>Plan View</div>		
					<div>FEC:</div>	<div>2102/2025</div>			
<div>REV.</div>	<div>FECHA</div>	<div>POR</div>	<div>DESCRIPCIÓN</div>	<div>APR.</div>					



Block A




LEGEND

SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA

CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION

Property of Antevista Energy NA

REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

DIV.	NRQM	ESC: 1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block A



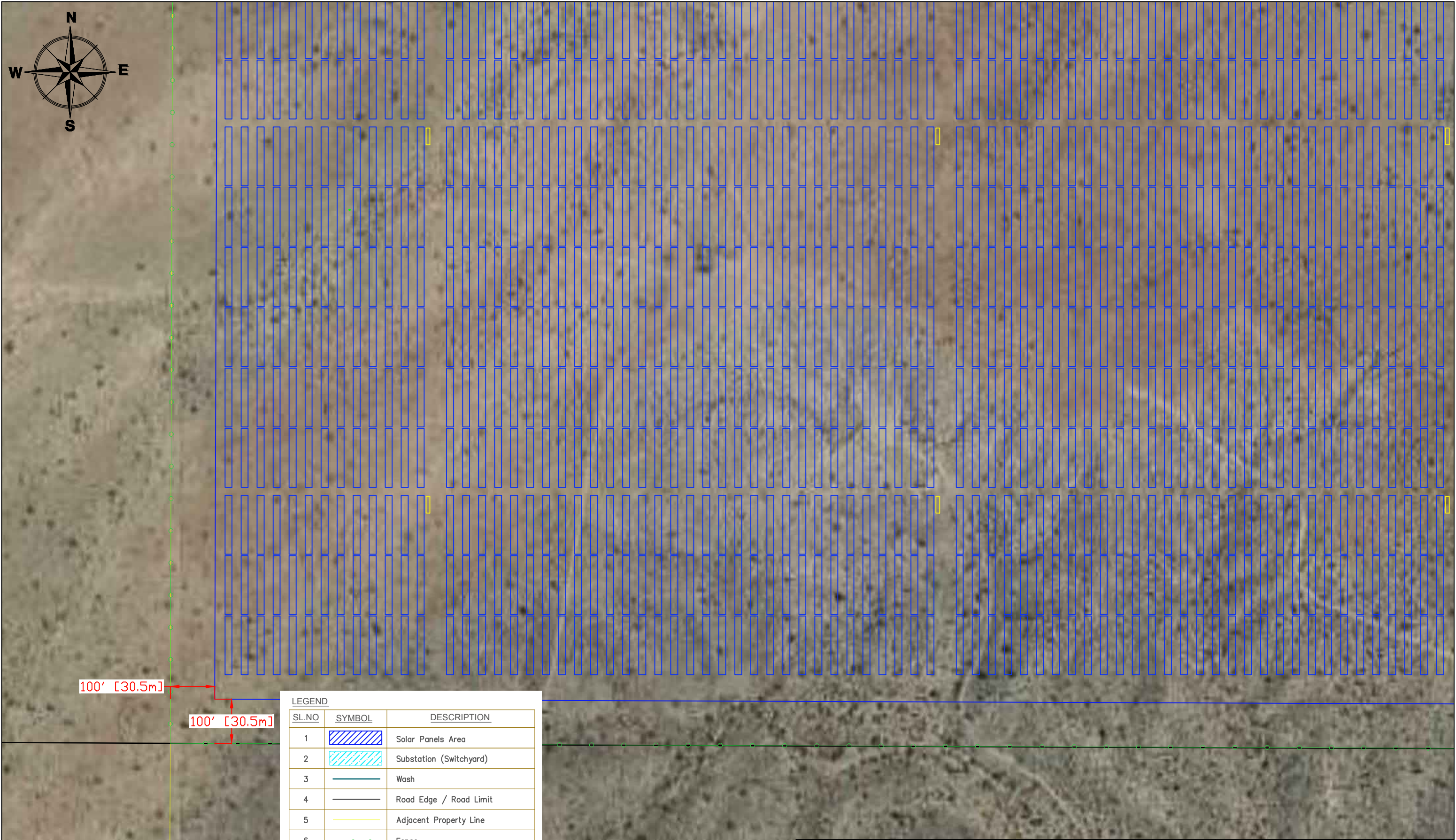
LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]




Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM		
					PV ROADRUNNER		
					DIV. NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
					REV. FRPS	Plano	
					APR. FRPS	Block A - Dimension	
REV.	FECHA	POR	DESCRIPCIÓN		APR.	FEC: 21/02/2025	N°.



PRELIMINARY
NOT FOR
CONSTRUCTION

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION

Property of Antevista Energy NA

REV.	FECHA	POR	DESCRIPCIÓN	APR.

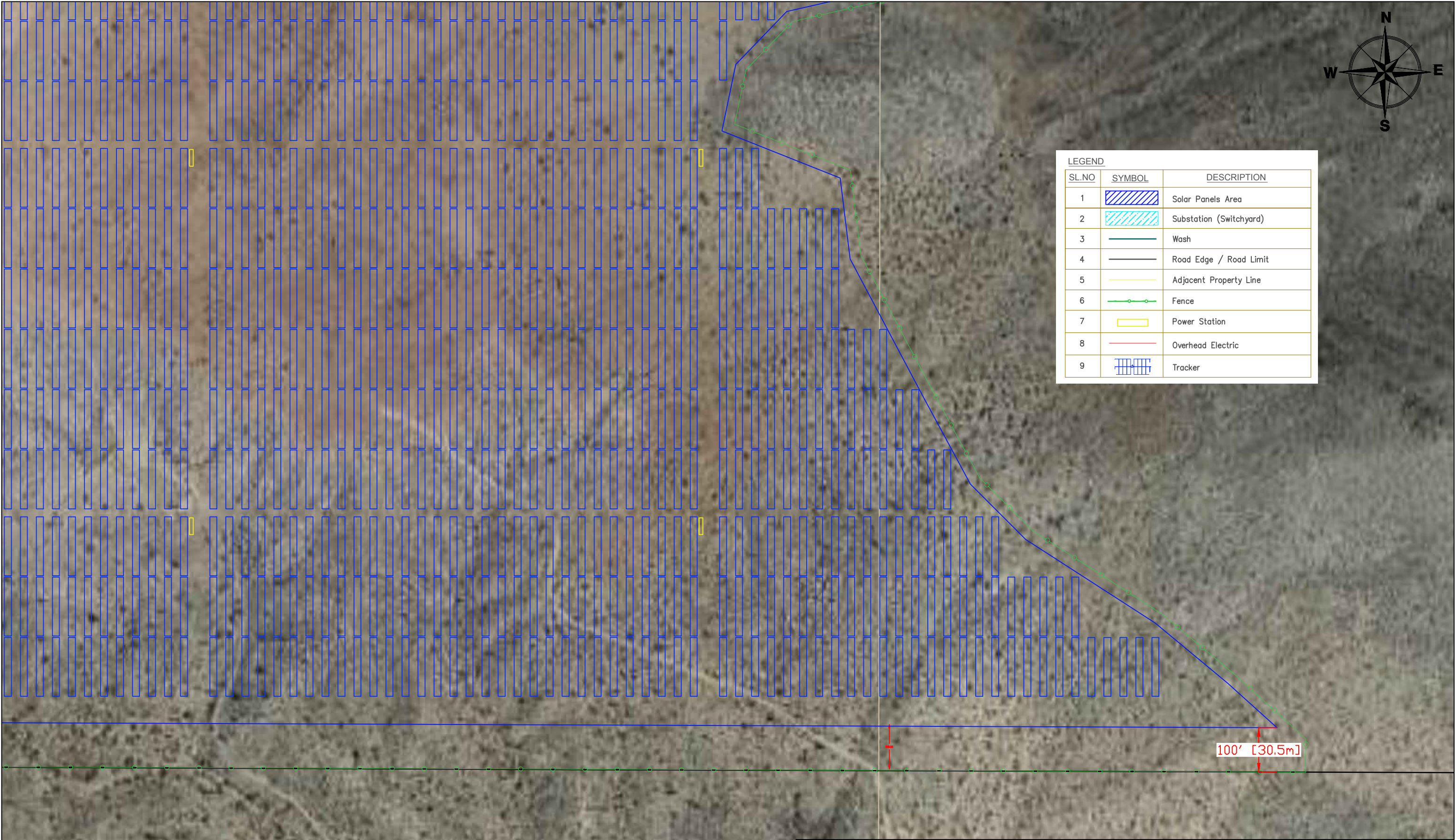
PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block A - Dimension

N°.



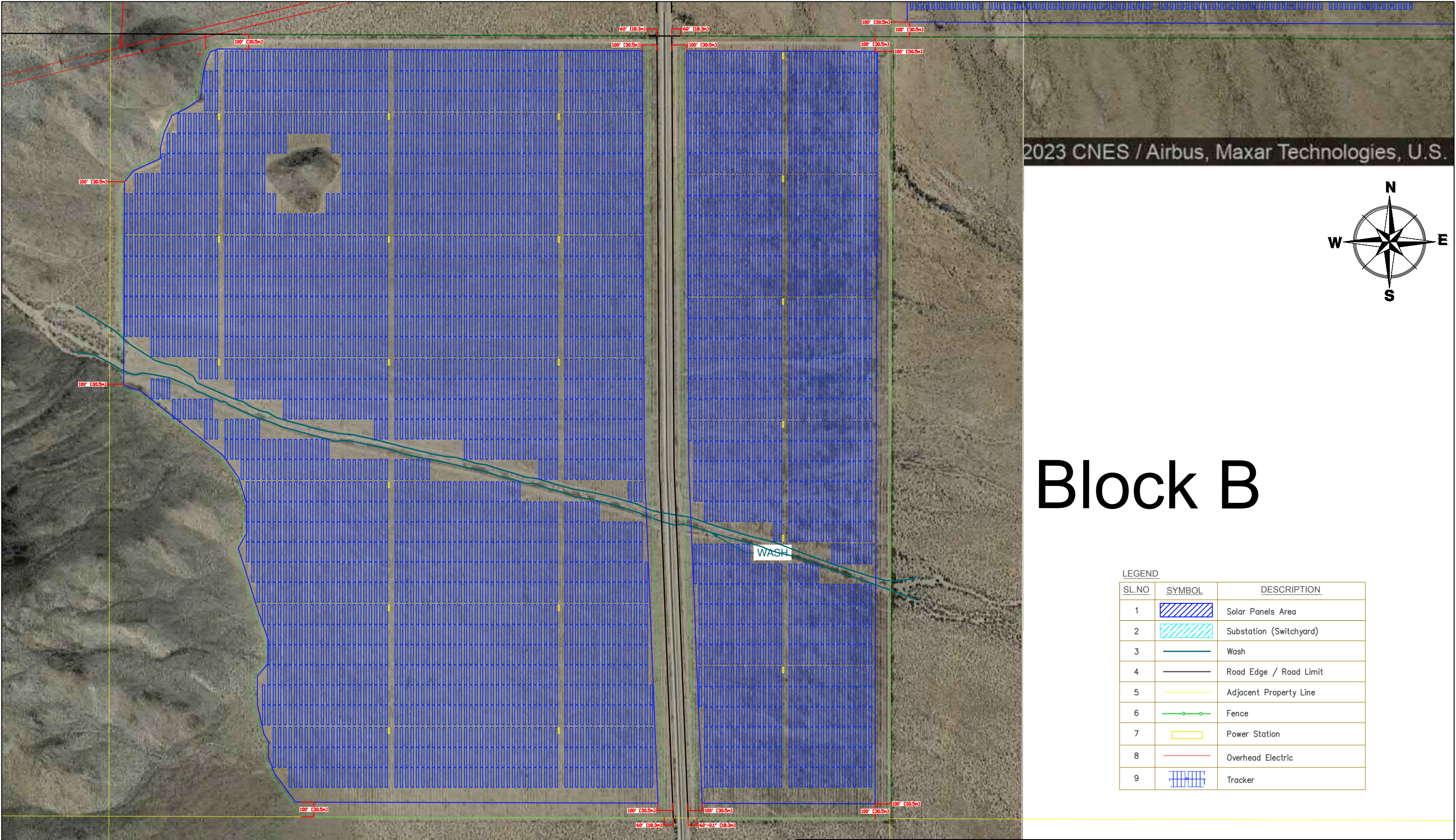
LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM		
					PV ROADRUNNER		
REV.	FECHA	POR	DESCRIPCIÓN	APR.	DIV. NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
					REV. FRPS	Plano	
					APR. FRPS		
					FEC: 21/02/2025		
						Block A - Dimension	
							N°.



Block B

LEGEND










SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

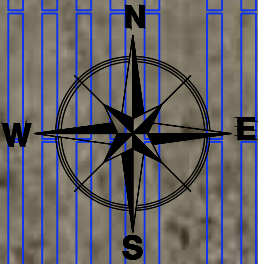
PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



<div>Antevista Energy NA</div> <div>CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION</div> <div>Property of Antevista Energy NA</div>					<div>PHOTOVOLTAIC SOLAR</div> <div>GENERATION SYSTEM</div>						
					PV ROADRUNNER						
					DIV. NRQM		ESC: 1/2" = 1'-0"		REF: PV ROADRUNNER		
					REV. FRPS		Plano				N°.
					APR. FRPS		Block B				
					FEC: 21/02/2025						
REV.	FECHA	POR	DESCRIPCIÓN		APR.						

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



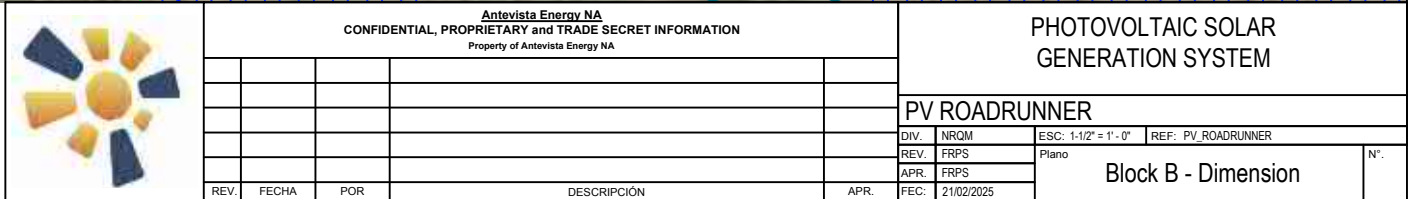
Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.


PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1'-0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	N°.
APR.	FRPS	Block B - Dimension	
FEC:	21/02/2025		


[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



	<p align="center">Antevista Energy NA CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION <small>Property of Antevista Energy NA</small></p>					PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
						PV ROADRUNNER			
						DIV.	NRQM	ESC: 1-1/2" = 1'-0"	REF: PV_ROADRUNNER
						REV:	FRPS	Plano	N°.
						APR:	FRPS	Block B - Dimension	
						FEC:	21/02/2025		
	REV.	FECHA	POR	DESCRIPCION		APR.			


	<div>Antevista Energy NA</div> <div>CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION</div> <div>Property of Antevista Energy NA</div>					PHOTOVOLTAIC SOLAR GENERATION SYSTEM				
						PV ROADRUNNER				
						DIV.	NRQM	ESC: 1-1/2" = 1'-0"	REF: PV. ROADRUNNER	
						REV.	FRPS	Plano		N°.
						APR.	FRPS	Block B - Dimension		
						FEC:	21/02/2025			
	REV.	FECHA	POR	DESCRIPCION		APR.				

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.


PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	N°.
APR.	FRPS	Block B - Dimension	
FEC:	21/02/2025		



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of Antevista Energy NA

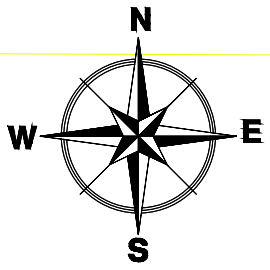
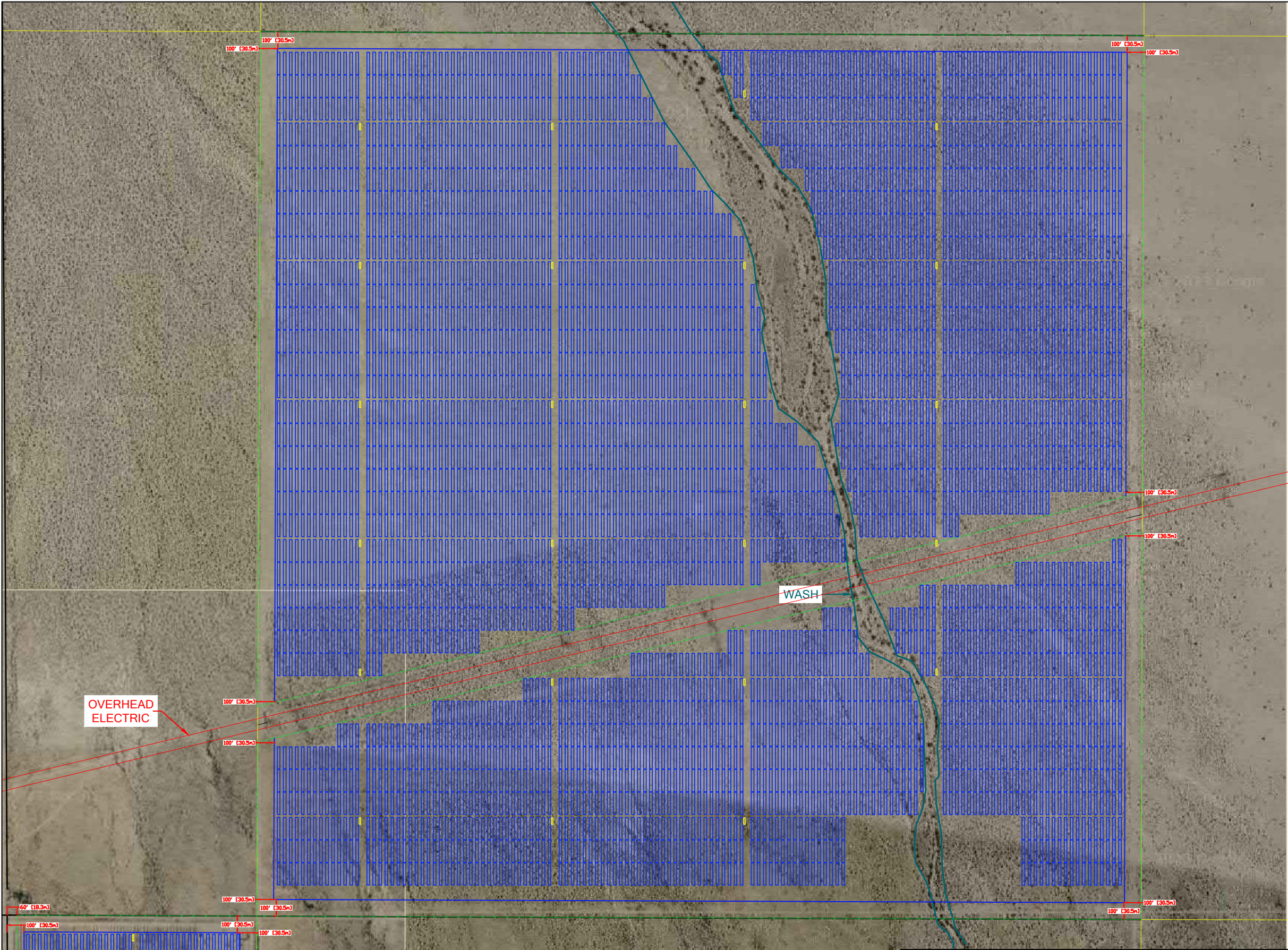
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block B - Dimension



Block C

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

Block

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]

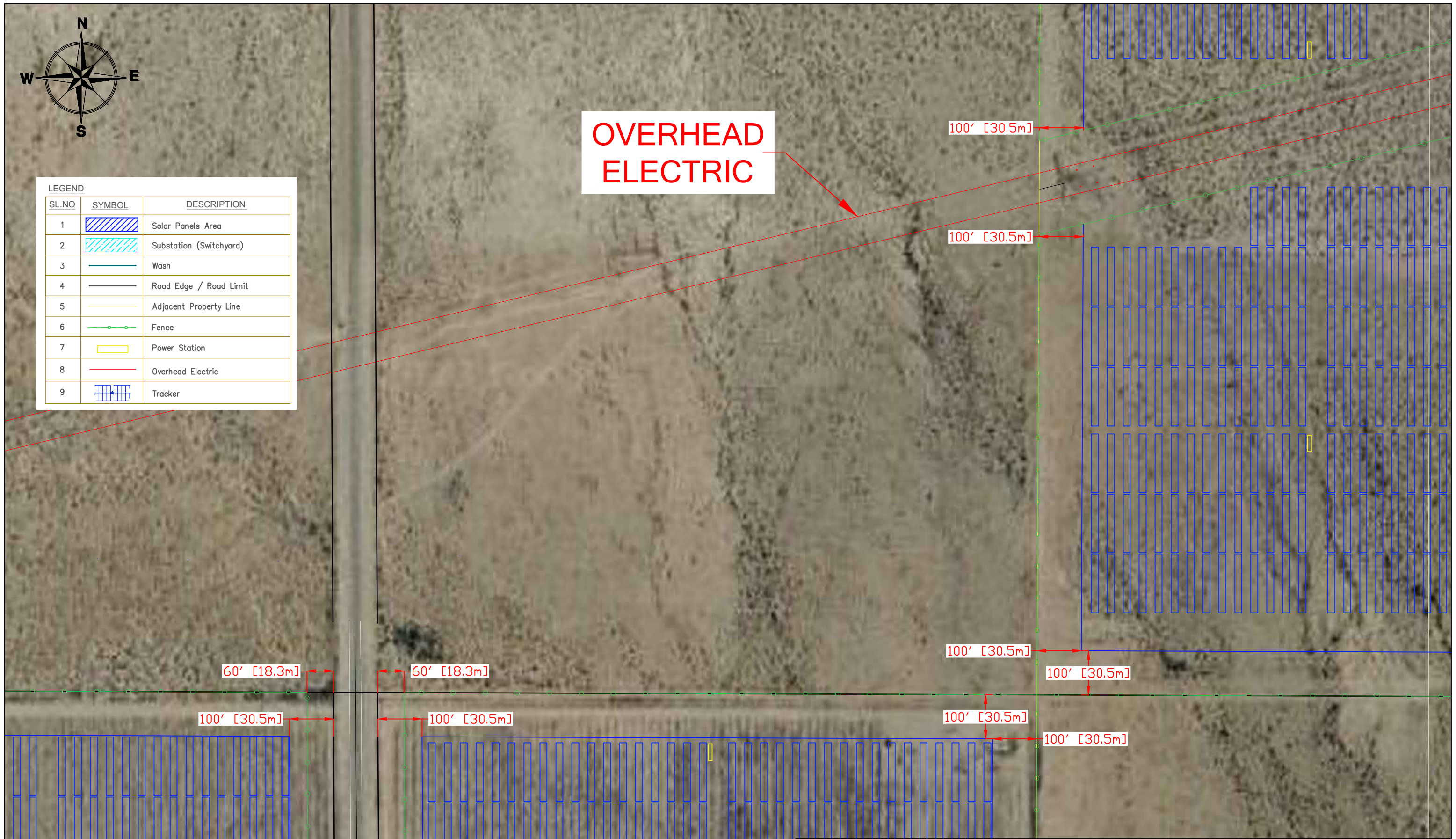


Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM	
					PV ROADRUNNER	
REV.	FECHA	POR	DESCRIPCIÓN	APR.	DIV. NRQM REV. FRPS APR. FRPS FEC: 21/02/2025	ESC: 1/2" = 1' - 0" Plano REF: PV_ROADRUNNER N°:




LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

OVERHEAD
ELECTRIC



PRELIMINARY
NOT FOR
CONSTRUCTION

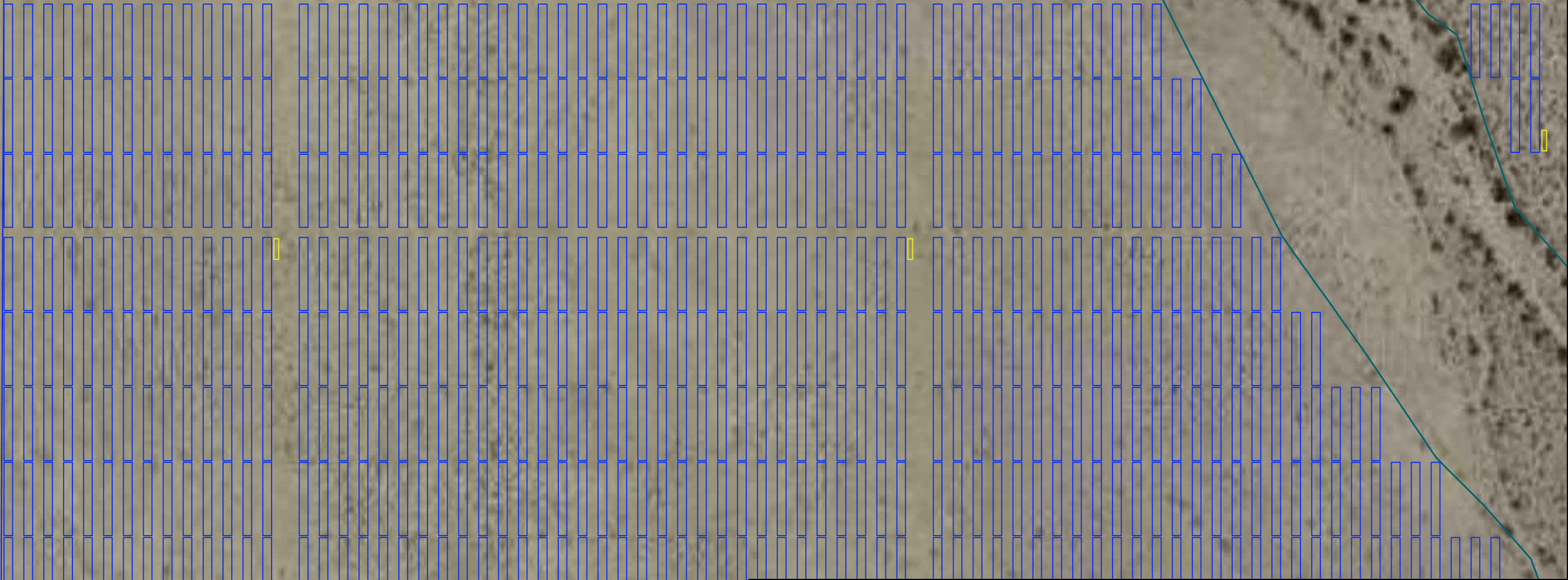
Units: feet [meters]

	<div>Antevista Energy NA</div> <div>CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION</div> <div>Property of Antevista Energy NA</div>					<div>PHOTOVOLTAIC SOLAR</div> <div>GENERATION SYSTEM</div>						
						PV ROADRUNNER						
						DIV.	NROM	ESC: 1'-1/2" ± 1'-0"		REF: PV_ROADRUNNER		
						REV.	FRPS	Plano		N°.		
						APR.	FRPS	Block C - Dimension				
						FEC:	21/02/2025					
	REV.	FECHA	POR	DESCRIPCIÓN		APR.						



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

100' [30.5m]
100' [30.5m]

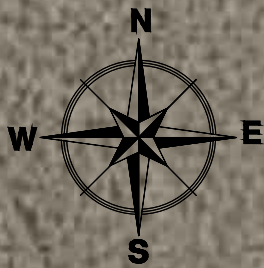


PRELIMINARY
NOT FOR
CONSTRUCTION

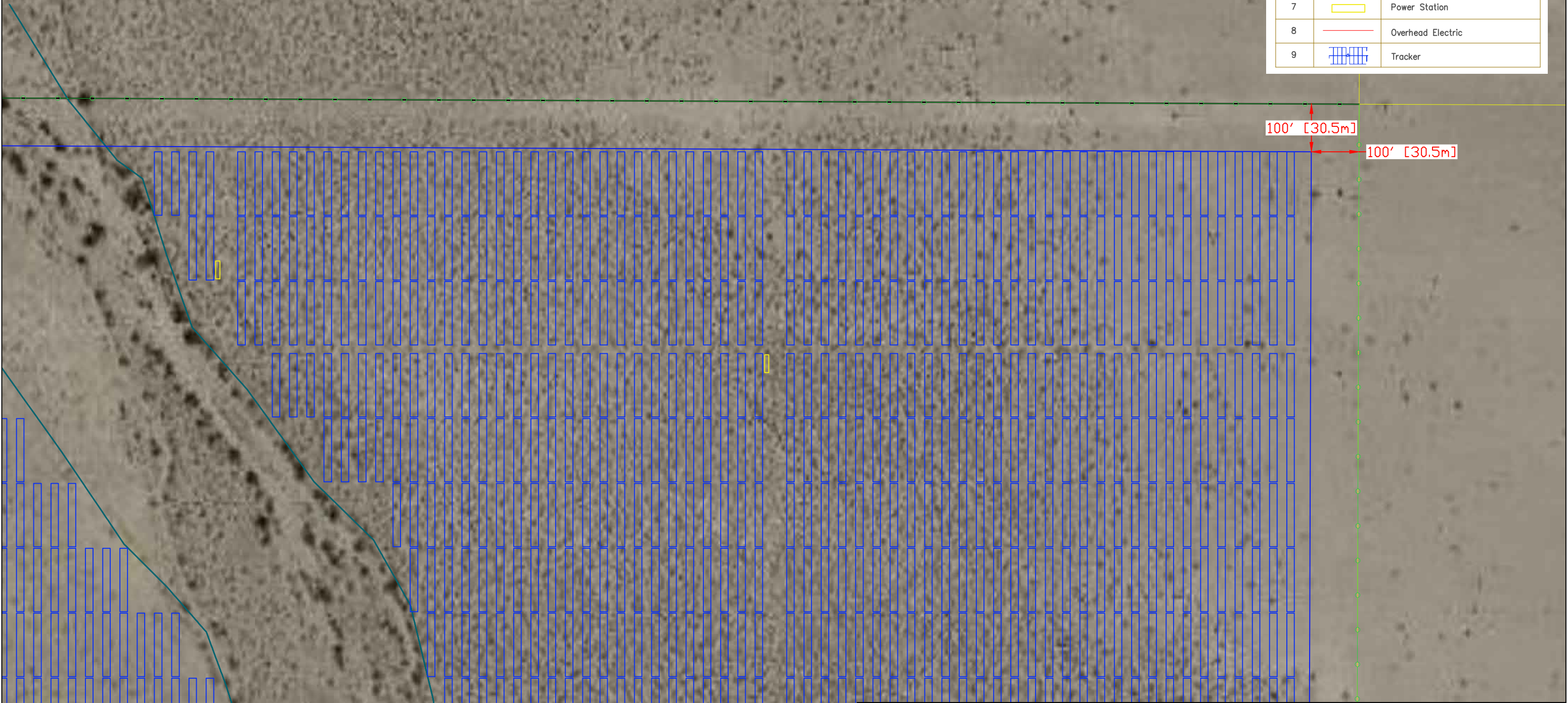
Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				PHOTOVOLTAIC SOLAR GENERATION SYSTEM		
				PV ROADRUNNER		
				DIV. NRQM	ESC: 1-1/2" = 1'-0"	REF: PV_ROADRUNNER
				REV. FRPS	Plano	
				APR. FRPS		
REV.	FECHA	POR	DESCRIPCIÓN	APR.	FEC: 21/02/2025	Block C



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash </td
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker



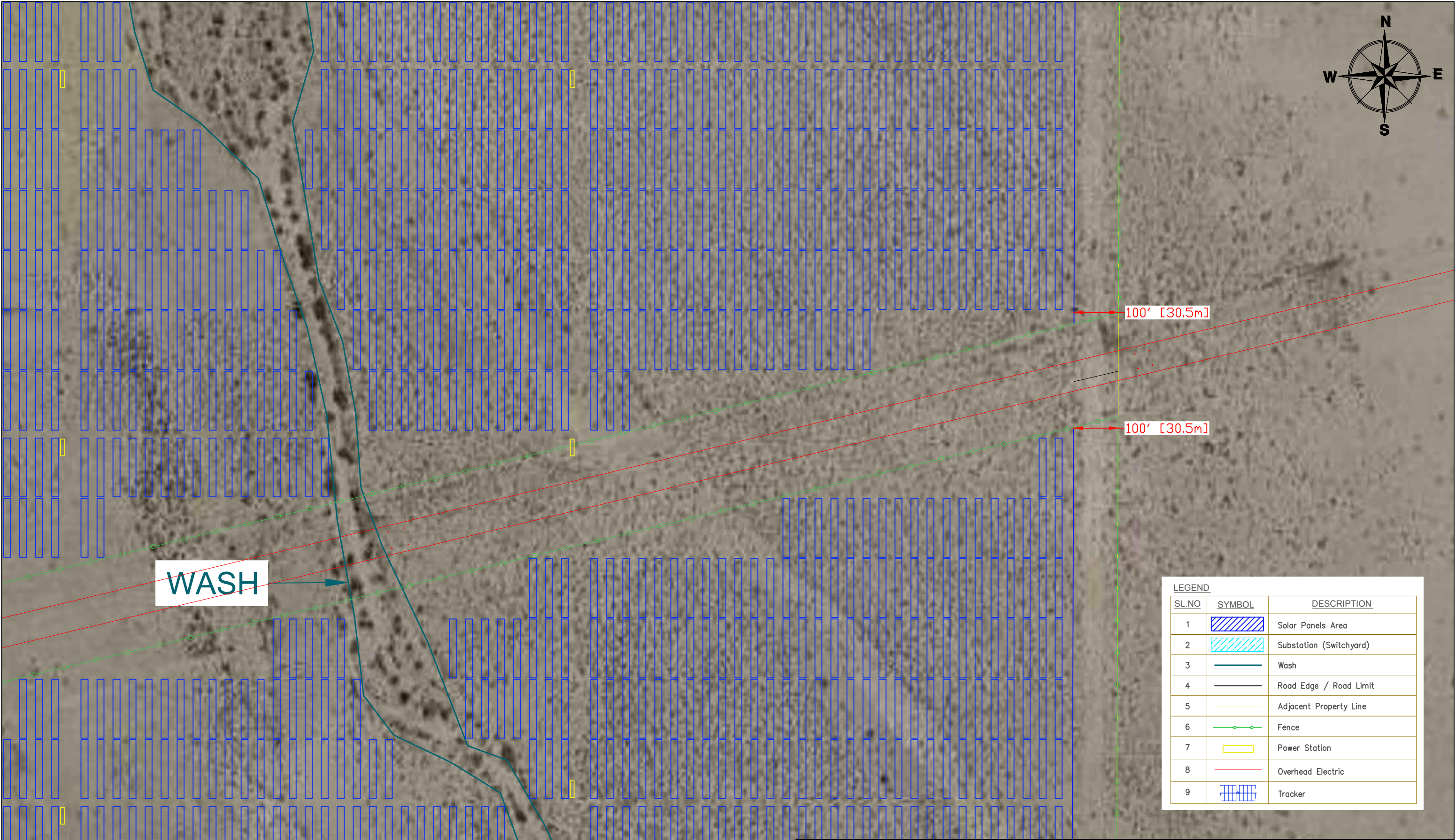
PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]




Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	N°.
APR.	FRPS	Block C - Dimension	
FEC:	21/02/2025		



PRELIMINARY
NOT FOR
CONSTRUCTION



Units: feet [meters]

Antevista Energy NA CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM	
					PV ROADRUNNER	
					DIV. NROM REV. FRPS APR. FRPS FEC. 21/02/2025	ESC: 1-1/2" ± 1'-0" REF: PV ROADRUNNER Plano Block C - Dimension N°.
REV.	FECHA	POR	DESCRIPCIÓN	APR.		



PRELIMINARY

NOT FOR

CONSTRUCTION

Units: feet [meters]

Antevista Energy NA

CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION

Property of Antevista Energy NA

REV.

FECHA

POR

DESCRIPCION

APR.

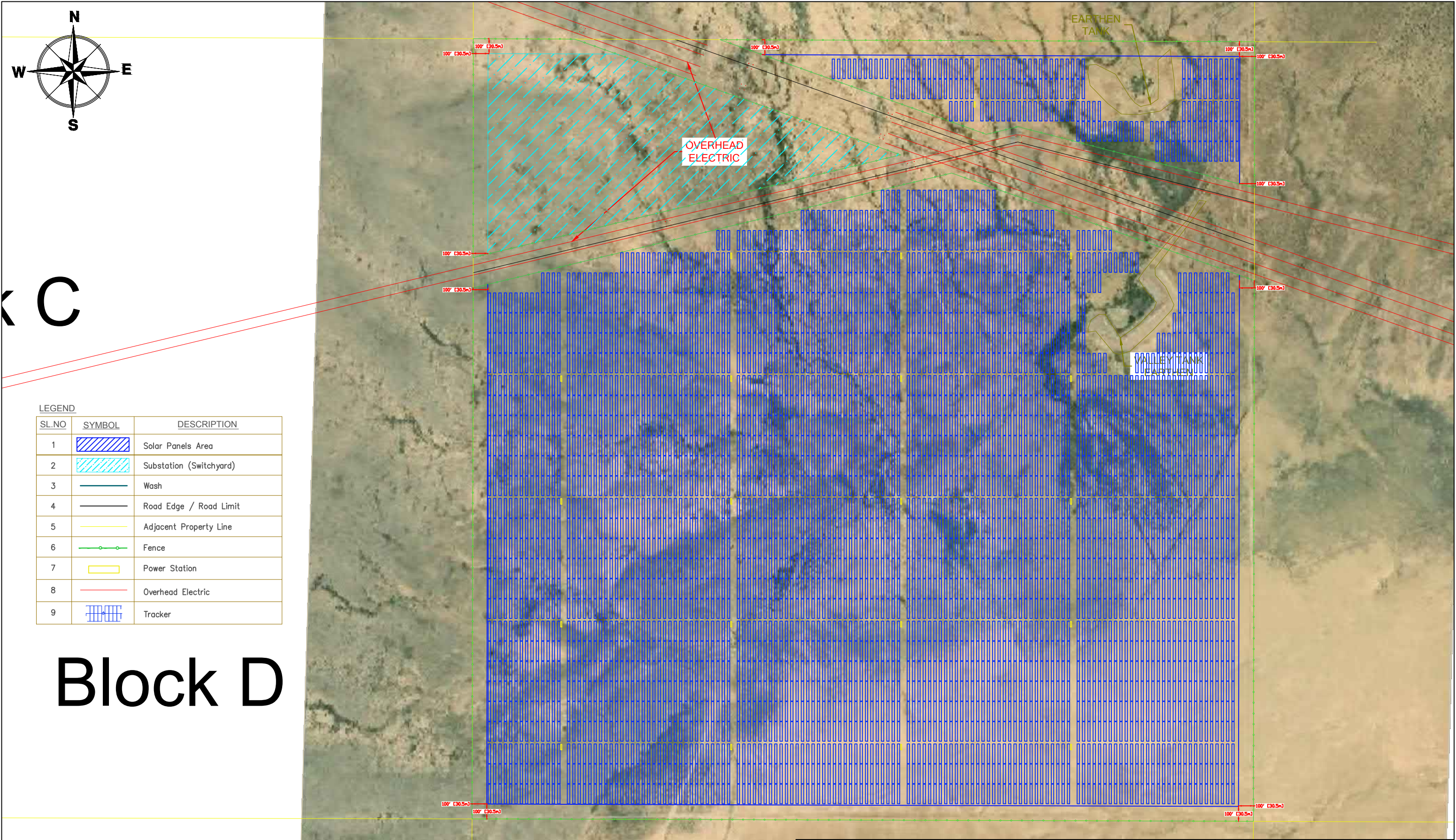
ESC: 1-1/2" = 1'-0"

REF: PV_ROADRUNNER

Plano

Block C - Dimension

N°.




LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

Block D

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]




Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM	
					PV ROADRUNNER	
					ESC: 1/2" = 1' - 0"	
					REF: PV_ROADRUNNER	
					Block D	
REV.	FECHA	POR	DESCRIPCIÓN	APR.	FEC:	21/02/2025

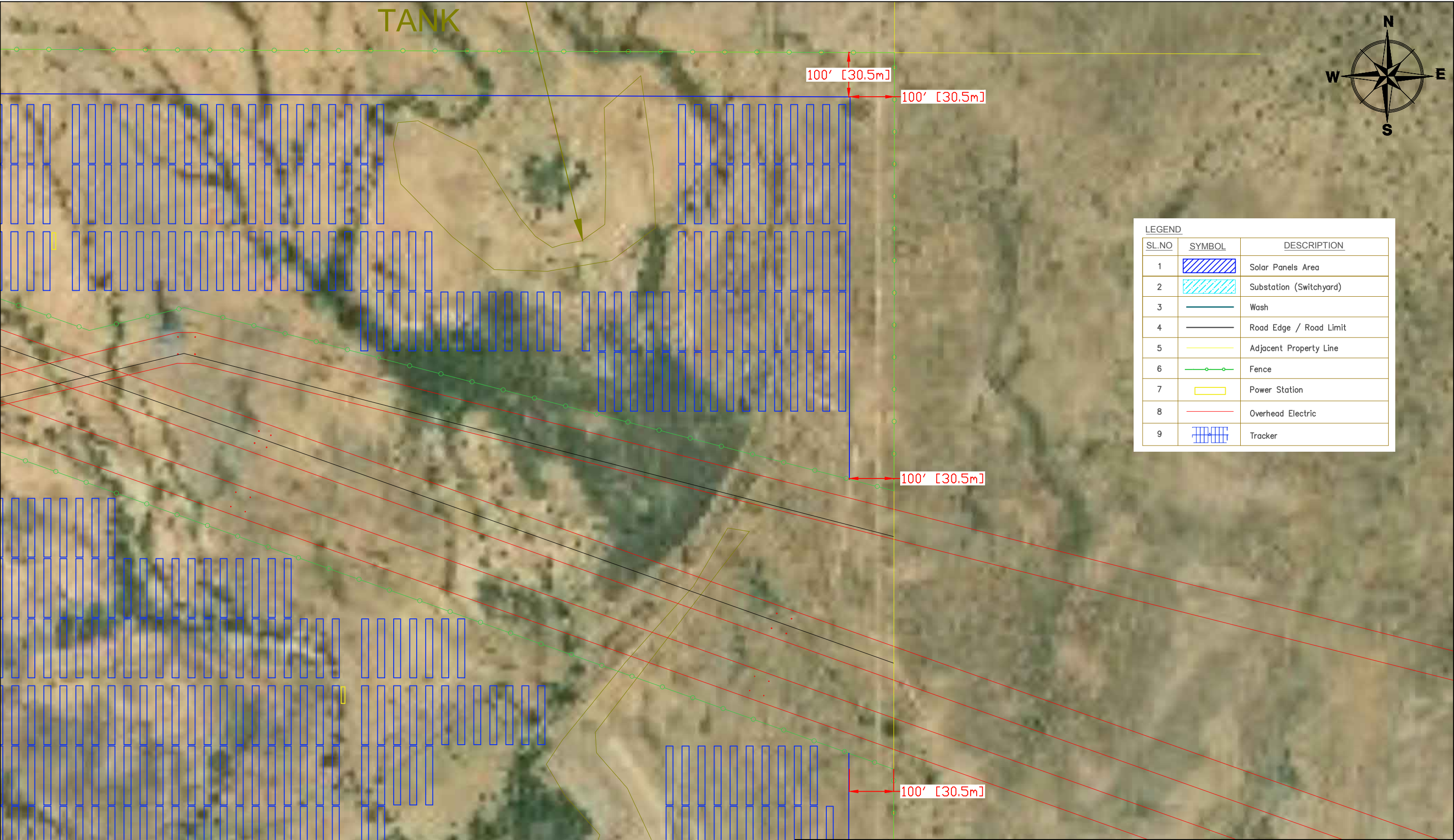


LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION


Units: feet [meters]

	Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM					
						PV ROADRUNNER					
						DIV.	NRQM	ESC: 1-1/2" ± 1'- 0"	REF: PV ROADRUNNER		
						REV.	FRPS	Plano		N°.	
						APR.	FRPS		Block D - Dimension		
						REC.	21/02/2025				
	REV.	FECHA	POR	DESCRIPCIÓN		APR.					



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM	
REV.	FECHA	POR	DESCRIPCIÓN	APR.	FEC: 21/02/2025	

Block D - Dimension

PV ROADRUNNER

DIV. NRQM

REV. FRPS

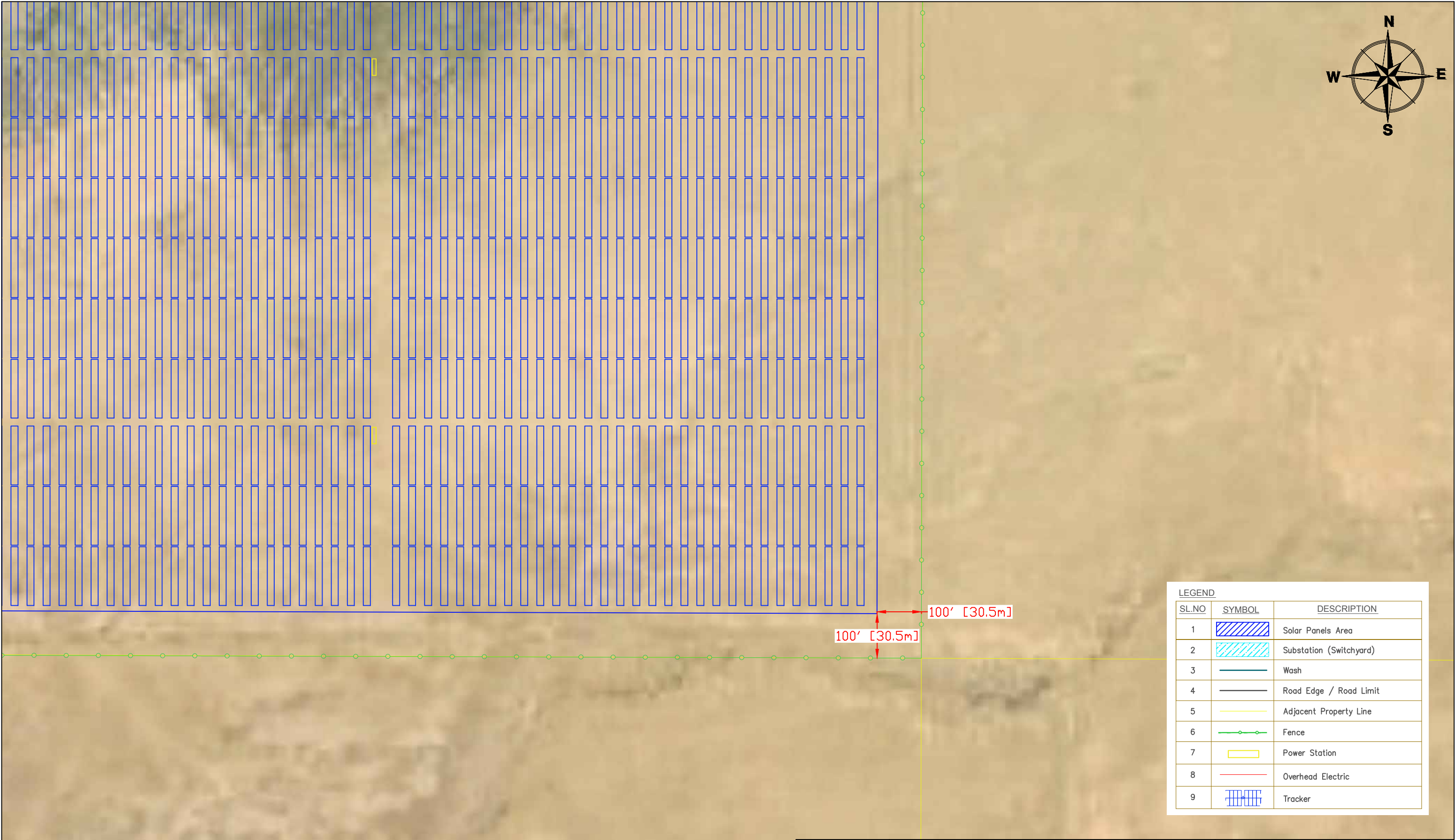
APR. FRPS

ESC: 1-1/2" = 1' - 0"

Plano

REF: PV_ROADRUNNER


N°.



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	Block D - Dimension
APR.	FRPS		
FEC:	21/02/2025		N°.

LEGEND

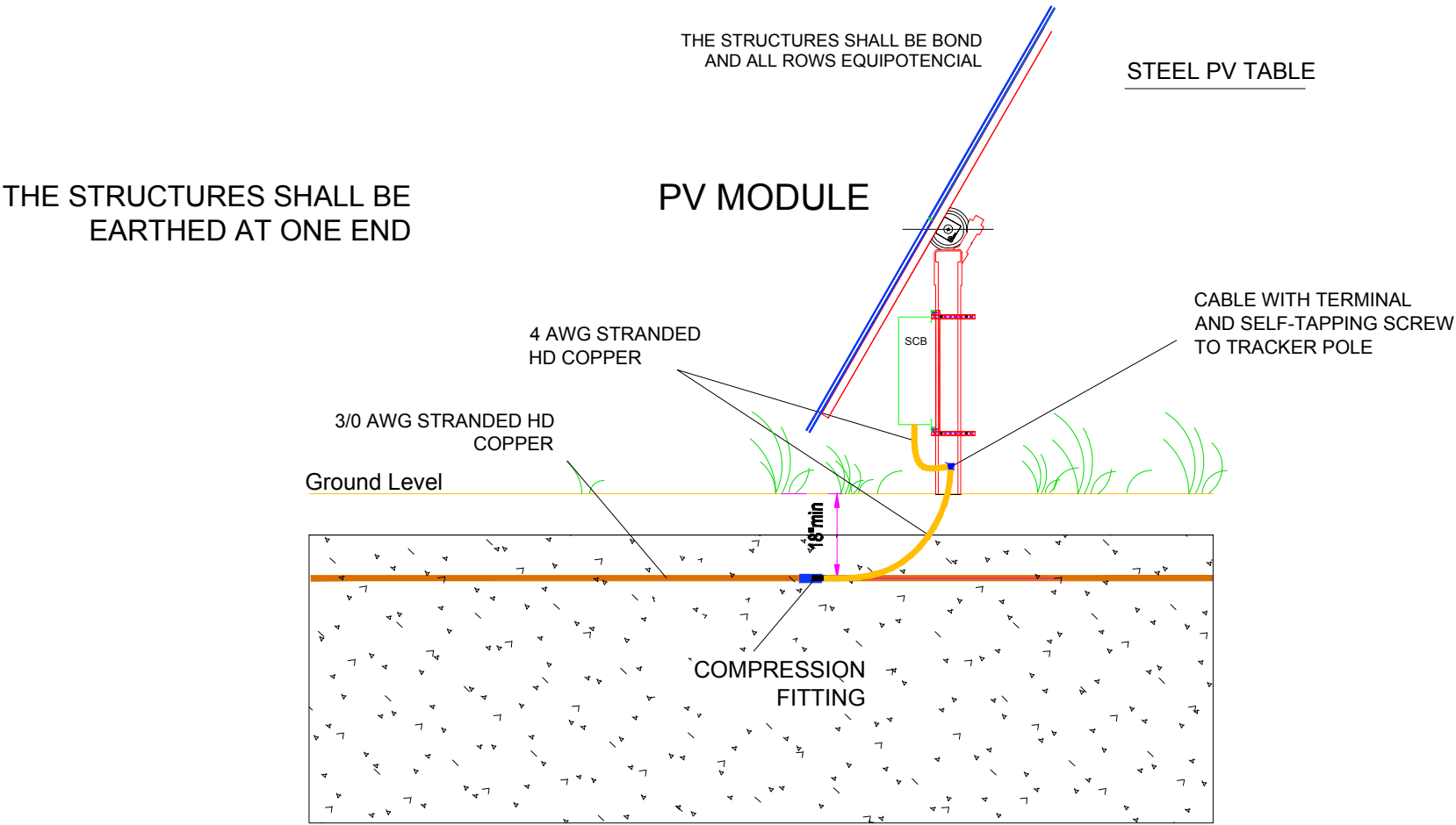
BOLTED/CLAMPED EARTH CONNECTION
(PROTECTED AGAINST GALVANIC CORROSION
AND MOISTURE INGRESS)

COMPRESSION FITTINGS

4 AWG HD STRANDED COPPER ELECTRODE

3/0 AWG HD STRANDED COPPER ELECTRODE

TYPICAL PV TABLE SECTION VIEW



NOTES:


- DO NOT SCALE
- THE TRACKERS ARE LINED UP IN COLUMNS WHICH ARE EARTHED AS SHOWN HERE. THE TRACKERS IN THE SAME COLUMN MUST BE BONDED
- THE 4 AWG STRANDED HD COPPER CABLE IS COMPRESSION-LUGGED AND BOLTED TO THE LEG OF THE STEEL PV TRACKER. THE BOLT IS PARTLY SHELTERED FROM RAIN BY THE PV PANELS AND IS PROTECTED AGAINST GALVANIC CORROSION AND MOISTURE INGRESS
- CONTINUITY ALONG COLUMNS OF PV TRACKERS NEED TO BE PROVED AND MEASUREMENTS TAKEN BY THE INSTALLERS. INTERCONNECTION BONDS BETWEEN TRACKERS NEED TO BE AT LEAST 8AWG.

NOTE 1: Additional information:

- GROUND RING AROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHT FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

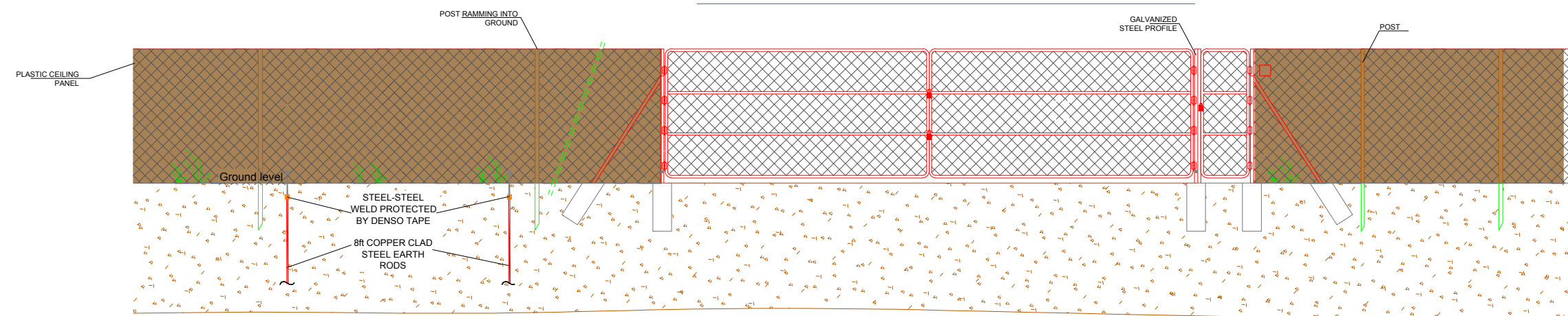
PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]

				Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
				PV ROADRUNNER				DIV. NRQM ESC. REF: PV_ROADRUNNER			
REV.				FECHA				APR. 21/02/2025			
POR				DESCRIPCION				Ground details PV Module			

The perimeter fence has been designed to be earthed separately.

FENCE ELEVATION VIEW FROM THE INSIDE



FENCE PLAN VIEW



NOTES:

- DO NOT SCALE
- THE FENCE IS MADE OF GALVANIZED STEEL POSTS AND GALVANISED STEEL MESH
- GATE PANELS AND FENCE ARE UNGROUNDED.
- ONLY A COPPER CLAD 3/4" x 8 FT MINIMUM LENGTH ROD EACH SIDE OF A CROSSING OVERHEAD LINE.
- THE GROUNDING ROD WITH GROUND ROD CLAMP, LISTED FOR DIRECT BURIAL.
- THE PART OF THE FENCE GROUNDED FOR THE OVERHEAD LINE CROSSING MUST BE ISOLATED FROM THE REST OF THE FENCE.

NOTE 1: Additional information:

- GROUND RING AROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHT FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA				PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION				PV ROADRUNNER			
Property of Antevista Energy NA				REF: PV_ROADRUNNER			
				Plano			
				Perimeter Fence			
REV.	FECHA	POR	DESCRIPCION	APR.	FEC:	21/02/2025	N°:



SolRedLake-640 LLC
SolPistachio-1920 LLC



Planning and Zoning Meeting

March 12th, 2025

The purpose of this presentation is to introduce the development plans for
SolPistachio – 1920 LLC and Sol RedLake – 620 LLC

By: ANTEVISTA USA

Mr. Ferran Ruf Povill Sospedra, CEO

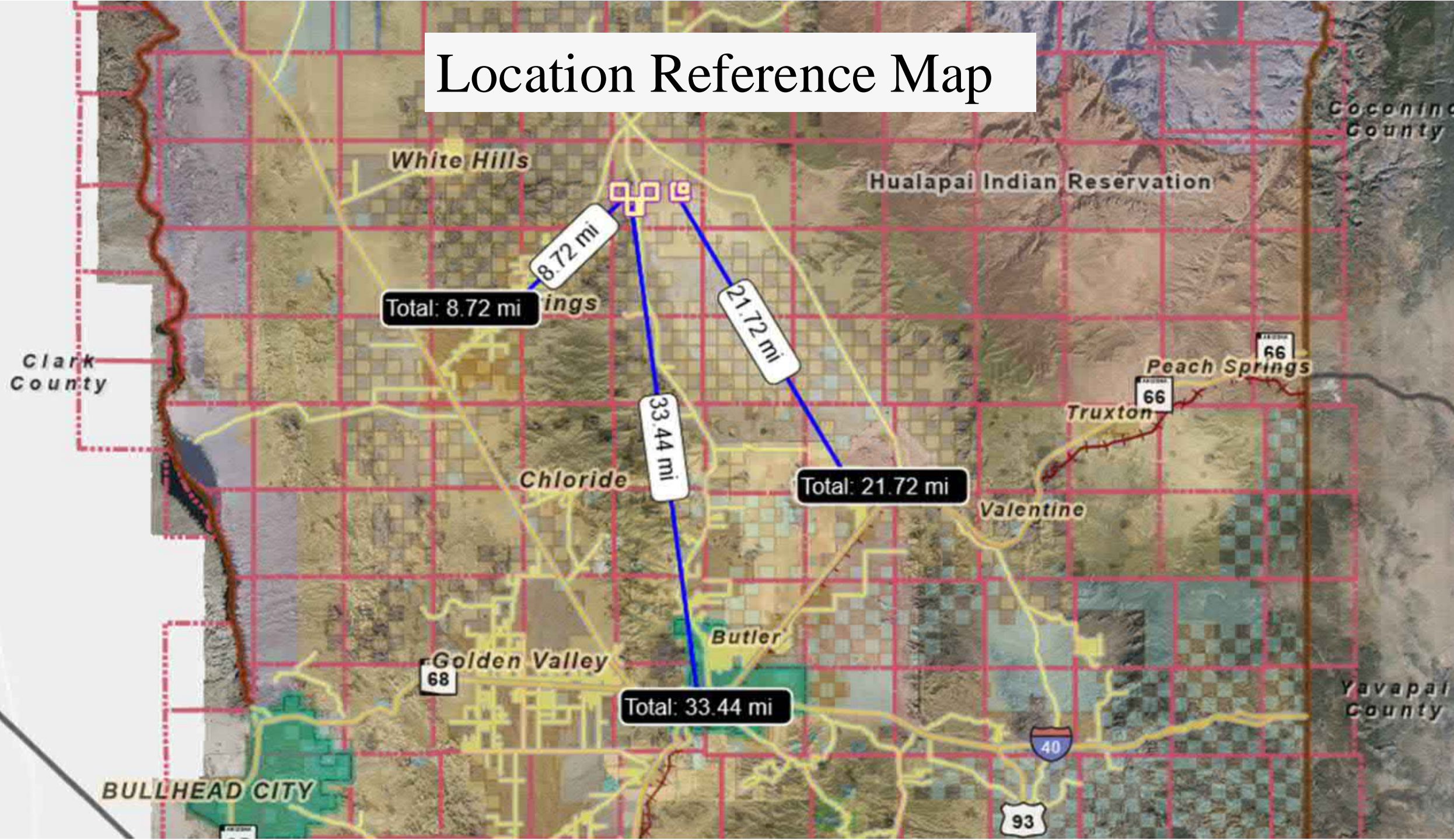
www.antevistausa.com

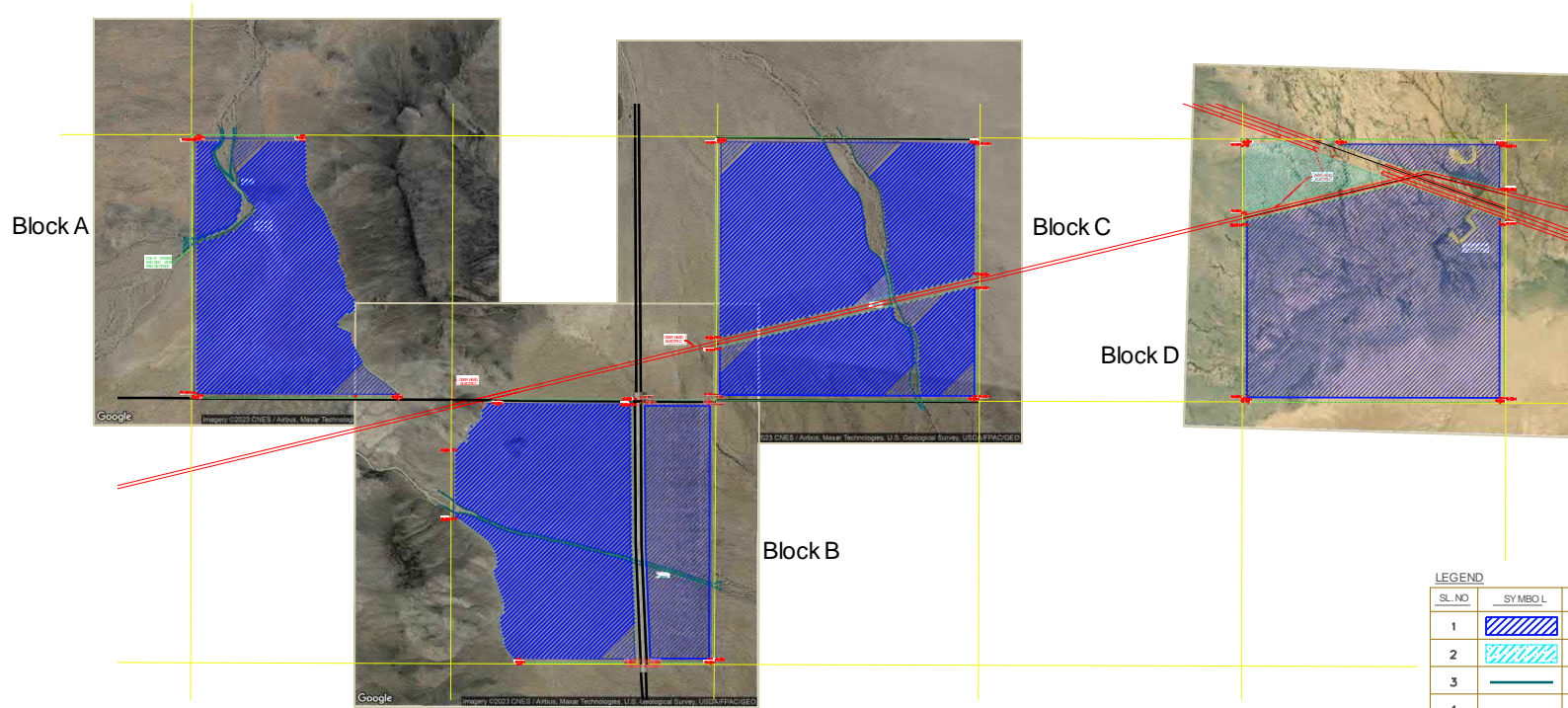
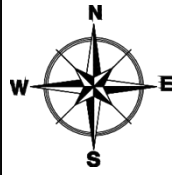
***All information contained is conceptual in nature until final design plans are completed*

SolPistachio -1920 LLC & SolRedLake-620 LLC

- SolPistachio – 1920 LLC comprise approximately 1920 acres of agricultural land on N Stockton Hill Road near mile post 38. The Mohave County Assessors number is 341-15-022.
- SolRedLake – 620 LLC comprises two parcels and the combined acreage is 640 acres on N Antares Road near mile post 26. Mohave County Assessors numbers are 341-15-016 & 341-15-017.

Location Reference Map





LEGEND

SL. NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of American Energy Nk

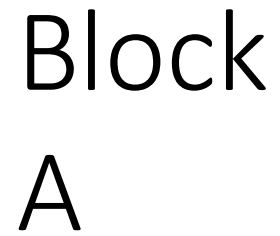
REV	DESCRIPTION	DATE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100










PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

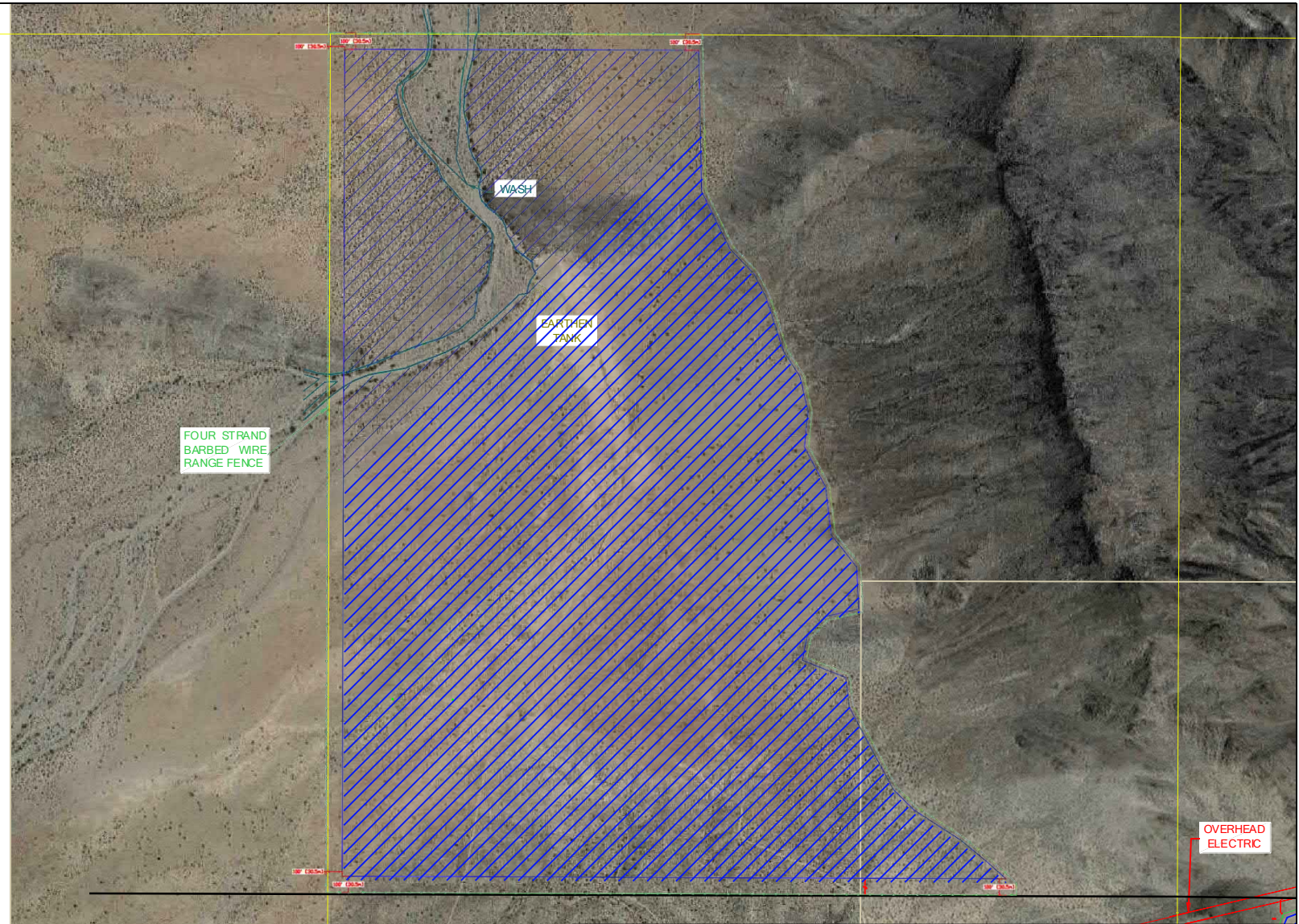
PV ROADRUNNER

REV	DESCRIPTION	DATE	BY	CHK	APP
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
37	37	37	37	37	37
38	38	38	38	38	38
39	39	39	39	39	39
40	40	40	40	40	40
41	41	41	41	41	41
42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55
56	56	56	56	56	56
57	57	57	57	57	57
58	58	58	58	58	58
59	59	59	59	59	59
60	60	60	60	60	60
61	61	61	61	61	61
62	62	62	62	62	62
63	63	63	63	63	63
64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75	75	75	75
76	76	76	76	76	76
77	77	77	77	77	77
78	78	78	78	78	78
79	79	79	79	79	79
80	80	80	80	80	80
81	81	81	81	81	81
82	82	82	82	82	82
83	83	83	83	83	83
84	84	84	84	84	84
85	85	85	85	85	85
86	86	86	86	86	86
87	87	87	87	87	87
88	88	88	88	88	88
89	89	89	89	89	89
90	90	90	90	90	90
91	91	91	91	91	91
92	92	92	92	92	92
93	93	93	93	93	93
94	94	94	94	94	94
95	95	95	95	95	95
96	96	96	96	96	96
97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100

Plan View



LEGEND		
SL. NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (with ground)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL - PROPRIETARY AND TRADE SECRET INFORMATION <small>Property of Asterion Energy Nk</small>						PHOTOVOLTAIC SOLAR GENERATION SYSTEM	
						PV ROADRUNNER	
						REV.	ITEM
						REV.	ITEM
						REV.	ITEM
						REV.	ITEM
						REV.	ITEM
BFG	FPG-NK					Piano	Block A

Block C

LEGEND

SL. NO	SYMBOL	DESCRIPTION
1	[Blue hatched box]	Solar Panels Area
2	[Blue dashed box]	Substation (Switchyard)
3	[Blue line]	Wash
4	[Black line]	Road Edge / Road Limit
5	[Yellow line]	Adjacent Property Line
6	[Green line with cross-ticks]	Fence
7	[Yellow rectangle]	Power Station
8	[Red line]	Overhead Electric
9	[Blue vertical bars]	Tracker

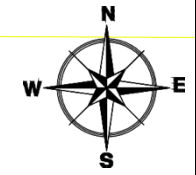
**PRELIMINARY
NOT FOR
CONSTRUCTION**










Units: feet [meters]

CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of American Energy SA

PV ROADRUNNER

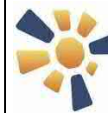
Block C - Dimension



LEGEND		
SL. NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]

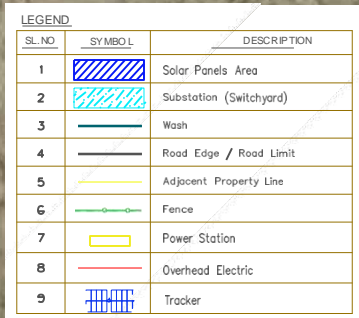


CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of Anteris Energy NA

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

	PV ROADRUNNER
--	---------------

DIV.	NR/M	ESC. 1/2"=1'-0"	REF: PV ROADRUNNER
REV.	FRPS	Plano	N°.
APR.	FRPS	Block C - Dimension	
FEC.	21/02/2025		



OVERHEAD
ELECTRIC

100' [30.5m]

100' [30.5m]

100' [30.5m]

100' [30.5m]

60' [18.3m]

60' [18.3m]

100' [30.5m]

100' [30.5m]

100' [30.5m]

100' [30.5m]

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of Antares Energy NA

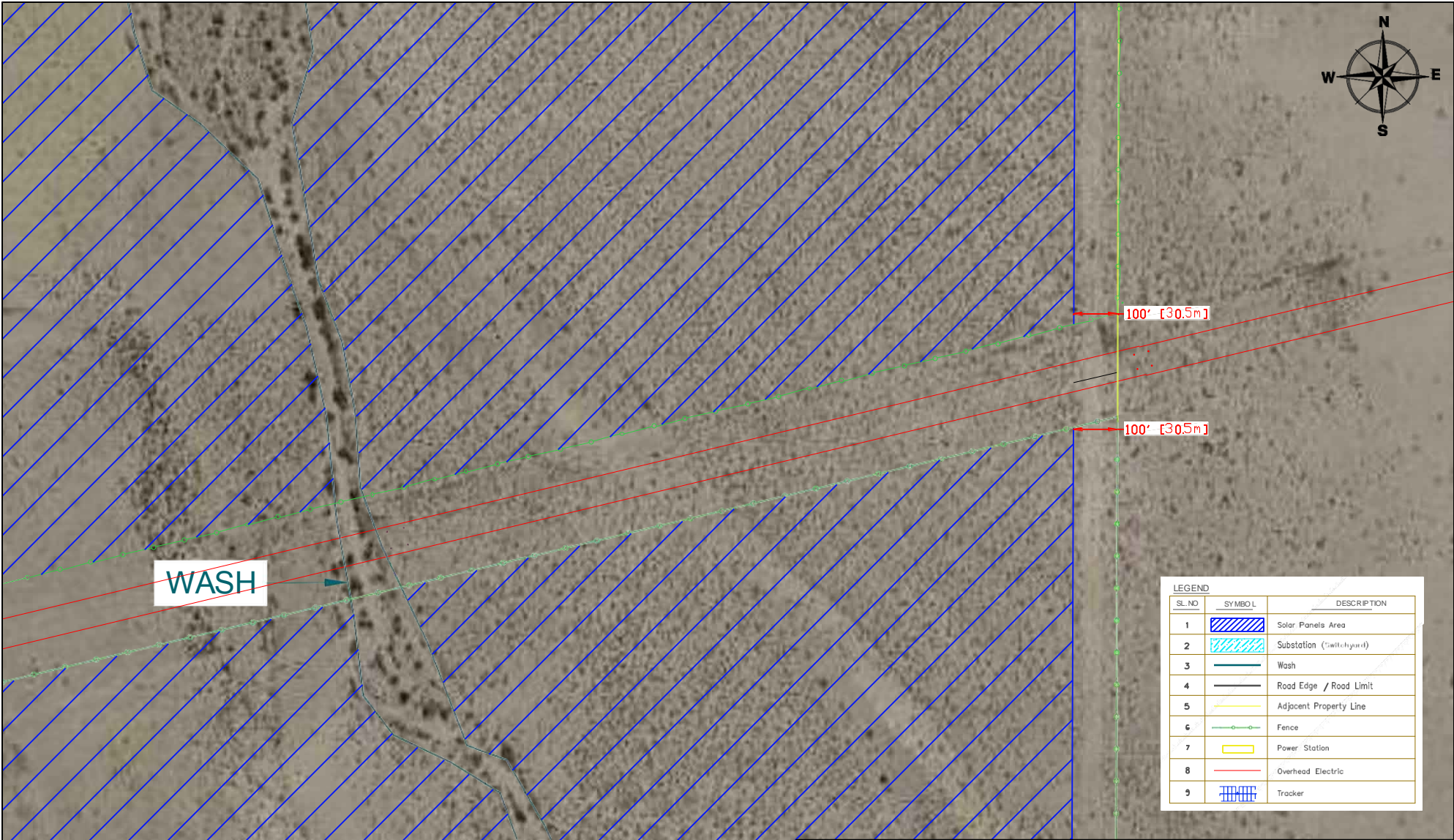
PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

P.I.V.	NBQM	ESC: 1-1/2" = 1'-0"	REF: PV ROADRUNNER
--------	------	---------------------	--------------------


AP R	FRPS	Piano	Block C - Dimension
AP R	FRPS		

--	--



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION
Property of American Energy NA

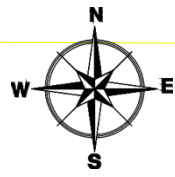
REV	DESCRIPTION	DATE

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

REV	DESCRIPTION	DATE	BY

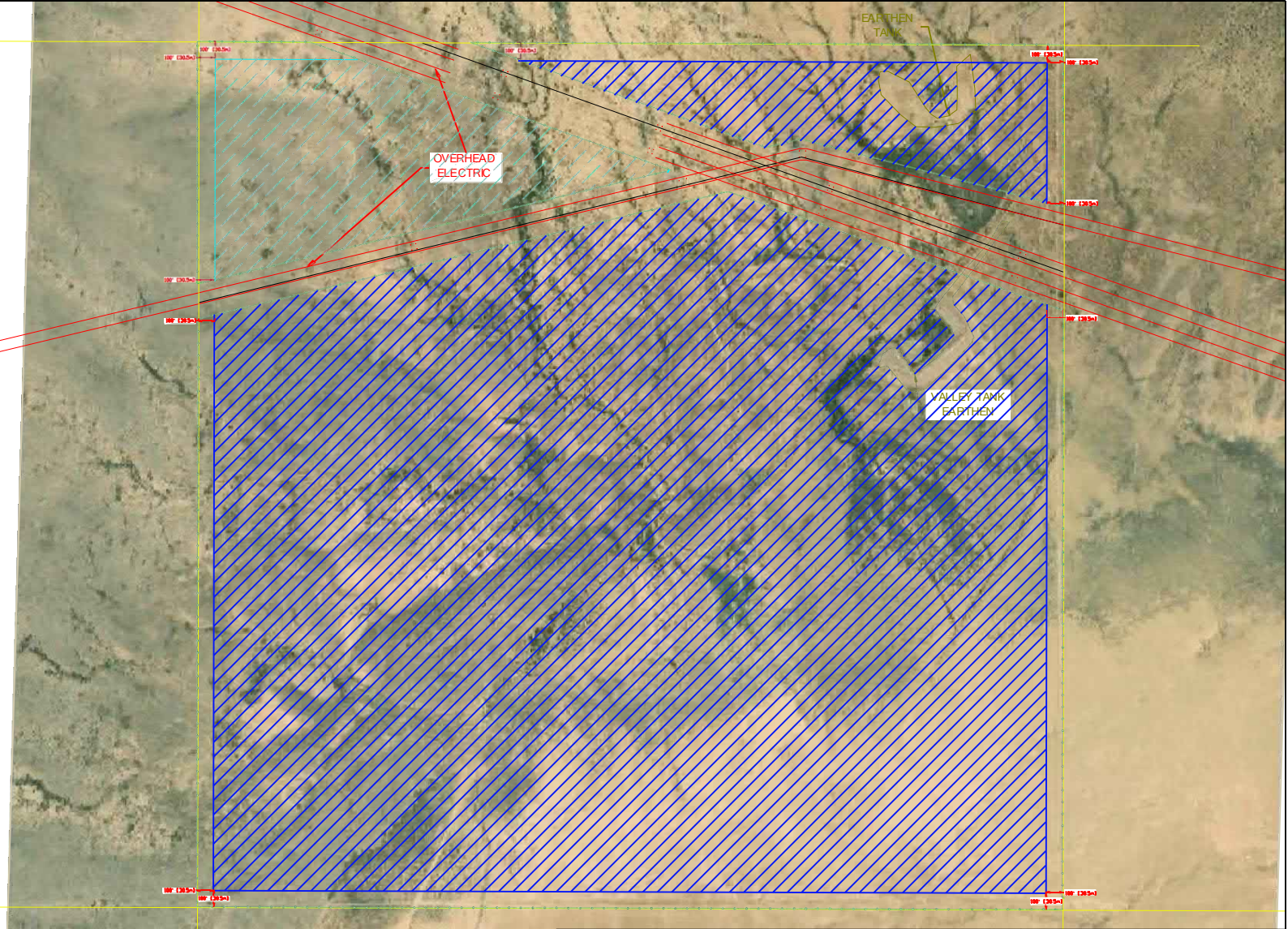
Block C - Dimension



LEGEND

SL. NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

Block D



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of American Energy Inc.

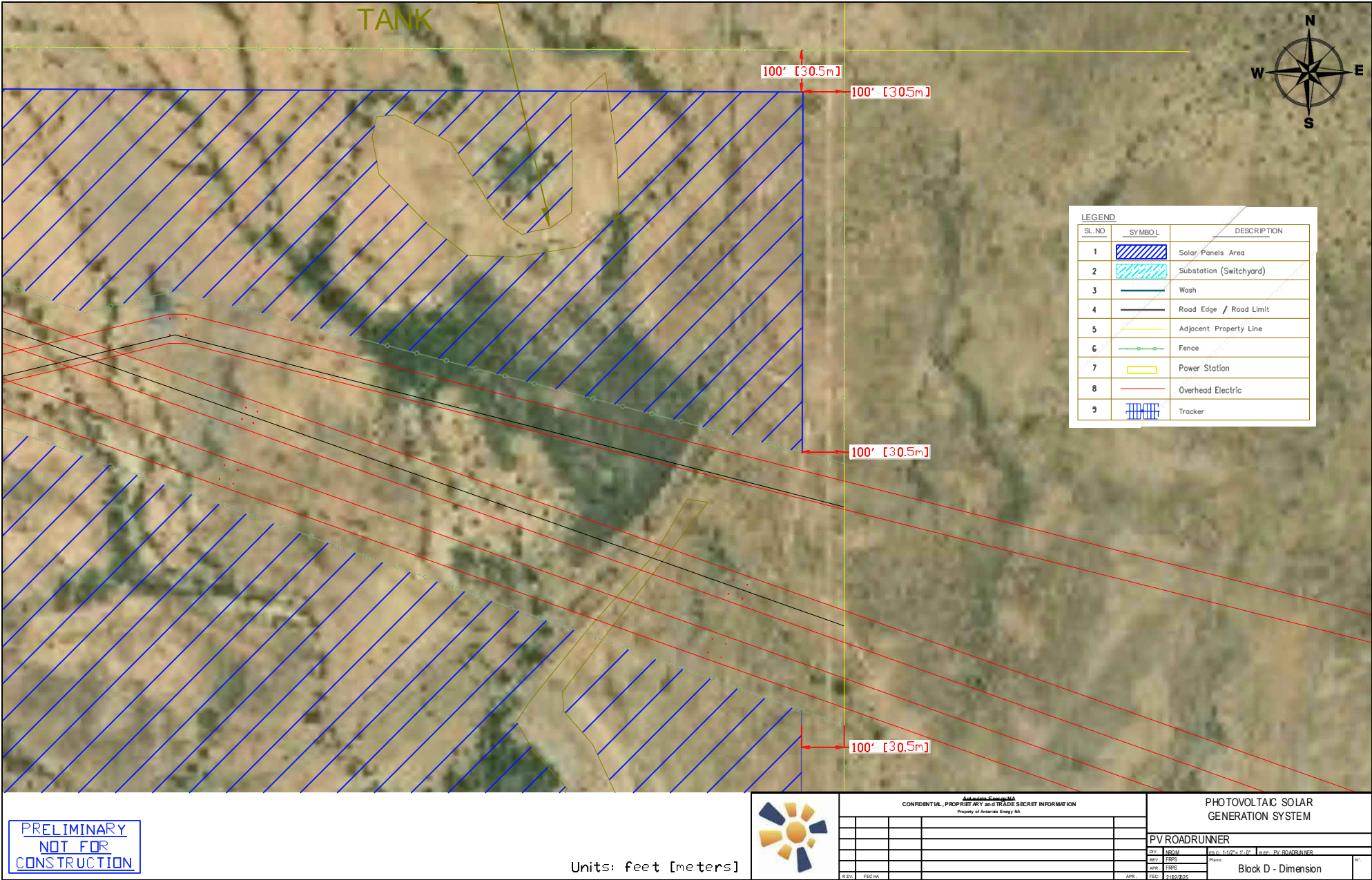
REV	DESCRIPTION	DATE
1	10/10/2010	10/10/2010
2	10/10/2010	10/10/2010
3	10/10/2010	10/10/2010
4	10/10/2010	10/10/2010
5	10/10/2010	10/10/2010
6	10/10/2010	10/10/2010
7	10/10/2010	10/10/2010
8	10/10/2010	10/10/2010
9	10/10/2010	10/10/2010
10	10/10/2010	10/10/2010
11	10/10/2010	10/10/2010
12	10/10/2010	10/10/2010
13	10/10/2010	10/10/2010
14	10/10/2010	10/10/2010
15	10/10/2010	10/10/2010
16	10/10/2010	10/10/2010
17	10/10/2010	10/10/2010
18	10/10/2010	10/10/2010
19	10/10/2010	10/10/2010
20	10/10/2010	10/10/2010
21	10/10/2010	10/10/2010
22	10/10/2010	10/10/2010
23	10/10/2010	10/10/2010
24	10/10/2010	10/10/2010
25	10/10/2010	10/10/2010
26	10/10/2010	10/10/2010
27	10/10/2010	10/10/2010
28	10/10/2010	10/10/2010
29	10/10/2010	10/10/2010
30	10/10/2010	10/10/2010
31	10/10/2010	10/10/2010
32	10/10/2010	10/10/2010
33	10/10/2010	10/10/2010
34	10/10/2010	10/10/2010
35	10/10/2010	10/10/2010
36	10/10/2010	10/10/2010
37	10/10/2010	10/10/2010
38	10/10/2010	10/10/2010
39	10/10/2010	10/10/2010
40	10/10/2010	10/10/2010
41	10/10/2010	10/10/2010
42	10/10/2010	10/10/2010
43	10/10/2010	10/10/2010
44	10/10/2010	10/10/2010
45	10/10/2010	10/10/2010
46	10/10/2010	10/10/2010
47	10/10/2010	10/10/2010
48	10/10/2010	10/10/2010
49	10/10/2010	10/10/2010
50	10/10/2010	10/10/2010
51	10/10/2010	10/10/2010
52	10/10/2010	10/10/2010
53	10/10/2010	10/10/2010
54	10/10/2010	10/10/2010
55	10/10/2010	10/10/2010
56	10/10/2010	10/10/2010
57	10/10/2010	10/10/2010
58	10/10/2010	10/10/2010
59	10/10/2010	10/10/2010
60	10/10/2010	10/10/2010
61	10/10/2010	10/10/2010
62	10/10/2010	10/10/2010
63	10/10/2010	10/10/2010
64	10/10/2010	10/10/2010
65	10/10/2010	10/10/2010
66	10/10/2010	10/10/2010
67	10/10/2010	10/10/2010
68	10/10/2010	10/10/2010
69	10/10/2010	10/10/2010
70	10/10/2010	10/10/2010
71	10/10/2010	10/10/2010
72	10/10/2010	10/10/2010
73	10/10/2010	10/10/2010
74	10/10/2010	10/10/2010
75	10/10/2010	10/10/2010
76	10/10/2010	10/10/2010
77	10/10/2010	10/10/2010
78	10/10/2010	10/10/2010
79	10/10/2010	10/10/2010
80	10/10/2010	10/10/2010
81	10/10/2010	10/10/2010
82	10/10/2010	10/10/2010
83	10/10/2010	10/10/2010
84	10/10/2010	10/10/2010
85	10/10/2010	10/10/2010
86	10/10/2010	10/10/2010
87	10/10/2010	10/10/2010
88	10/10/2010	10/10/2010
89	10/10/2010	10/10/2010
90	10/10/2010	10/10/2010
91	10/10/2010	10/10/2010
92	10/10/2010	10/10/2010
93	10/10/2010	10/10/2010
94	10/10/2010	10/10/2010
95	10/10/2010	10/10/2010
96	10/10/2010	10/10/2010
97	10/10/2010	10/10/2010
98	10/10/2010	10/10/2010
99	10/10/2010	10/10/2010
100	10/10/2010	10/10/2010

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

REV	DESCRIPTION	DATE
1	10/10/2010	10/10/2010
2	10/10/2010	10/10/2010
3	10/10/2010	10/10/2010
4	10/10/2010	10/10/2010
5	10/10/2010	10/10/2010
6	10/10/2010	10/10/2010
7	10/10/2010	10/10/2010
8	10/10/2010	10/10/2010
9	10/10/2010	10/10/2010
10	10/10/2010	10/10/2010
11	10/10/2010	10/10/2010
12	10/10/2010	10/10/2010
13	10/10/2010	10/10/2010
14	10/10/2010	10/10/2010
15	10/10/2010	10/10/2010
16	10/10/2010	10/10/2010
17	10/10/2010	10/10/2010
18	10/10/2010	10/10/2010
19	10/10/2010	10/10/2010
20	10/10/2010	10/10/2010
21	10/10/2010	10/10/2010
22	10/10/2010	10/10/2010
23	10/10/2010	10/10/2010
24	10/10/2010	10/10/2010
25	10/10/2010	10/10/2010
26	10/10/2010	10/10/2010
27	10/10/2010	10/10/2010
28	10/10/2010	10/10/2010
29	10/10/2010	10/10/2010
30	10/10/2010	10/10/2010
31	10/10/2010	10/10/2010
32	10/10/2010	10/10/2010
33	10/10/2010	10/10/2010
34	10/10/2010	10/10/2010
35	10/10/2010	10/10/2010
36	10/10/2010	10/10/2010
37	10/10/2010	10/10/2010
38	10/10/2010	10/10/2010
39	10/10/2010	10/10/2010
40	10/10/2010	10/10/2010
41	10/10/2010	10/10/2010
42	10/10/2010	10/10/2010
43	10/10/2010	10/10/2010
44	10/10/2010	10/10/2010
45	10/10/2010	10/10/2010
46	10/10/2010	10/10/2010
47	10/10/2010	10/10/2010
48	10/10/2010	10/10/2010
49	10/10/2010	10/10/2010
50	10/10/2010	10/10/2010
51	10/10/2010	10/10/2010
52	10/10/2010	10/10/2010
53	10/10/2010	10/10/2010
54	10/10/2010	10/10/2010
55	10/10/2010	10/10/2010
56	10/10/2010	10/10/2010
57	10/10/2010	10/10/2010
58	10/10/2010	10/10/2010
59	10/10/2010	10/10/2010
60	10/10/2010	10/10/2010
61	10/10/2010	10/10/2010
62	10/10/2010	10/10/2010
63	10/10/2010	10/10/2010
64	10/10/2010	10/10/2010
65	10/10/2010	10/10/2010
66	10/10/2010	10/10/2010
67	10/10/2010	10/10/2010
68	10/10/2010	10/10/2010
69	10/10/2010	10/10/2010
70	10/10/2010	10/10/2010
71	10/10/2010	10/10/2010
72	10/10/2010	10/10/2010
73	10/10/2010	10/10/2010
74	10/10/2010	10/10/2010
75	10/10/2010	10/10/2010
76	10/10/2010	10/10/2010
77	10/10/2010	10/10/2010
78	10/10/2010	10/10/2010
79	10/10/2010	10/10/2010
80	10/10/2010	10/10/2010
81	10/10/2010	10/10/2010
82	10/10/2010	10/10/2010
83	10/10/2010	10/10/2010
84	10/10/2010	10/10/2010
85	10/10/2010	10/10/2010
86	10/10/2010	10/10/2010
87	10/10/2010	10/10/2010
88	10/10/2010	10/10/2010
89	10/10/2010	10/10/2010
90	10/10/2010	10/10/2010
91	10/10/2010	10/10/2010
92	10/10/2010	10/10/2010
93	10/10/2010	10/10/2010
94	10/10/2010	10/10/2010
95	10/10/2010	10/10/2010
96	10/10/2010	10/10/2010
97	10/10/2010	10/10/2010
98	10/10/2010	10/10/2010
99	10/10/2010	10/10/2010
100	10/10/2010	10/10/2010

Block D



TANK

100' [30.5m]

100' [30.5m]

100' [30.5m]

100' [30.5m]

LEGEND		
SL. NO.	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]







CONFIDENTIAL - PROPRIETARY AND TRADE SECRET INFORMATION Property of American Energy NA			
REV	DESCRIPTION	DATE	BY

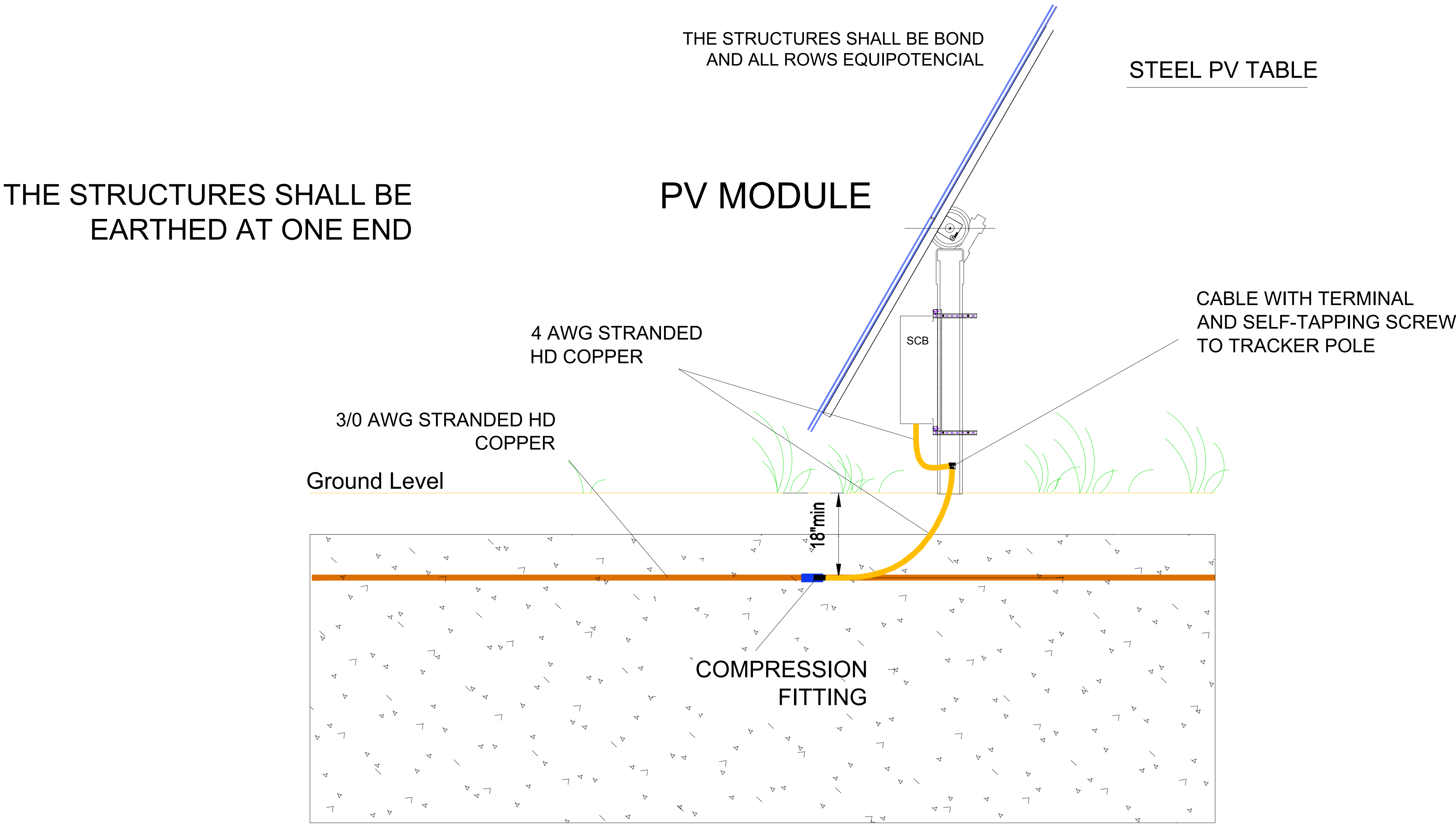
PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
REV	DESCRIPTION	DATE	BY

Block D - Dimension

LEGEND

-  BOLTED/CLAMPED EARTH CONNECTION (PROTECTED AGAINST GALVANIC CORROSION AND MOISTURE INGRESS)
-  COMPRESSION FITTINGS
-  4 AWG HD STRANDED COPPER ELECTRODE
-  3/0 AWG HD STRANDED COPPER ELECTRODE

TYPICAL PV TABLE SECTION VIEW



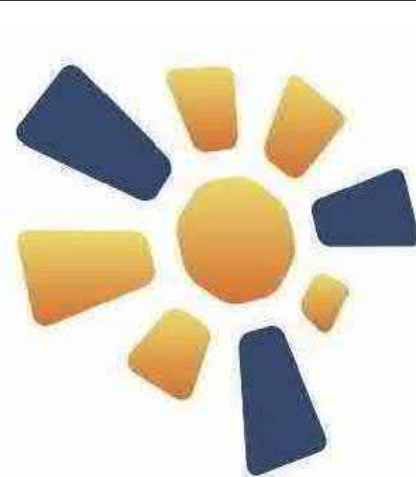
NOTES:

- DO NOT SCALE
- THE TRACKERS ARE LINED UP IN COLUMNS WHICH ARE EARTHED AS SHOWN HERE. THE TRACKERS IN THE SAME COLUMN MUST BE BONDED
- THE 4 AWG STRANDED HD COPPER CABLE IS COMPRESSION-LUGGED AND BOLTED TO THE LEG OF THE STEEL PV TRACKER. THE BOLT IS PARTLY SHELTERED FROM RAIN BY THE PV PANELS AND IS PROTECTED AGAINST GALVANIC CORROSION AND MOISTURE INGRESS
- CONTINUITY ALONG COLUMNS OF PV TRACKERS NEED TO BE PROVED AND MEASUREMENTS TAKEN BY THE INSTALLERS. INTERCONNECTION BONDS BETWEEN TRACKERS NEED TO BE AT LEAST 8AWG.

NOTE 1: Additional information:

- GROUND RING AROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHTH FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

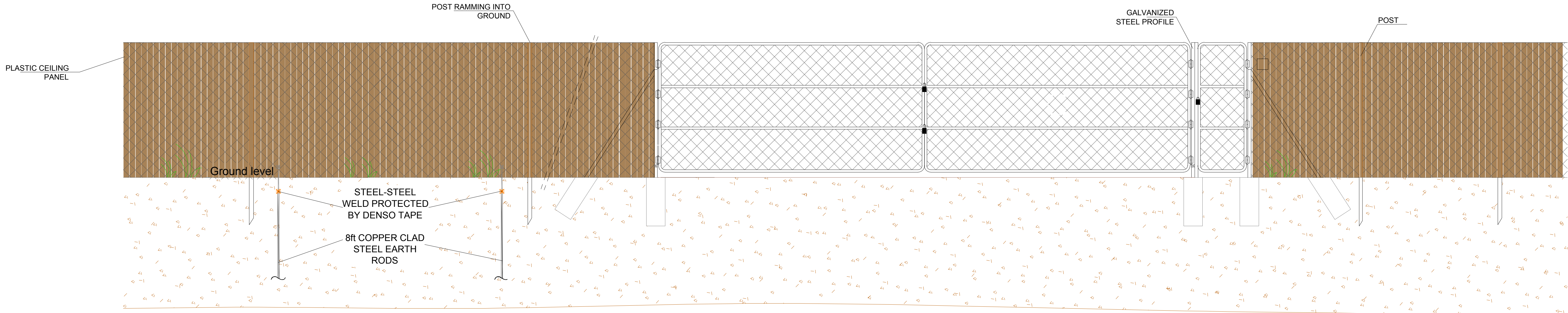
PRELIMINARY
NOT FOR CONSTRUCTION



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION <small>Property of Antevista Energy NA</small>					PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
					PV ROADRUNNER			
					DR. NRQM	Scale: 1: 125	REF: PV_ROADRUNNER	
					CK. FRPS	Plan		
					APP. FRPS			
REV.	DATE	BY	DESCRIPTION	APP.	DATE: 21/02/2025	Ground details PV Module		N°. 7

The perimeter fence has been designed to be earthed separately.

FENCE ELEVATION VIEW FROM THE INSIDE



FENCE PLAN VIEW



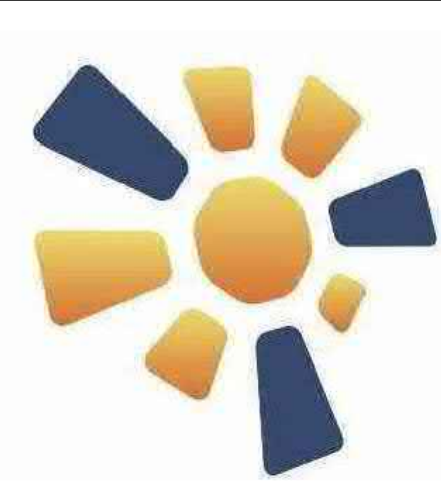
NOTES:

- DO NOT SCALE
- THE FENCE IS MADE OF GALVANIZED STEEL POSTS AND GALVANISED STEEL MESH
- GATE PANELS AND FENCE ARE UNGROUNDED.
- ONLY A COPPER CLAD 3/4" x 8 FT MINIMUM LENGHT ROD EACH SIDE OF A CROSSING OVERHEAD LINE.
- THE GROUNDING ROD WITH GROUND ROD CLAMP, LISTED FOR DIRECT BURIAL.
- THE PART OF THE FENCE GROUNDED FOR THE OVERHEAD LINE CROSSING MUST BE ISOLATED FROM THE REST OF THE FENCE.

NOTE 1: Additional information:

- GROUND RING ARROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHTH FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

PRELIMINARY
NOT FOR CONSTRUCTION



Antevista Energy NA				
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION				
Property of Antevista Energy NA				
REV.	DATE	BY	DESCRIPTION	APP.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM				
PV ROADRUNNER				
DR.	NRQM	Scale: 1: 150	REF: PV_ROADRUNNER	
CK.	FRPS	Plan		
APP.	FRPS	Perimeter Fence		N°.
DATE: 21/02/2025				8

Sol Red Lake, LLC

Concept Battery Storage

Features:

- 1) Enclosed Batteries for Fire Suppression
- 2) Obscure Perimeter Fencing
- 3) Flood Control featuring Drainage and Storage Basins

Also, Antevista will assist in training and supporting the local Fire District in best practices for fire suppression



About Antevista

Antevista was founded in the year 2012 and has become a leader in the sustainable energy sector.

The team comprises over 150 engineers, with specialties in civil, electrical, hydrological, geotechnical, solar, wind and geothermal power storage and generating facilities.

The team has completed over 5,000 projects worldwide in 40 Countries. Currently Antevista has 630 projects in various stages of progress.



Antevista Engineering

Projects Across The Globe

Wind/Solar/Storage/Transmission/Biomass/Geothermal
Projects completed or commissioned in the:

USA, Brazil, Costa Rica, Dominican Republic, Honduras, Iraq, Guatemala, Panama,
Puerto Rico, Republic of Congo, South Korea, Spain & Rawanda

Antevista Areas Of Expertise

- Project Management
- Solar power generating facilities
- Hydroelectric power generating facilities
- Geothermal power generating facilities
- Wind power generating facilities
- Transmission line design
- Power storage facilities
- Water & Wastewater treatment and recharge
- Biomass

Sustainable Development

Antevista is a leader in sustainable development and appreciates the need to protect a fragile aquifer for future generations.

Antevista has already engaged Mr. Bruce Bosshard a local veteran & civil engineer with a strong background in water and wastewater management systems.

Mr. Bosshard has completed a concept report for flood control, drainage, fire suppression for the entire project including the battery storage facility.

Sustainable Water Conservation

SolPistachio-1920 LLC has 532 acres of pistachio trees planted and recently received irrigation approval from the Arizona Department of Water Resources to irrigate the 532 acres in the Hualapai Basin Irrigation Non-Expansion Area (INA).

According to the USGS estimates for water use of mature pistachio trees used for the Hualapai Basin is estimated to be 5-acre feet of water per planted acre for 2,660-acre feet of water used annually.

By replacing the pistachio trees with solar panels, Antevista will add 2,660-acre feet of water annually to the Hualapai Valley Basin Aquifer.

This is almost 30% of the total annual estimated water use for the City of Kingman and 26% of the annual estimated annual estimated aquifer recharge of the Hualapai Valley Basin Aquifer.

Economic Impact

There is a common misconception that solar projects do not contribute to the economy nor generate tax revenues for local governments.

During the first year during construction an estimated \$1.1 million in tax revenues and 302 jobs would be created in the local economy from this project.

In addition, over the life of the project, more than \$28.1 million in tax revenue would be generated by personal property tax on equipment.

These taxes would directly benefit the county, fire districts, school districts and other special districts such as flood control, library, and education districts. Furthermore, employees working on the project would spend money in the local economy, pay property taxes on the homes they occupy and contribute to state shared taxes for the County and local governments (\$1.7 million). *

Economic Benefit to Mohave County

Mohave County Solar Project Summary Impact

Construction related jobs	302
Taxes generated during construction	\$1.1 million
Personal property tax generated during life of project	
Mohave County and special districts	\$13.1 million
Local school districts	\$15.0 million
Tax revenues generated by employees	\$1.7 million
Grand total of taxes generated during life of project	\$30.9 million

Economic Impact over Life of Project Mohave County Solar Project

(2023 dollars)

Construction

Impact Type	Jobs	Wages	Economic Output
Direct	225	\$11,452,000	\$36,400,000
Indirect Induced	35	\$1,672,000	\$6,152,000
	42	\$2,061,000	\$7,084,000
Total	302	\$15,185,000	\$49,636,000

Operations

Impact Type	Annual Jobs	Wages over 40 Yrs	Economic Output (40 yrs)
Direct	4	\$5,000,000	\$219,940,000
Indirect Induced	5	\$16,996,000	\$154,080,000
	3	\$5,488,000	\$18,816,000
Total	12	\$27,484,000	\$392,836,000

Source: Elliott D. Pollack & Company; IMPLAN

Antevista and the Environment

Water Conservation – SolPistachio has historically farmed over 532 acres of pistachios which are qualified under the current groundwater regulation by ADWR to use 2,660-acre feet of water annually. The solar facility will utilize cutting edge electronic repulsion dust control to minimize water use.

Water Conservation – We will model and capture as much rainfall water as for fire suppression and panel cleaning.

Wildlife Corridors – We will work with fish and game experts to identify and preserve the current wildlife corridors on the site whenever possible.

Dust Control and Fire Suppression – as stated above we will utilize the area weather patterns and whenever possible use rainfall water captured and stored onsite for Dust Control and Fire Suppression.

Common Concerns and Misconceptions about Solar Energy

Solar will create heat islands - current studies prove that while solar panels can raise the ambient temperature by creating radiate heat, but only slightly and with the current new panel design the effect is minimal and not noticed if more than 1,000' from the solar panel array.

We don't want to look at unsightly solar panel arrays – Antevista will be installing a 6' tall obscuring panel fence around the perimeter of the property, that will blend into the natural scenery. It will not look like the solar facilities near Las Vegas Nevada, but similar the the Grayhawk Solar facility on Route 66 north of Kingman.

Fire Danger – As we have outlined above the facility will capture rainwater and store it for any fire suppression required or recommended by the area Fire Marshal. In addition, the battery storage areas will have fire containment barriers to extinguish any fire that may erupt and do not present any significant fire danger.

Solar Panels Leak and cause Contamination – Antevista will only use silicon based solar panels and they do not contain any hazardous materials that can leak into the environment. These panels are designed to withstand the long hours of desert heat and occasional hailstorms that occur in the Hualapai Basin.

Remediation

A major concern for the community is what happens after the life of the solar facility ends?

A common and often times required practice by solar developers or regulatory agencies is the issuance of an assurance bond to pay for the dismantling and disposal of the solar panels and restoration of the property to its natural state.

Additionally, a solar panel Disposal and Recycling facility is already operating in Yuma Arizona. This facility will recycle almost all the solar panels into other resources and only 5% of the panels are not recyclable and placed in landfills.

For Further Information

Please contact our local representative
Mr. John Gall Principal Arizona Land and Water Solutions
480-269-5616 or by email johnrgall@gmail.com

Or

Antevista USA
Mr. Ferran Ruf Povill Sospedra, CEO
480-600-5703 or by email frps@antevista.co
www.antevista.com



Mohave County Solar (Example Project) Economic Impact and Tax Revenue Analysis



Prepared for:

Arizona Solar Energy Industries Association (AriSEIA)

October 2023

Prepared by:



Elliott D. Pollack & Company
5111 N. Scottsdale Road, Suite 202
Scottsdale, Arizona 85250

Table of Contents

Summary of Impacts	1
Economic Impact and Tax Revenue Analysis	2
Assumptions & Methodology	5
APPENDIX 1: Annual Personal Property Tax Estimates by Jurisdiction	10



Summary of Impacts

The following report estimates the potential economic impacts and tax revenues that would be generated by a typical solar project located in Mohave County. This example solar power generating facility would sit on an estimated 1,200 acres and produce up to 200 MW of power and includes the addition of 200 MW of battery storage. The total capital cost of the project is estimated at \$528.0 million including construction costs and equipment. A facility of this size is generally in range with recent power purchase contracts announced by Arizona Public Service and Salt River Project, two of the state's largest electric utilities.

About Elliott D. Pollack & Company

Elliott D. Pollack & Company has been in business for more than 30 years and is headed by one of Arizona's most noted economists. The firm is known for its expertise in two primary areas – real estate and economics, with its primary practice in the State of Arizona. The firm has been employed by public institutions, state, county, and local governments, private entities, and Native American Communities, in a variety of assignments that include economic impact analyses, real estate market studies, forecasting, and public speaking at events around the State. In Mohave County specifically the firm has recently completed studies such a housing assessment for Bullhead City, a recreation plan for Lake Havasu City, Low Income Tax Credit market studies and an economic impact analysis of a proposed retail and hotel development.

Impact Summary

There is a common misconception that solar projects do not contribute to the economy nor generate tax revenues for local governments. This report will show that in the first year during construction an estimated \$1.1 million in tax revenues and 302 jobs would be created in the local economy from this example project. In addition, over the life of the project, more than \$28.1 million in tax revenue would be generated by personal property tax on equipment. These taxes would directly benefit the county, fire districts, school districts and other special districts such as flood control, library, and education districts. Furthermore, employees working on the project would spend money in the local economy, pay property taxes on the homes they occupy and contribute to state shared taxes for the County and local governments (\$1.7 million).

In total, this example Mohave County Solar Project would generate an estimated \$30.9 million in tax revenues during the life of the project.

Mohave County Solar Project Summary Impact

Construction related jobs	302
Taxes generated during construction	\$1.1 million
Personal property tax generated during life of project	
Mohave County and special districts	\$13.1 million
Local school districts	\$15.0 million
Tax revenues generated by employees	\$1.7 million
Grand total of taxes generated during life of project	\$30.9 million



Economic Impact and Tax Revenue Analysis

Economic Impacts

- Development would provide an immediate \$36.4 million in direct construction impact in the County, generating a direct, indirect and induced total of \$49.6 million in total economic impact from construction activity. This investment would create 302 construction and related jobs and \$15.2 million in wages over the projected 14-month construction schedule.
- Through the life of the project, an estimated \$392.8 million in economic activity would occur within the County's economy.
- All totaled, the example solar project would create over \$442.5 million in economic activity within Mohave County during construction and 40 years of operations.

Economic Impact over Life of Project Mohave County Solar Project (2023 dollars)			
Construction			
Impact Type	Jobs	Wages	Economic Output
Direct	225	\$11,452,000	\$36,400,000
Indirect	35	\$1,672,000	\$6,152,000
Induced	42	\$2,061,000	\$7,084,000
Total	302	\$15,185,000	\$49,636,000
Operations			
Impact Type	Annual Jobs	Wages over 40 Yrs	Economic Output (40 yrs)
Direct	4	\$5,000,000	\$219,940,000
Indirect	5	\$16,996,000	\$154,080,000
Induced	3	\$5,488,000	\$18,816,000
Total	12	\$27,484,000	\$392,836,000
Source: Elliott D. Pollack & Company; IMPLAN			

Tax Revenues Generated

Construction and operations of the solar project would create significant tax revenue for Mohave County and other entities. While the project would be exempt from prime contracting transaction privilege tax (under ARS 42-5075(b)(7) and ARS 42-5061), there is still substantial value from solar equipment that would increase the personal property revenues for the County. Revenues would also be generated from secondary sources of employee generated revenue. In addition, the project would be subject to a state land lease along with a capacity fee per megawatt.



- Mohave County would receive an estimated \$1.1 million in cumulative tax revenue from construction related impacts. These impacts are generated by the share of employees that would spend within Mohave County during the 14-month construction phase.

Tax Revenues during Construction Mohave County Solar Project (2023 dollars)				
	Secondary Revenues			
Impact Type	Employee Spending Sales Tax	Resident Property Tax	State Shared Revenues	Total Revenues
Direct	\$119,600	\$678,400	\$1,940	\$799,940
Indirect	\$17,800	\$104,500	\$290	\$122,590
Induced	\$21,900	\$127,000	\$360	\$149,260
Total	\$159,300	\$909,900	\$2,600	\$1,071,800
1/ The figures are intended only as a general guideline as to how the taxing jurisdictions could be impacted by the project. The above figures are based on the current economic structure and tax rates of the State of Arizona, county and other taxing jurisdictions. Source: EDP Co; IMPLAN; ADOR; ATRA				

Operations of the example solar project would create tax revenue for the County and local school districts.

- Mohave County property taxes include taxing jurisdictions such as the Mohave County Fire Districts, flood control district, library district, community college and educational districts. These jurisdictions would receive an average of \$327,000 per year in personal property taxes. The school districts would receive an average of \$376,000 in tax revenue each year.
- Average annual taxes generated for the County from employees total an estimated \$42,400 each year.

In total, the combined annual taxes generated for the County total an estimated \$745,400 each year, on average.



Average Annual Tax Revenues Mohave County Solar Project (2023 dollars)	
Average Annual Operating Taxes Generated	
Personal property tax	
Mohave County and Special Districts	\$327,000
Local School Districts	\$376,000
Tax revenues generated by employees	\$42,400
Total Operations Related Revenue	\$745,400
<p>1/ The figures are intended only as a general guideline as to how the county could be impacted by the project. The above figures are based on the current economic structure and tax rates of the State of Arizona and county.</p> <p>Source: Elliott D. Pollack & Co.; IMPLAN; AZDOR; AriSEA; ATRA</p>	

- Over the life of the project, the County and its school districts would receive an estimated \$30.9 million in total from construction and ongoing annual tax collections generated by the Mohave Solar Project.

Tax Revenues: Life of Project Mohave County Solar Project (2023 dollars)	
Construction related tax revenues	\$1,071,800
Operations Impact	
Personal property tax	
Mohave County and Special Districts	\$13,100,000
Local School Districts	\$15,000,000
Tax revenues generated by employees	\$1,696,000
GRAND TOTAL FISCAL IMPACT	\$30,867,800
<p>1/ The figures are based on a 40-year life and intended as a general guideline as to how the local governments could be impacted by the project. The above figures are based on the current economic structure and tax rates of the State of Arizona and other taxing jurisdictions.</p> <p>Source: Elliott D. Pollack & Co.; AriSEA; IMPLAN</p>	



Assumptions & Methodology

The typical 1,200-acre solar power generating facility would produce up to 200 MW of power and includes the addition of 200 MW of battery storage. The total value of the example project is estimated at \$528.0 million including construction and equipment.

Project Assumptions Mohave County Solar Project (2023 dollars)	
Acres	1,200
Solar Facility (MW)	200
Battery Storage (MW)	200
<u>Engineering, Procurement and Construction Value</u>	
Solar Facility Construction	\$40,000,000
Solar Equipment	\$167,000,000
Battery Storage Construction	\$45,000,000
Battery Storage Equipment	\$276,000,000
Total value of project	\$528,000,000
Source: AriSEA; Elliott D. Pollack & Company	

The following table outlines the weighted average tax rates used in estimating the property tax impacts of the example Mohave County Solar Project. These rates are applied to every \$100 of net assessed value. The rates are current as of 2023 and are used for the entire duration of the project life.

Weighted Average Property Tax Rates Mohave County Solar Project	
DISTRICT	RATE
Mohave County	1.755
Flood Control District	0.500
Fire District Assistance Tax	0.100
Library District	0.255
Fire District	1.453
TV CID	0.056
Western AZ Vocational Edu Dist.	0.050
Community College	1.098
Local School Districts	6.048
Grand Total	11.314
Source: Mohave County Assessor's Office	



Economic Impact Methodology

Economic impact analysis examines the economic implications of an activity in terms of output, earnings, and employment. For this study, the analysis focused on the construction impacts as well as the ongoing operations including direct expenditures by the residents.

The different types of economic impacts are known as direct, indirect, and induced, according to the manner in which the impacts are generated. For instance, direct employment consists of permanent jobs held by project employees. Indirect employment is those jobs created by businesses that provide goods and services essential to the operation or construction of the project. These businesses range from manufacturers (who make goods) to wholesalers (who deliver goods) to janitorial firms (who clean the buildings). Finally, the spending of the wages and salaries of direct and indirect employees on items such as food, housing, transportation and medical services creates induced employment in all sectors of the economy, throughout the region. These secondary effects are captured in the analysis conducted in this study.

Multipliers have been developed to estimate the indirect and induced impacts of various direct economic activities. IMPLAN developed the multipliers used in this study and were selected based on the land use type. The multipliers used for this project represent the construction of power and communication as well as electric power generation for ongoing operations.

The multipliers specific to Mohave County are used in this study. This means that the indirect and induced figures represent jobs created throughout the region.

The economic impact is categorized into three types of impacts:

- (1) **Employment Impact** – the total wage and salary and self-employed jobs in a region. Jobs include both part time and full-time workers.
- (2) **Earnings Impact** – the personal income, earnings or wages, of the direct, indirect and induced employees. Earnings include total wage and salary payments as well as benefits of health and life insurance, retirement payments and any other non-cash compensation.
- (3) **Economic Output** – also referred to economic activity, relates to the gross receipts for goods or services generated by the company's operations.

Economic impacts are by their nature regional in character. Such impacts are best illustrated when not assigned to a specific municipality or locality, although clearly the primary impact of



job creation would be in the municipality and county where the project is located. Indeed, many communities in the surrounding region would also benefit from the operations of the project.

Fiscal Impact Methodology

Fiscal impact analysis studies the public revenues associated with a particular economic activity. The primary revenue sources of local, county, and state governments (i.e., taxes) are analyzed to determine how an activity may affect the various jurisdictions. This section would evaluate the impact of the project on State, county and local school districts.

The fiscal impact figures cited in this report have been generated from information provided by a variety of sources including the U.S. Bureau of the Census; the U.S. Department of Labor; the Internal Revenue Service; the State of Arizona; the Arizona Tax Research Association; and the U.S. Consumer Expenditure Survey. Elliott D. Pollack & Company has relied upon the estimates of operating revenues outlined in this study.

Fiscal impacts are categorized by type in this study, similar to economic impact analysis. The major sources of revenue generation for governmental entities are calculated based on ongoing operations. Employees would spend part of their salaries on local goods and services and pay taxes on the homes they occupy. This spending would contribute to revenues collected by the State that are ultimately shared with local governments.

The project would be exempt from prime contracting transaction privilege tax (under ARS 42-5075(b)(7) and ARS 42-5061). However, there is still substantial value from solar equipment that would increase the personal property revenues for the County. Revenues would also be generated from secondary sources of employee generated revenue. The following is a description of the applicable revenue sources that would be considered for this analysis.

Primary Taxes Generated by Project

- **Personal Property Tax**

Renewable energy projects are centrally assessed by the Arizona Department of Revenue. The total original cost is used to calculate the full cash value. The depreciation schedule is then based on straight-line depreciation over the useful life (currently 30 years capped at 90% of taxable original cost per ARS 42-14155). The full cash value factor for renewable energy is 20% and the assessment ratio of 15% is applied for a total taxable value each year.



Secondary Taxes Generated by Employees

The following tax rates are applied to the spending of direct, indirect and induced employees.

- Transaction Privilege Tax

The State, counties, and local cities in Arizona charge sales tax on retail goods and utility usage. The sales tax rate for the State is 5.6%. Portions of this tax are redistributed through revenue sharing to counties and cities throughout Arizona based on population. The weighted average tax rate for local governments is 2.15%. Based on data from the U.S. Consumer Expenditure Survey, the projected extent of retail spending and resulting sales tax receipts was calculated.

- Property Tax

Given that the location of the example project is unknown, the value of the land was not estimated and, thus, real property taxes for the land are not calculated in this report. However, the employees would be subject to residential property tax in Arizona with an assessment ratio of 10%. In order to estimate property taxes, the assessed full cash value of the occupied space along with the projected value of a typical housing unit has been calculated.

- State Shared Revenues

Each municipality in Arizona receives a portion of State revenues from four different sources - State sales tax (see description above), State income tax, vehicle license tax and highway user tax. The formulas for allocating these revenues are primarily based on population. Counties also share in the revenue sources of the State, with the exception of income tax.

State Income Tax

The State of Arizona collects taxes on personal income. The tax rate used in the analysis averages about 1.6% for earnings. These percentages are based on the most recently available income tax data from the State and the projected wage levels of jobs created by the construction and operations impact. This tax is applied to the wages and earnings of direct and indirect employment. Portions of this tax are redistributed through revenue sharing to cities throughout Arizona based on population.

HURF Taxes

The State of Arizona collects specific taxes for the Highway User Revenue Fund (HURF). Both the registration fees and the motor vehicle fuel tax (gas tax) are considered in this analysis. The motor vehicle fuel tax is \$0.18 per gallon and is calculated based on a vehicle traveling the Arizona statewide average of 12,000



miles per year at 16.6 miles per gallon. Registration fees average \$65 per employee in the State of Arizona. These factors are applied to the projected direct and indirect employee count. Portions of these taxes are distributed to cities and counties throughout Arizona based on a formula that includes population and the origin of gasoline sales.

Vehicle License Tax

The vehicle license tax is a personal property tax placed on vehicles at the time of annual registration. This factor is applied to the projected direct, indirect and induced employee count. The average tax used in this analysis is \$343 and portions of the total collections are distributed to the Highway User Revenue Fund. The remaining funds are shared between cities and counties in accordance with population-based formulas.

The above tax categories represent the largest sources of revenues that would be generated to the various jurisdictions. The revenue impacts do not include certain revenue sources such as corporate income taxes. All tax collections represented in this analysis are gross collections and do not take into consideration any incentives or development agreements that may occur.



Property Tax Impact from Operations Mohave County Solar Project (2023 Dollars)														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Reportable Cost Solar	\$207,000,000													
% Good Factor	96.7%	93.3%	90.0%	86.7%	83.3%	80.0%	76.7%	73.3%	70.0%	66.7%	63.3%	60.0%	56.7%	53.3%
Depreciated Cost	\$200,100,000	\$193,200,000	\$186,300,000	\$179,400,000	\$172,500,000	\$165,600,000	\$158,700,000	\$151,800,000	\$144,900,000	\$138,000,000	\$131,100,000	\$124,200,000	\$117,300,000	\$110,400,000
Fair Cash Value	\$40,020,000	\$38,640,000	\$37,260,000	\$35,880,000	\$34,500,000	\$33,120,000	\$31,740,000	\$30,360,000	\$28,980,000	\$27,600,000	\$26,220,000	\$24,840,000	\$23,460,000	\$22,080,000
Taxable value	\$6,003,000	\$5,796,000	\$5,589,000	\$5,382,000	\$5,175,000	\$4,968,000	\$4,761,000	\$4,554,000	\$4,347,000	\$4,140,000	\$3,933,000	\$3,726,000	\$3,519,000	\$3,312,000
Reportable Cost Battery	\$321,000,000													
% Good Factor	96.7%	93.3%	90.0%	86.7%	83.3%	80.0%	76.7%	73.3%	70.0%	66.7%	63.3%	60.0%	56.7%	53.3%
Depreciated Cost	\$310,300,000	\$299,600,000	\$288,900,000	\$278,200,000	\$267,500,000	\$256,800,000	\$246,100,000	\$235,400,000	\$224,700,000	\$214,000,000	\$203,300,000	\$192,600,000	\$181,900,000	\$171,200,000
Fair Cash Value	\$62,060,000	\$59,920,000	\$57,780,000	\$55,640,000	\$53,500,000	\$51,360,000	\$49,220,000	\$47,080,000	\$44,940,000	\$42,800,000	\$40,660,000	\$38,520,000	\$36,380,000	\$34,240,000
Taxable value	\$9,309,000	\$8,888,000	\$8,667,000	\$8,346,000	\$8,025,000	\$7,704,000	\$7,383,000	\$7,062,000	\$6,741,000	\$6,420,000	\$6,099,000	\$5,778,000	\$5,457,000	\$5,136,000
Total taxable value	\$15,312,000	\$14,784,000	\$14,256,000	\$13,728,000	\$13,200,000	\$12,672,000	\$12,144,000	\$11,616,000	\$11,088,000	\$10,560,000	\$10,032,000	\$9,504,000	\$8,976,000	\$8,448,000
Mohave County	\$268,680	\$259,415	\$250,150	\$240,885	\$231,620	\$222,356	\$213,091	\$203,826	\$194,561	\$185,296	\$176,032	\$166,767	\$157,502	\$148,237
Flood Control District	\$76,560	\$73,920	\$71,280	\$68,640	\$66,000	\$63,360	\$60,720	\$58,080	\$55,440	\$52,800	\$50,160	\$47,520	\$44,880	\$42,240
Fire District Assistance Tax	\$15,312	\$14,784	\$14,256	\$13,728	\$13,200	\$12,672	\$12,144	\$11,616	\$11,088	\$10,560	\$10,032	\$9,504	\$8,976	\$8,448
Library District	\$39,015	\$37,670	\$36,324	\$34,979	\$33,634	\$32,288	\$30,943	\$29,598	\$28,253	\$26,907	\$25,562	\$24,216	\$22,871	\$21,526
Fire District	\$222,462	\$214,791	\$207,120	\$199,449	\$191,778	\$184,107	\$176,436	\$168,765	\$161,093	\$153,422	\$145,751	\$138,080	\$130,409	\$122,738
TV CID	\$8,621	\$8,323	\$8,026	\$7,729	\$7,432	\$7,134	\$6,837	\$6,540	\$6,243	\$5,945	\$5,648	\$5,351	\$5,053	\$4,756
Western AZ Vocational Edu Dist.	\$7,656	\$7,392	\$7,128	\$6,864	\$6,600	\$6,336	\$6,072	\$5,808	\$5,544	\$5,280	\$5,016	\$4,752	\$4,488	\$4,224
Community College	\$168,068	\$162,272	\$156,477	\$150,681	\$144,886	\$139,091	\$133,295	\$127,500	\$121,704	\$115,909	\$110,113	\$104,318	\$98,522	\$92,727
Mohave County	\$806,373	\$778,567	\$750,761	\$722,955	\$695,149	\$667,343	\$639,537	\$611,731	\$583,926	\$556,120	\$528,314	\$500,508	\$472,702	\$444,896
Local School Districts	\$926,005	\$894,074	\$862,142	\$830,211	\$798,280	\$766,349	\$734,418	\$702,486	\$670,555	\$638,624	\$606,693	\$574,762	\$542,830	\$510,899
School Districts	\$926,005	\$894,074	\$862,142	\$830,211	\$798,280	\$766,349	\$734,418	\$702,486	\$670,555	\$638,624	\$606,693	\$574,762	\$542,830	\$510,899
Grand Total	\$1,732,378	\$1,672,641	\$1,612,904	\$1,553,167	\$1,493,429	\$1,433,692	\$1,373,955	\$1,314,218	\$1,254,481	\$1,194,744	\$1,135,006	\$1,075,269	\$1,015,532	\$955,795
	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Reportable Cost Solar														
% Good Factor	50.0%	46.7%	43.3%	40.0%	36.7%	33.3%	30.0%	26.7%	23.3%	20.0%	16.7%	13.3%	10.0%	10.0%
Depreciated Cost	\$103,500,000	\$96,600,000	\$89,700,000	\$82,800,000	\$75,900,000	\$69,000,000	\$62,100,000	\$55,200,000	\$48,300,000	\$41,400,000	\$34,500,000	\$27,600,000	\$20,700,000	\$20,700,000
Fair Cash Value	\$20,700,000	\$19,320,000	\$17,940,000	\$16,560,000	\$15,180,000	\$13,800,000	\$12,420,000	\$11,040,000	\$9,660,000	\$8,280,000	\$6,900,000	\$5,520,000	\$4,140,000	\$4,140,000
Taxable value	\$3,105,000	\$2,898,000	\$2,691,000	\$2,484,000	\$2,277,000	\$2,070,000	\$1,863,000	\$1,656,000	\$1,449,000	\$1,242,000	\$1,035,000	\$828,000	\$621,000	\$621,000
% Good Factor	50.0%	46.7%	43.3%	40.0%	36.7%	33.3%	30.0%	26.7%	23.3%	20.0%	16.7%	13.3%	10.0%	10.0%
Depreciated Cost	\$160,500,000	\$149,800,000	\$139,100,000	\$128,400,000	\$117,700,000	\$107,000,000	\$96,300,000	\$85,600,000	\$74,900,000	\$64,200,000	\$53,500,000	\$42,800,000	\$32,100,000	\$32,100,000
Fair Cash Value	\$32,100,000	\$29,960,000	\$27,820,000	\$25,680,000	\$23,540,000	\$21,400,000	\$19,260,000	\$17,120,000	\$14,980,000	\$12,840,000	\$10,700,000	\$8,560,000	\$6,420,000	\$6,420,000
Taxable value	\$4,815,000	\$4,494,000	\$4,173,000	\$3,852,000	\$3,531,000	\$3,210,000	\$2,889,000	\$2,568,000	\$2,247,000	\$1,926,000	\$1,605,000	\$1,284,000	\$963,000	\$963,000
Total taxable value	\$7,920,000	\$7,392,000	\$6,864,000	\$6,336,000	\$5,808,000	\$5,280,000	\$4,752,000	\$4,224,000	\$3,696,000	\$3,168,000	\$2,640,000	\$2,112,000	\$1,584,000	\$1,584,000
Mohave County	\$138,972	\$129,707	\$120,443	\$111,178	\$101,913	\$92,648	\$83,383	\$74,119	\$64,854	\$55,589	\$46,324	\$37,059	\$27,794	\$27,794
Flood Control District	\$39,600	\$36,960	\$34,320	\$31,680	\$29,040	\$26,400	\$23,760	\$21,120	\$18,480	\$15,840	\$13,200	\$10,560	\$7,920	\$7,920
Fire District Assistance Tax	\$7,920	\$7,392	\$6,864	\$6,336	\$5,808	\$5,280	\$4,752	\$4,224	\$3,696	\$3,168	\$2,640	\$2,112	\$1,584	\$1,584
Library District	\$20,180	\$18,835	\$17,489	\$16,144	\$14,799	\$13,453	\$12,108	\$10,763	\$9,417	\$8,072	\$6,727	\$5,381	\$4,036	\$4,036
Fire District	\$115,067	\$107,396	\$99,724	\$92,053	\$84,382	\$76,711	\$69,040	\$61,369	\$53,698	\$46,027	\$38,356	\$30,684	\$23,013	\$23,013
TV CID	\$4,459	\$4,162	\$3,864	\$3,567	\$3,270	\$2,973	\$2,676	\$2,378	\$2,081	\$1,784	\$1,486	\$1,189	\$892	\$892
Western AZ Vocational Edu Dist.	\$3,960	\$3,696	\$3,432	\$3,168	\$2,904	\$2,640	\$2,376	\$2,112	\$1,848	\$1,584	\$1,320	\$1,056	\$792	\$792
Community College	\$86,932	\$81,136	\$75,341	\$69,545	\$63,750	\$57,954	\$52,159	\$46,364	\$40,568	\$34,773	\$28,977	\$23,182	\$17,386	\$17,386
Mohave County	\$417,090	\$389,284	\$361,478	\$333,672	\$305,866	\$278,060	\$250,254	\$222,448	\$194,642	\$166,836	\$139,030	\$111,224	\$83,418	\$83,418
Local School Districts	\$478,968	\$447,037	\$415,106	\$383,174	\$351,243	\$319,312	\$287,381	\$255,450	\$223,518	\$191,587	\$159,656	\$127,725	\$95,794	\$95,794
School Districts	\$478,968	\$447,037	\$415,106	\$383,174	\$351,243	\$319,312	\$287,381	\$255,450	\$223,518	\$191,587	\$159,656	\$127,725	\$95,794	\$95,794
Grand Total	\$896,058	\$836,320	\$776,583	\$716,846	\$657,109	\$597,372	\$537,635	\$477,897	\$418,160	\$358,423	\$298,686	\$238,949	\$179,212	\$179,212
	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40	Total	
% Good Factor	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%		
Depreciated Cost	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000		
Fair Cash Value	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000		
Taxable value	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000		
Reportable Cost Battery														
% Good Factor	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%		
Depreciated Cost	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000		
Fair Cash Value Factor														
Fair Cash Value	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000		
Assessment Ratio														
Taxable value	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000		
Total taxable value	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000		
Mohave County	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$4,363,700	
Flood Control District	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$1,243,400	
Fire District Assistance Tax	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$248,700	
Library District	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$633,700	
Fire District	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$3,613,100	
TV CID	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$140,000	
Western AZ Vocational Edu Dist.	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$124,300	
Community College	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$2,729,700	
Mohave County	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$13,056,600	
Grand Total	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$28,136,200	
NOTES														
1 The total may not equal the sum of the impacts due to rounding.														
2 All dollar figures are in constant dollars. Inflation has not been included in these figures.														
3 Depreciation uses a 30 year straight line depreciation for purpose of this analysis as advised by the Arizona Department of Revenue.														
4 The figures for Pinal County as a whole are based on the current tax rates and assume the Box Canyon Project would not impact these rates.														
5 The above analysis is based on currently available information and estimates from the assessor and each district's respective budgets. The forecasts are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved. Changes in rates would alter the findings of this analysis.														
Source: Filott D. Pollack & Company; IMPI AN; Arizona Department of Revenue- Arizona Tax Research Association; AnSFA														

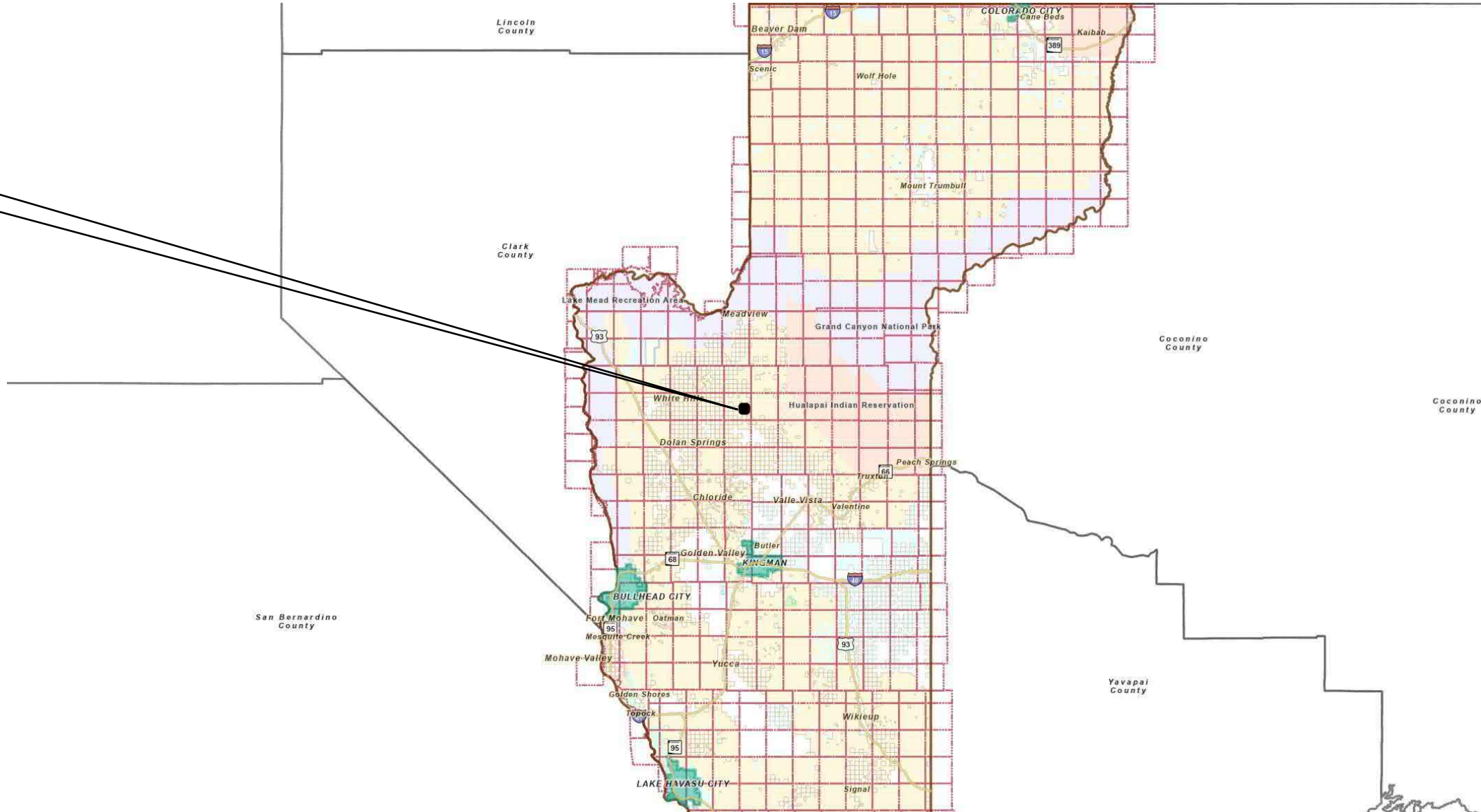
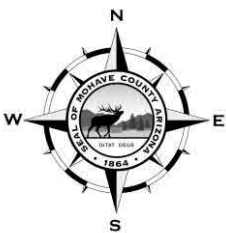
GENERAL PLAN AMENDMENT & REZONE 341-15-016 & -017

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity

Section 23
T 27 N, R 17 W

Subject
Property



VICINITY MAP

Section 23
T 27 N, R 17 W

Subject Property



GENERAL PLAN AMENDMENT & REZONE 341-15-016 & -017

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity

Section 23
T 27 N, R 17 W

Subject
Property



GENERAL PLAN AMENDMENT & REZONE 341-15-016 & -017

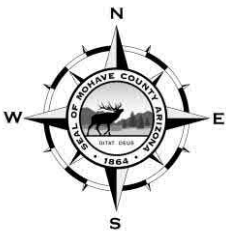
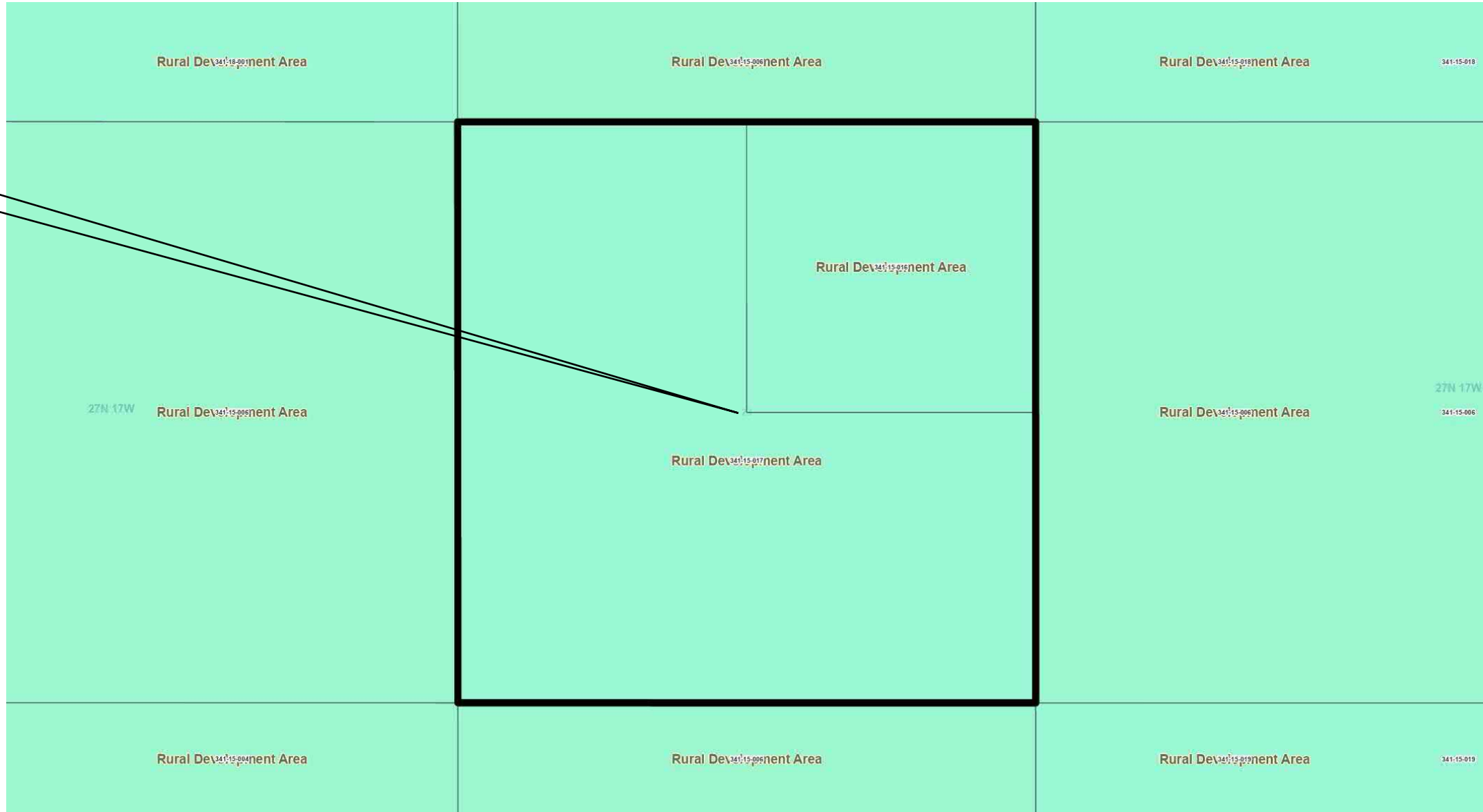
GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity

Section 23
T 27 N, R 17 W

Subject
Property

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



GENERAL PLAN AMENDMENT & REZONE 341-15-016 & -017

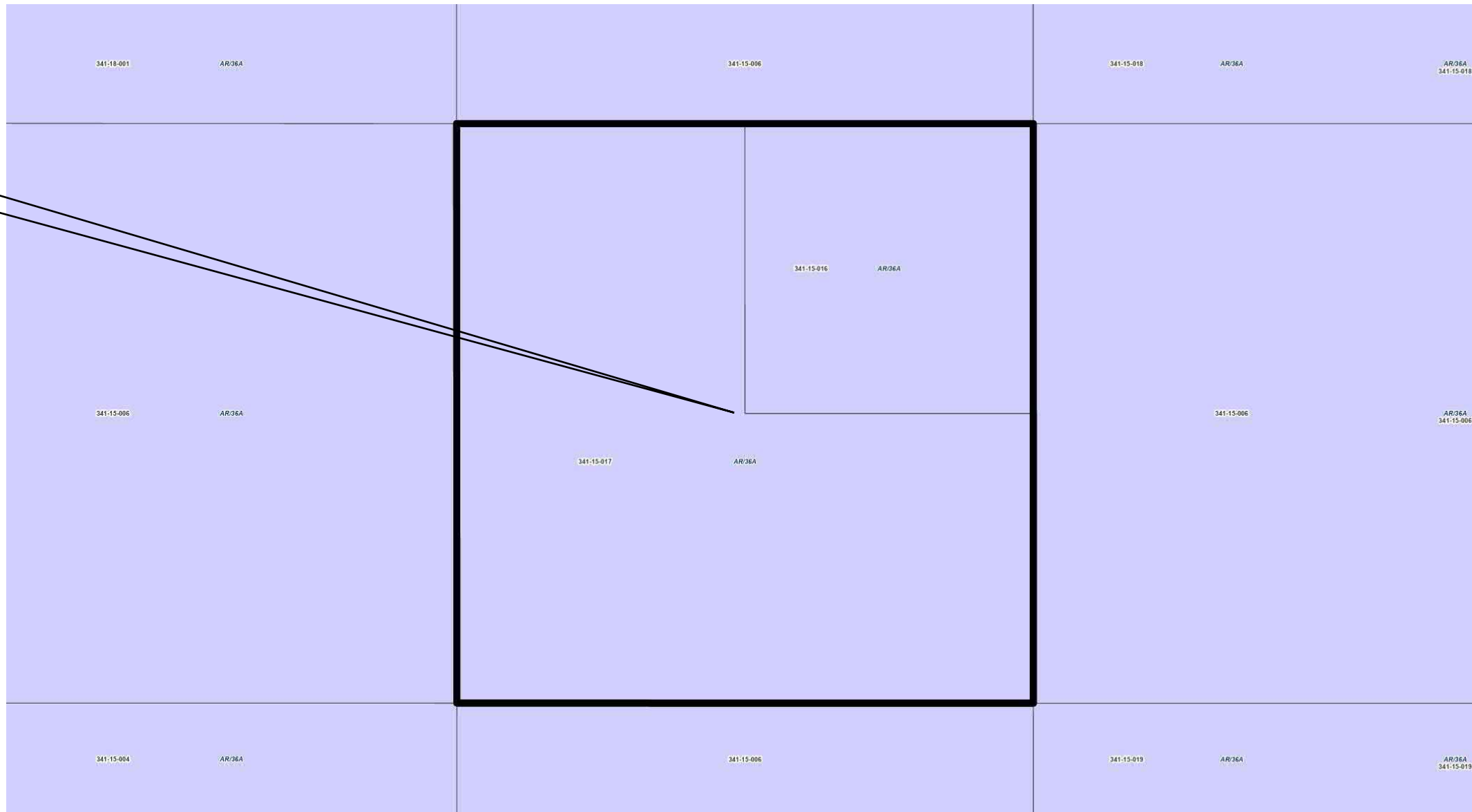
ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity

Section 23
T 27 N, R 17 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		



GENERAL PLAN AMENDMENT & REZONE 341-15-016 & -017

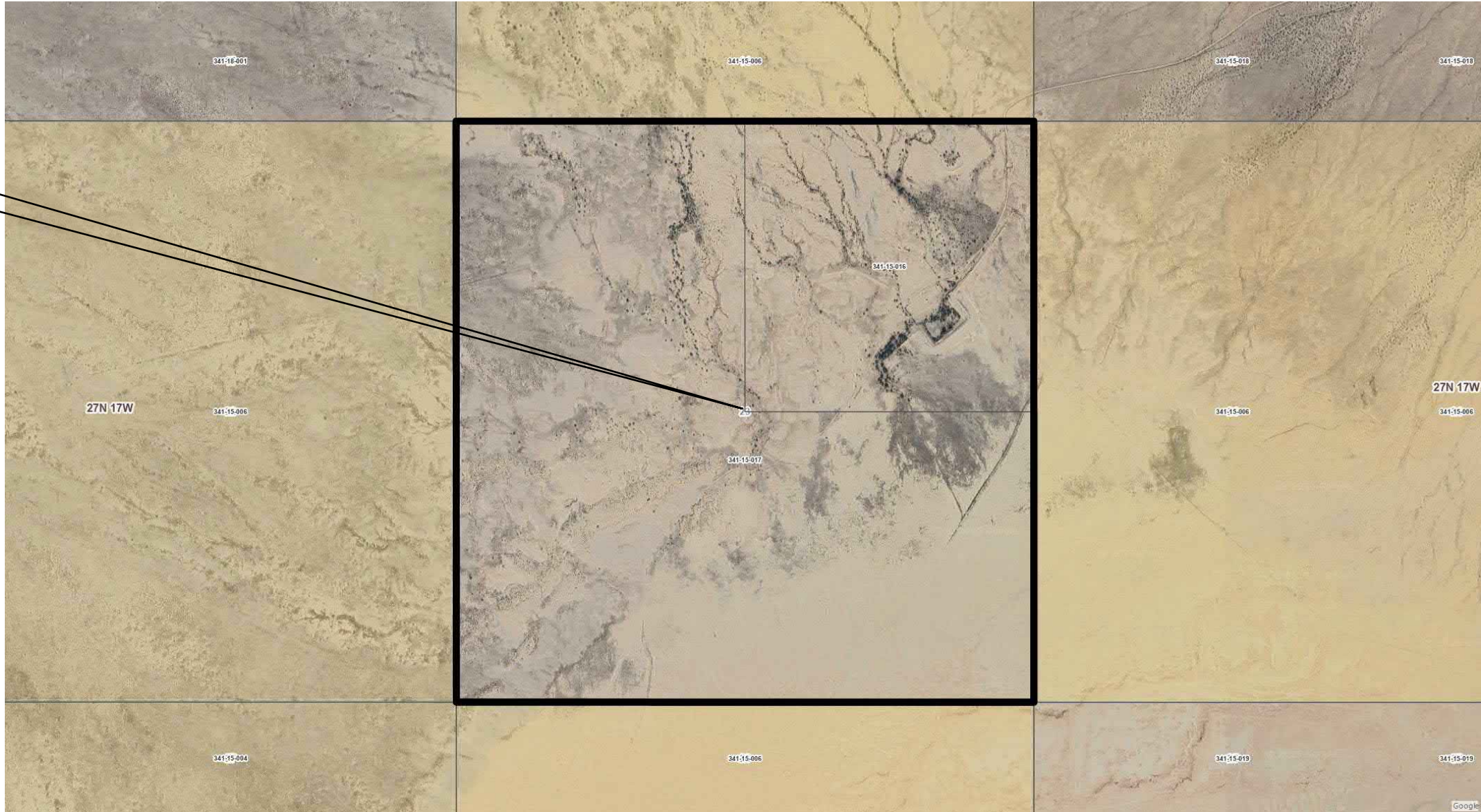
RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity

Section 23
T 27 N, R 17 W

Subject
Property

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



GENERAL PLAN AMENDMENT & REZONE 341-15-016 & -017

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity

Section 23
T 27 N, R 17 W

Subject
Property





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 100 W. Seale Street, Kingman, Arizona, on the 12th day of March 2025 at 10:00 A.M.

As/Where:
The Commission will consider the application for a zoning change from the existing zoning of the property to a different zoning classification. The Commission will also consider the application for a zoning change from the existing zoning of the property to a different zoning classification. The Commission will also consider the application for a zoning change from the existing zoning of the property to a different zoning classification.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING COMMISSION AT 100 W. SEALE STREET, KINGMAN, ARIZONA 86401.



ZONING NOTICE

NOTICE IS HEREBY GIVEN THAT a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, on the matter of rezoning the property located at 180 W. Beale Street, Kingman, Arizona, on the 15th day of March 2024, at 10:00 A.M.

For further information, please contact the Planning and Zoning Commission at 180 W. Beale Street, Kingman, Arizona, 93201-1234, or call (932) 555-1234.

16. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Land Use designation to a Rural Industrial Land Use designation and a REZONE of Assessor's Parcel No. 341-15-022 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to a M-X (Heavy Manufacturing) zone to allow for a solar facility in the Kingman vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Arizona Land Water Resources, LLC for Solpistachio-1920, LLC of Las Vegas, Nevada.

Assessor's Parcel No. 341-15-022 is described as Sections 19, 21, and 29 of Township 27 North, Range 17 West.

The site is approximately 1900.83 acres and is located east and west of Stockton Hill Road. Section 29 appears to have legal access while the other two sections do not appear to currently have legal access.

The site is vacant. The terrain is varied with areas that are relatively flat backing up to mountains, and a few drainages. The surrounding area consists of vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Rural Development land use designation to a Rural Industrial land use designation, and
2. Rezone from a A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone to allow for a solar facility.

The site is not located within a Fire District. Electric appears to be available. Water and sewer service does not appear to be available.

A review of FEMA FIRM Panel #04015C-3400G indicates Section 19 has a portion of the northwest corner located in Zone A, a Special Flood Hazard Area, with the remainder of Section 19 and the western portion of Section 29 being in Zone X, not in a Special Flood Hazard Area. FEMA FIRM Panel #04015C-3425G indicates Section 21 has a drainage running north-south that is located in Zone A, a Special Flood Hazard Area, with the remainder of Sections 21 and 29 being 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, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other zoning and land use designations similar to the above-proposed action.

- e. A portion of the site does not appear to have legal access.
- f. The noted flood zone and mountain terrain are environmental features affecting the site.
- g. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan will be amended to a Rural Industrial land use designation.
2. Assessor's Parcel No. 341-15-022 will be rezoned to an M-X (Heavy Manufacturing) zone.
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 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. 11-814K.



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: 341-15-022 Current Zoning: AR/36A Parcel Size 1,901 Acres

Legal Description:
T27N R17W Sections 19,21 & 29

Water Provider: NA Electric provider: Mohave Electric Sewer provider: N/A

Present use of property: _____

Owner Information

Owner Name(must match current deed): Solpistachio-1920 LLC

Mailing Address: 3225 E McLeod Dr #100 City: Las Vegas State: AZ Zip: 89121

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Arizona Land Water Resources LLC

Mailing Address: 2701 E Andy Devine #300 City: Kingman State: AZ Zip: 86401

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: MX Heavy Industrial

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:

Solar Power Geration, Storage and Transfer Facility

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.

Charles Schaffer
Charles Schaffer (Jan 28, 2025 20:22 EST)

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/36A to MX Heavy Industrial for the purpose of
Current Zone Proposed Zone
Solar Power Geration, Storage and Transfer Facility

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

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area 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.

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,

Charles Schaffer

Charles Schaffer (Jan 28, 2025 20:22 EST)

Applicant / agent

Contact information:

2701 E Andy Devine #300

Kingman, AZ 86401

[REDACTED]

[REDACTED]

Assessor Parcel Number and Legal Description of proposed Rezone location:
T27N R17W Sections 19,21 & 29

341-15-022



MINOR PLAN AMENDMENT APPLICATION (Part B)

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: 341-15-022 Current Zoning: AR/36A Parcel Size 1,901 Acres

Legal Description:
T27N R17W Sections 19,21 & 29

Water Provider: NA Electric provider: Mohave Electric Sewer provider: N/A

Present use of property: _____

Owner Information

Owner Name(must match current deed): Solpistachio-1920 LLC

Mailing Address: 3225 E McLeod Dr #100 City: Las Vegas State: AZ Zip: 89121

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Arizona Land Water Resources LLC

Mailing Address: _____ City: Kingman State: AZ Zip: 86401

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 the Amendment of the following Plans:

Current General Plan: Rural Development Area Proposed to be: MX Heavy Industrial

Current Area Plan: NA Proposed to be: NA

For the purpose of:

Solar Power Generation, Storage and Transfer Facility

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.

Charles Schaffer
Charles Schaffer (Jan 28, 2025 20:22 EST)

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

MINOR PLAN AMENDMENT NARRATIVE (Part B)

Describe how the change will benefit the county.

In accordance with the Mohave County General Plan, we seek to provide green energy production to meet the needs of future development in Mohave County

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

Describe any change in the character of the surrounding neighborhood.

The project will have perimeter screened fencing and will remove 532 acres of pistachio trees, improving the sustainability of the Hualapai Aquifer.

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.

Currently the rural development general plan designation provides for MX zoning in the area.

The project is consistent with the current general plan for the area.

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

With the recent elimination of the E zoning overlay, it is necessary to apply for MX zoning

Minor Plan Amendment Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change to the general plan
Plan Name
from Rural Developement to Rural Industrial for the below
Current Designation Proposed Designation
captioned property. This amendment is necessary for _____

Solar Power Generation, Storage and Transfer Facility

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,

Charles Schaffer

X Charles Schaffer (Jan 28, 2025 20:22 EST)

Applicant / agent

Contact information:

Arizona Land Water Resources LLC


2701 E Andy Devine #300 Kingman AZ 86401

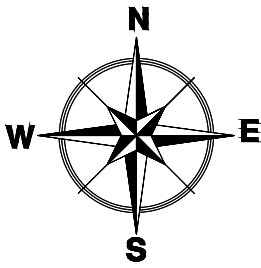
Assessor Parcel Number and Legal Description of proposed Plan Amendment: **341-15-022**
T27N R17W Sections 19,21 & 29

Solar power generation facility

PROJECT PV ROADRUNNER - BASIC DRAWING

Owner Name: CORE WEST DEVELOPMENT LLC

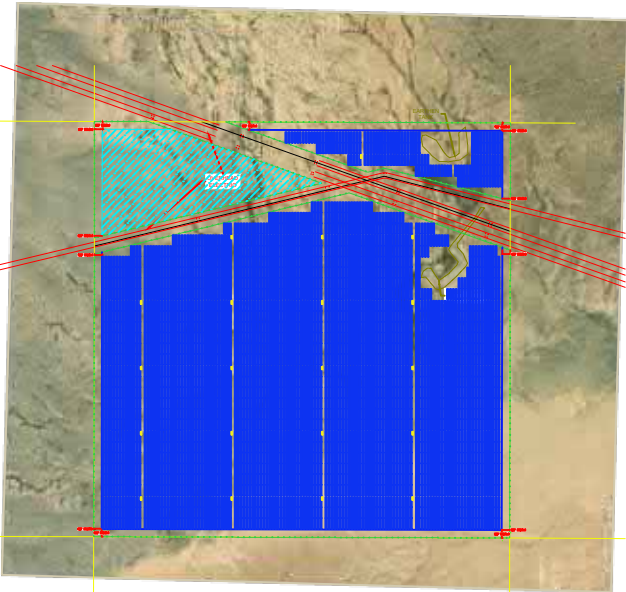
	Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
					PV ROADRUNNER			
					DIV.	NRQM	ESC:	REF: PV_ROADRUNNER
					REV.	FRPS	Plano	
					APR.	FRPS		
	REV.	FECHA	POR	DESCRIPCIÓN	APR.	FEC:	21/02/2025	Front Page



Block A

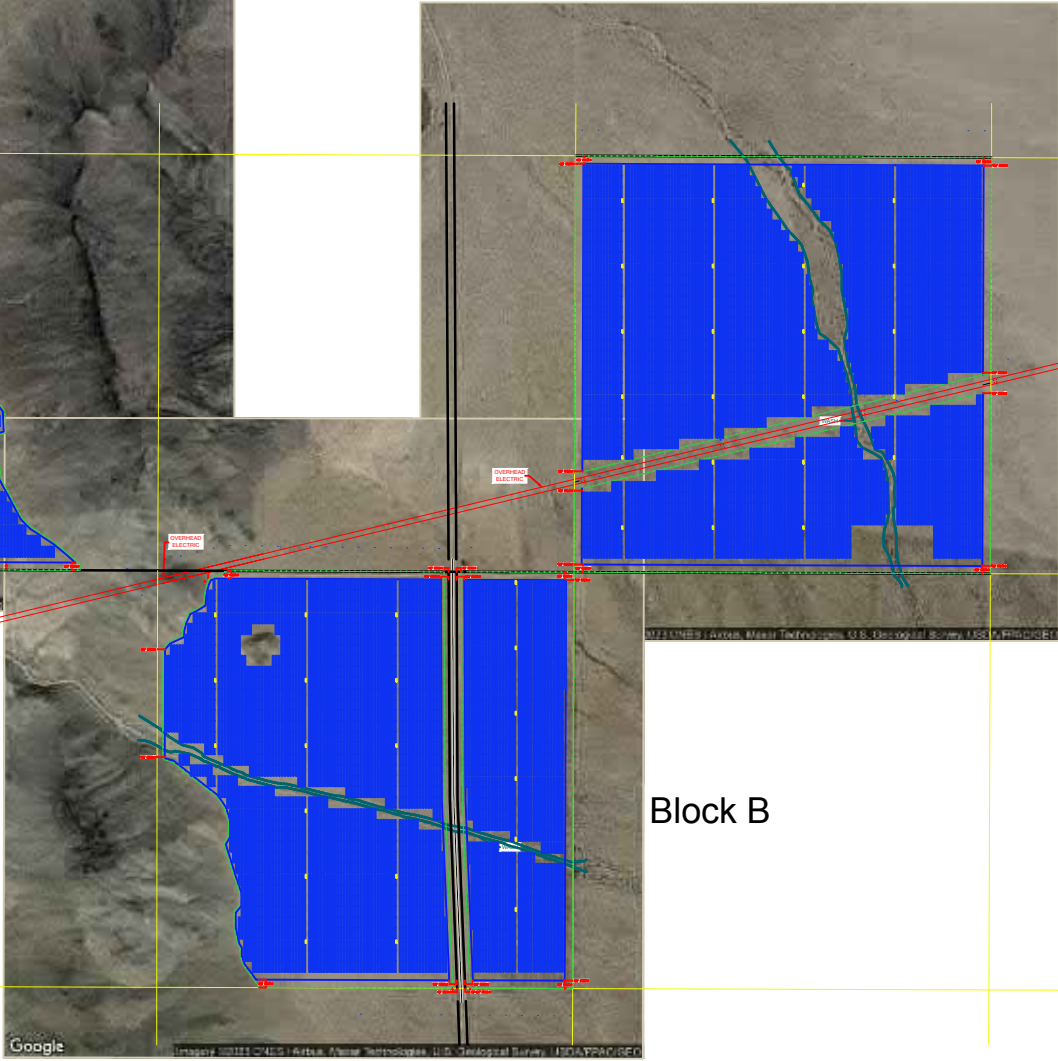


Block C



Block D

Block B



LEGEND

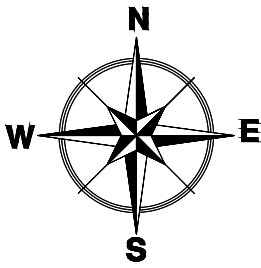
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM		
					PV ROADRUNNER		
					DIV. NRQM	ESC: 1/8" = 1' - 0"	REF: PV_ROADRUNNER
					REV. FRPS	Plano	
					APR. FRPS		
					FEC: 21/02/2025		
REV.	FECHA	POR	DESCRIPCIÓN		APR.	Plan View	



Block A




LEGEND

SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION

Property of Antevista Energy NA

REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

DIV.	NRQM	ESC: 1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block A



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]

Antevista Energy NA

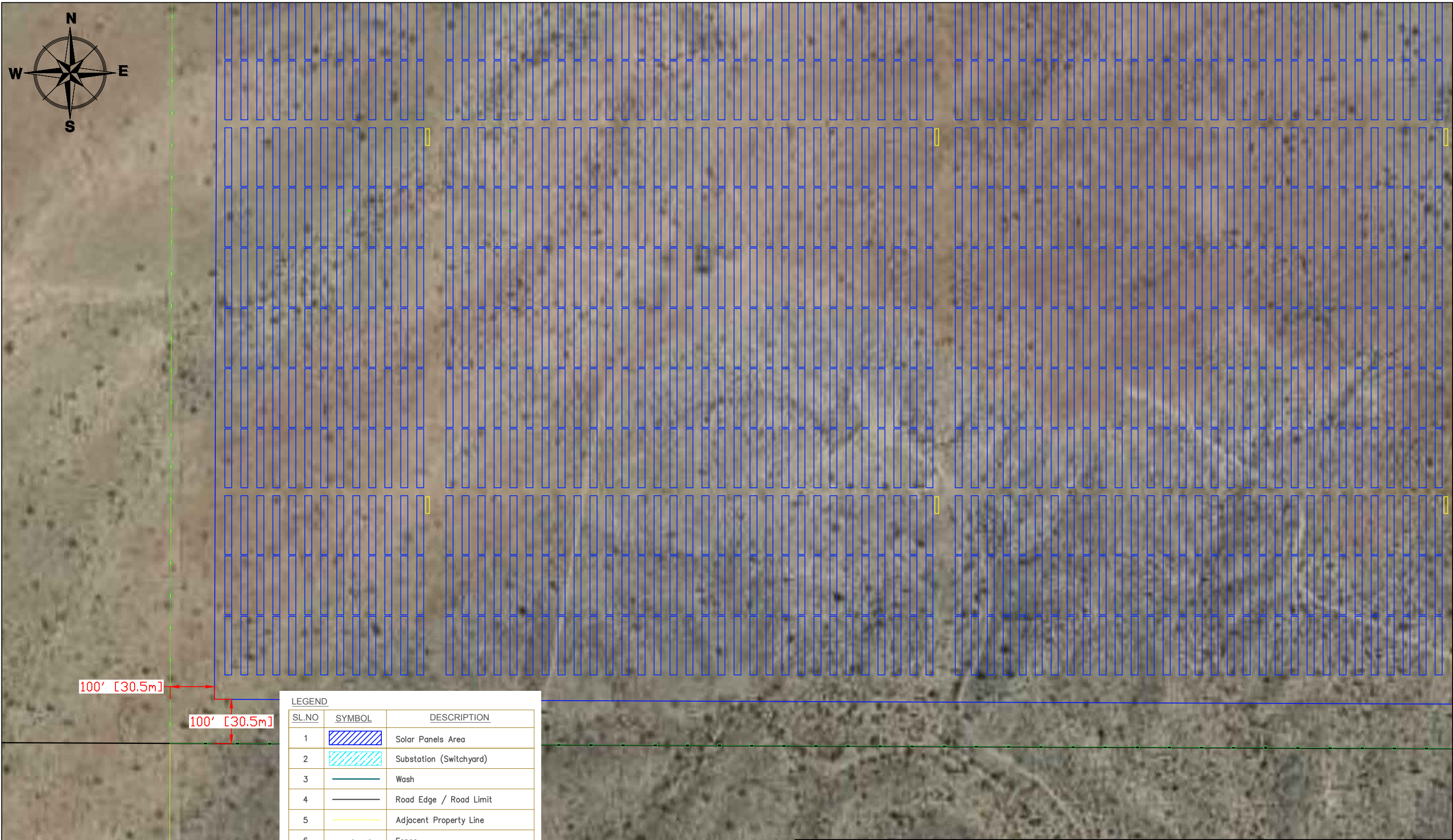
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION

Property of Antevista Energy NA

Units: feet [meters]



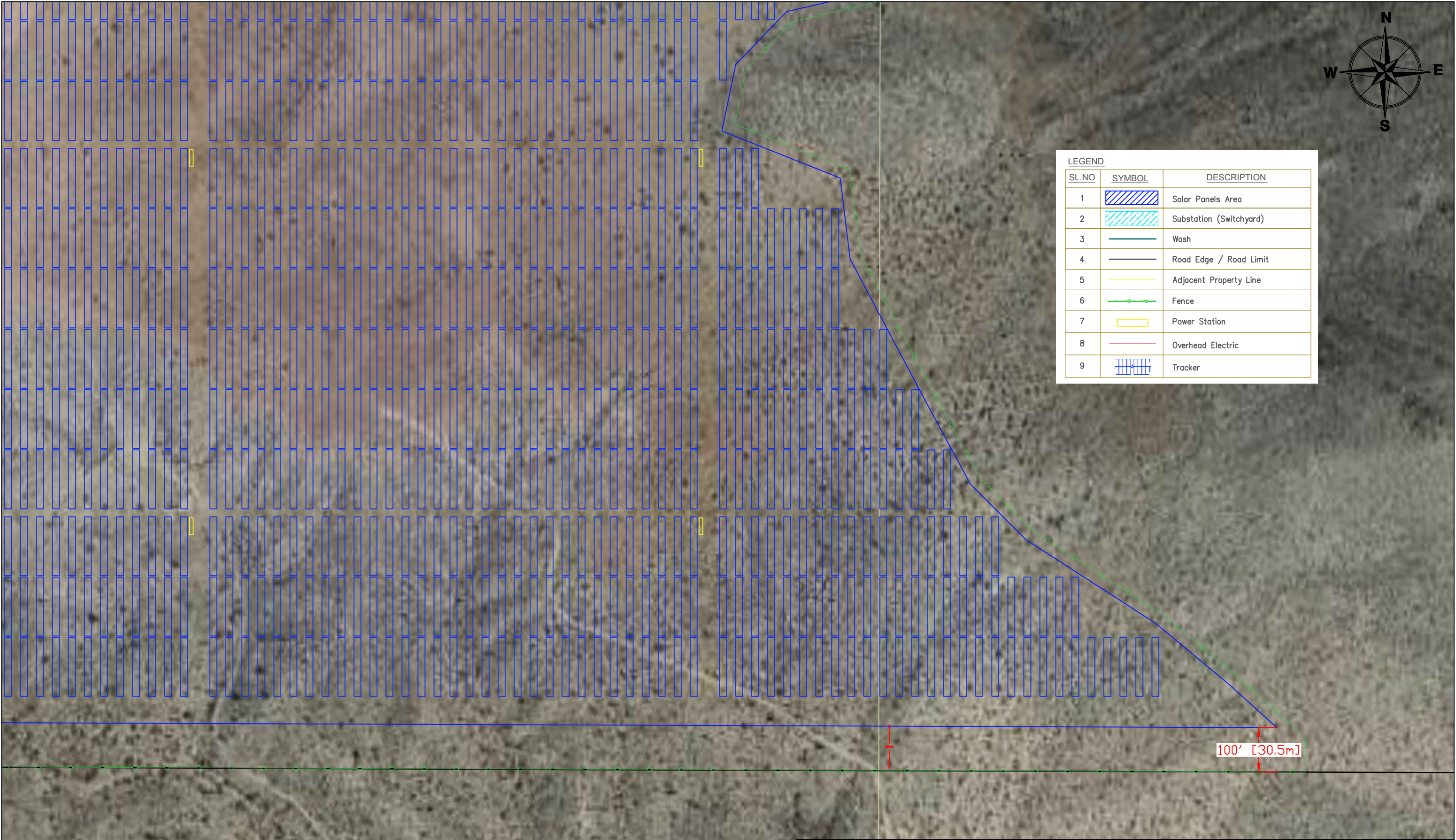
Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM	
					PV ROADRUNNER	
					DIV. NRQM ESC: 1-1/2" x 1' - 0"	REF: PV ROADRUNNER
					REV. FRPS APR. FRPS FEC: 21/02/2025	Plano Block A - Dimension
REV.	FECHA	POR	DESCRIPCIÓN	APR.		N°.



100' [30.5m]

PRELIMINARY
NOT FOR
CONSTRUCTION

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

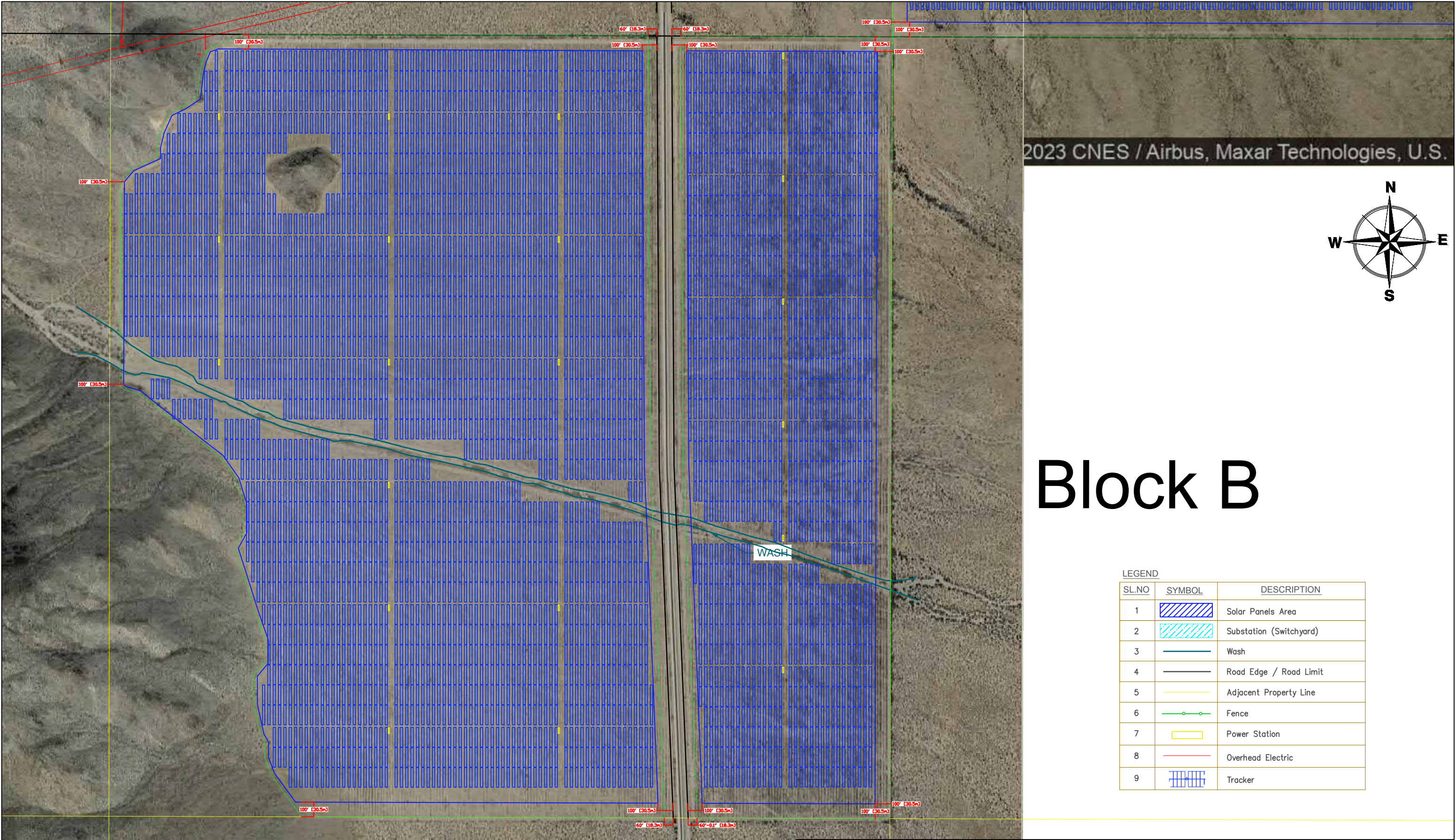
PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	N°.
APR.	FRPS	Block A - Dimension	
FEC:	21/02/2025		




Block B

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA

CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION

Property of Antevista Energy NA










REV.	FECHA	POR	DESCRIPCION	APR.

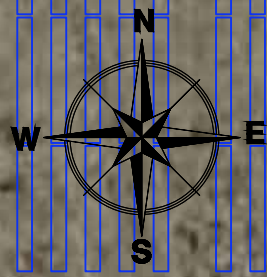
PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

DIV.	NRQM	ESC: 1/2" = 1'-0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block B

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]




<p align="center">Antevista Energy NA CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION Property of Antevista Energy NA</p>					<p align="center">PHOTOVOLTAIC SOLAR GENERATION SYSTEM</p>	
					<p align="center">PV ROADRUNNER</p>	
					<div> <div>DIV.</div> <div>NRQM</div> </div>	<div> <div>ESC: 1-1/2" = 1' - 0"</div> <div>REF: PV_ROADRUNNER</div> </div>
					<div> <div>REV.</div> <div>FRPS</div> </div>	<div> <div>Plano</div> <div>Block B - Dimension</div> <div>N°.</div> </div>
					<div> <div>APR.</div> <div>FRPS</div> </div>	
					<div> <div>FEC:</div> <div>21/02/2025</div> </div>	
REV.	FECHA	POR	DESCRIPCION	APR.		












LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]

	Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
					PV ROADRUNNER			
REV.		FECHA	POR	DESCRIPCIÓN	APR.	FEC:	21/02/2025	
DIV.		NRQM	ESC:	1-1/2" = 1' - 0"	REF:	PV_ROADRUNNER	N°:	
REV.		FRPS	Plano		Block B - Dimension			
APR.		FRPS						

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]




<div>Antevista Energy NA</div> <div>CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION</div> <div>Property of Antevista Energy NA</div>					<div>PHOTOVOLTAIC SOLAR</div> <div>GENERATION SYSTEM</div>				
					PV ROADRUNNER				
					DIV.	NRQM	ESC: 1-1/2" = 1'-0"	REF: PV ROADRUNNER	
					REV.	FRPS	Plano		
					APR.	FRPS			
					REC.	2102/2025			
REV.	FECHA	POR	DESCRIPCIÓN		APR.	Block B - Dimension			N°.



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION

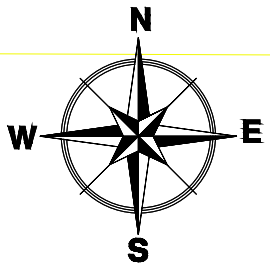
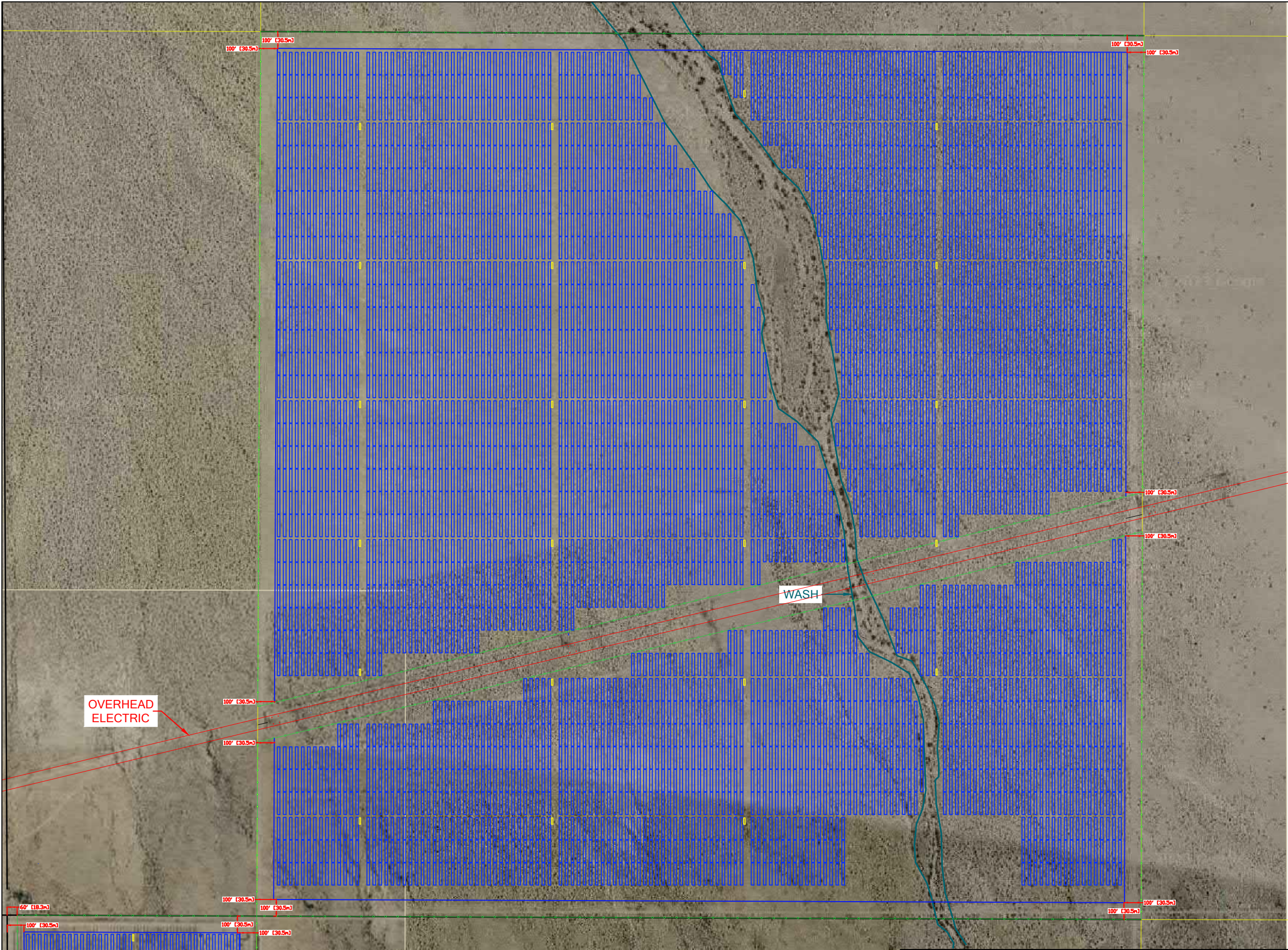
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block B - Dimension



Block C

LEGEND

SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

Block

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



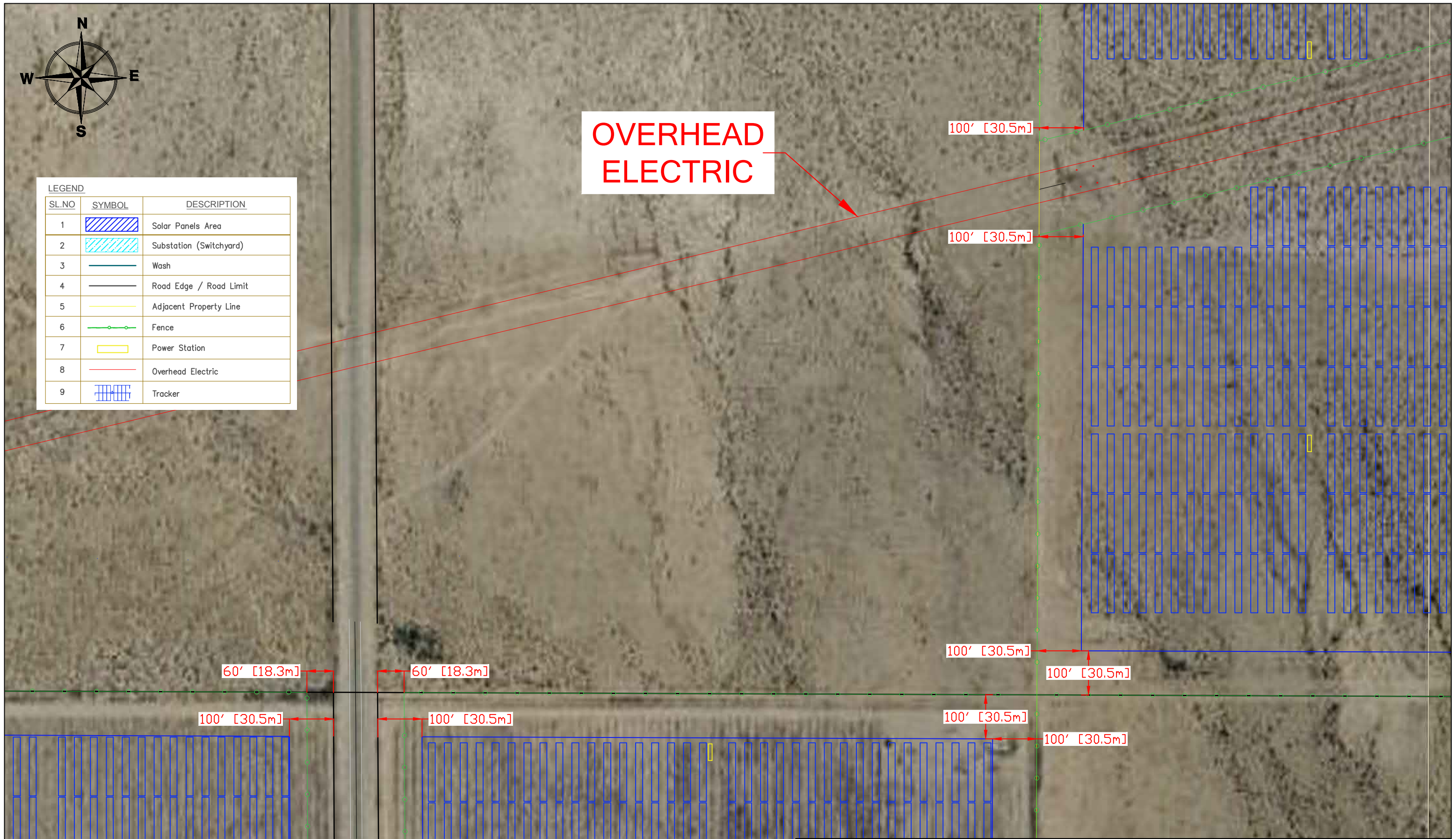
Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM				
PV ROADRUNNER				
DIV.	NRQM	ESC: 1/2" = 1' - 0"	REF: PV_ROADRUNNER	
REV.	FRPS	Plano	N°.	
APR.	FRPS	Block C - Dimension		
FEC:	21/02/2025			




LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

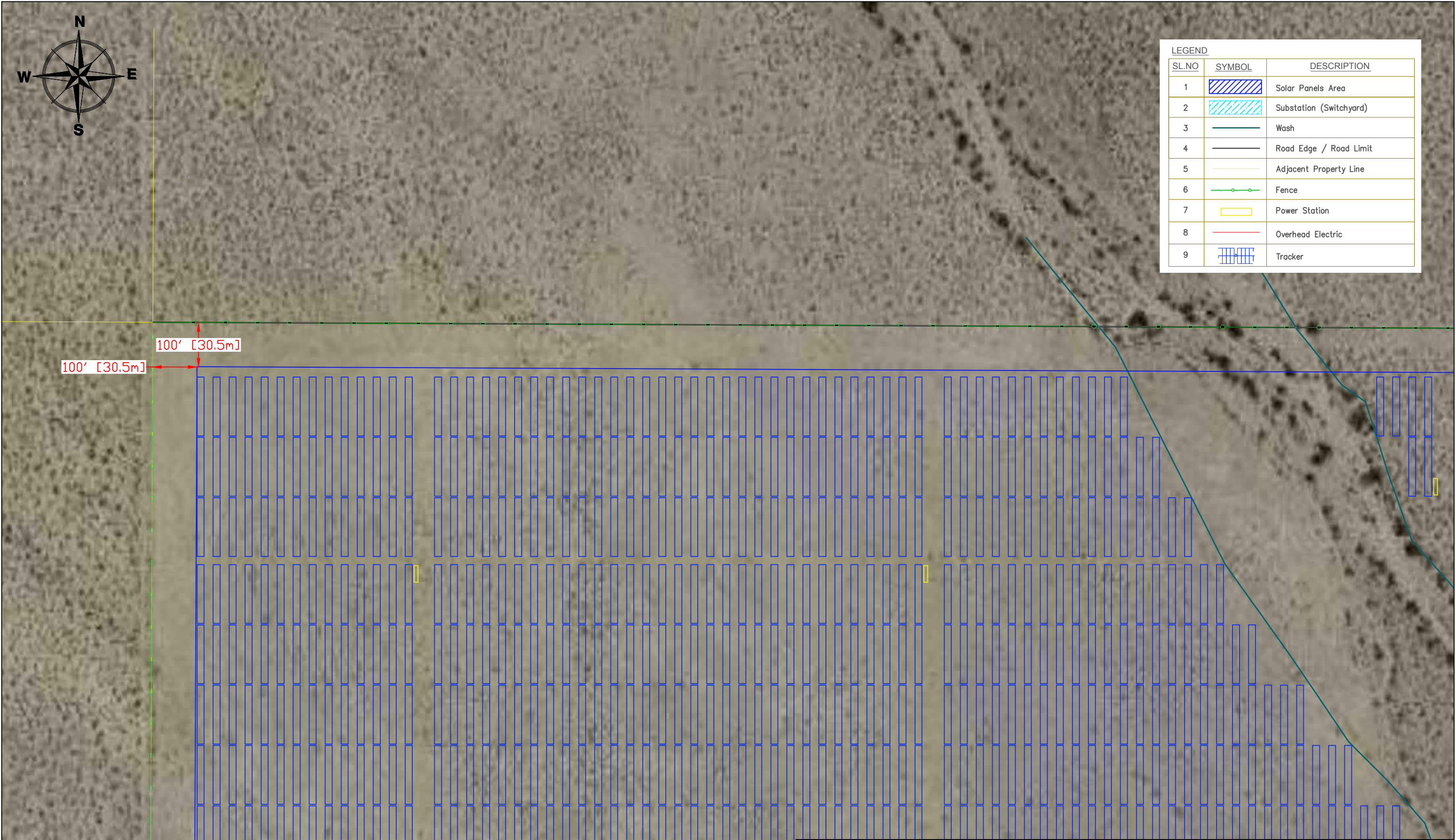
OVERHEAD
ELECTRIC



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]


	Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM					
						PV ROADRUNNER					
						DIV.	NROM	ESC: 1-1/2" ± 1'-0"		REF: PV_ROADRUNNER	N°.
						REV.	FRPS	Plano		Block C - Dimension	
						APR.	FRPS				
						FEC:	21/02/2025				
	REV.	FECHA	POR	DESCRIPCIÓN		APR.					



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

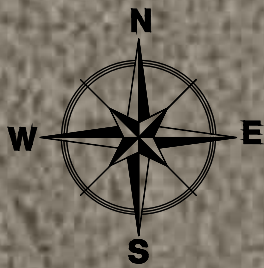
PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]

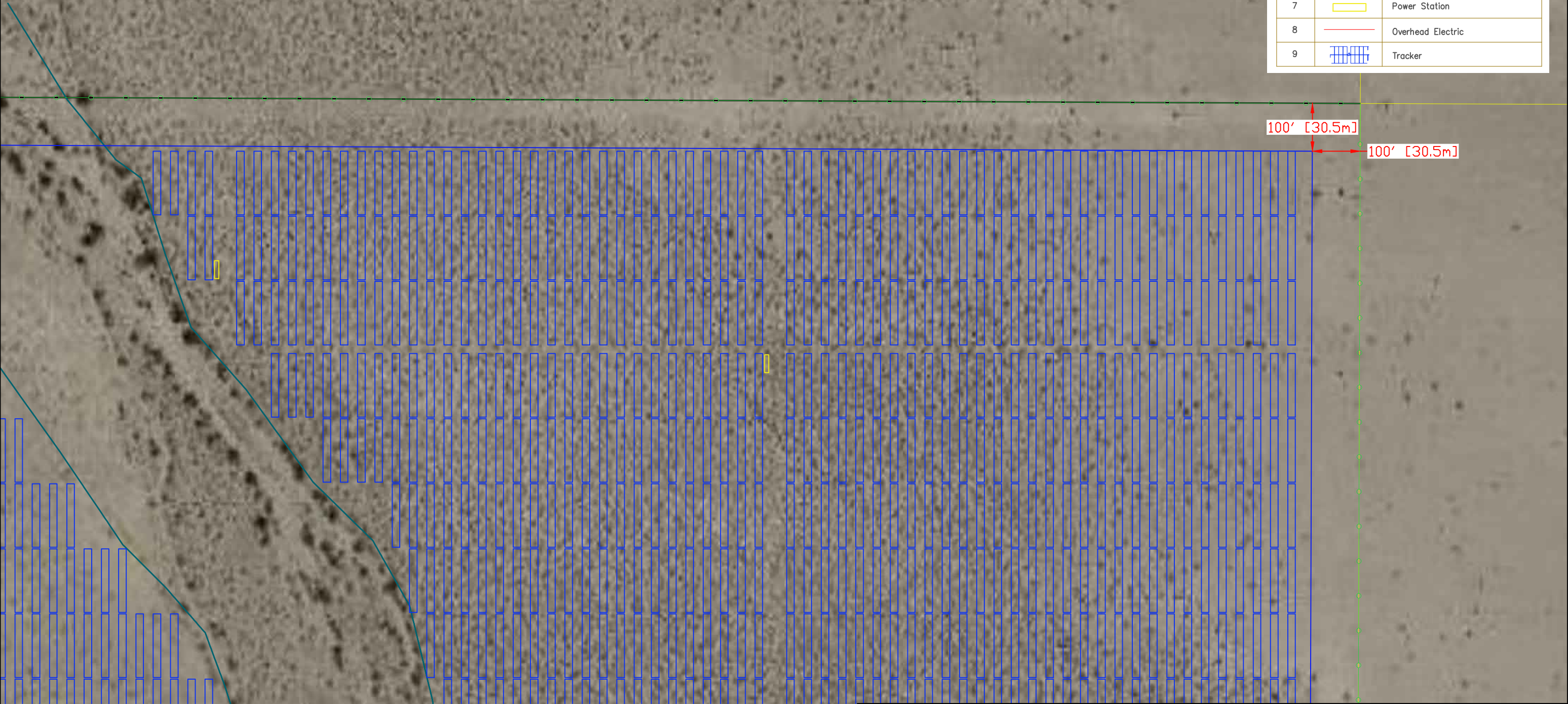


Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1'-0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	Block C
APR.	FRPS		
FEC:	21/02/2025		N°.



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash </td
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker



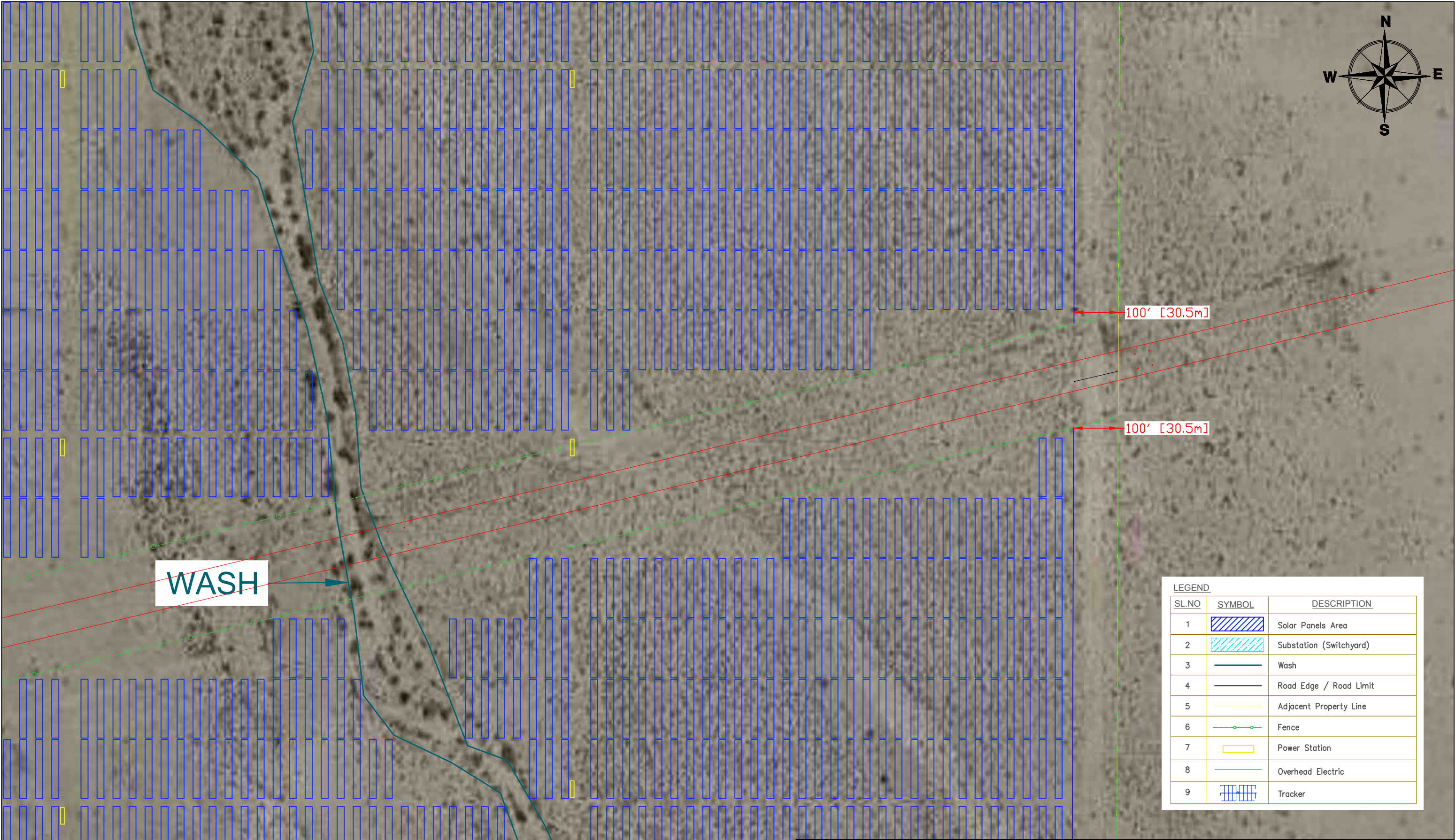
PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]




Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	Block C - Dimension
APR.	FRPS		
FEC:	21/02/2025		N°.












PRELIMINARY
NOT FOR
CONSTRUCTION



Units: feet [meters]

Antevista Energy NA CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM	
					PV ROADRUNNER	
					DIV. NROM REV. FRPS APR. FRPS FEC. 21/02/2025	ESC: 1-1/2" ± 1'-0" REF: PV ROADRUNNER Plano Block C - Dimension N°.
REV.	FECHA	POR	DESCRIPCIÓN	APR.		



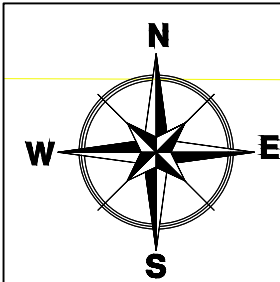
LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



<div><div>Antevista Energy NA</div><div>CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION</div><div>Property of Antevista Energy NA</div></div>					<div>PHOTOVOLTAIC SOLAR GENERATION SYSTEM</div>					
					PV ROADRUNNER					
					DIV.	NORM	ESC: 1'-1/2" = 1'-0"		REF: PV_ROADRUNNER	
					REV.	FRPS	Plano			N°.
					APR.	FRPS	Block C - Dimension			
					FEC:	21/02/2025				
REV.	FECHA	POR	DESCRIPCION		APR.					

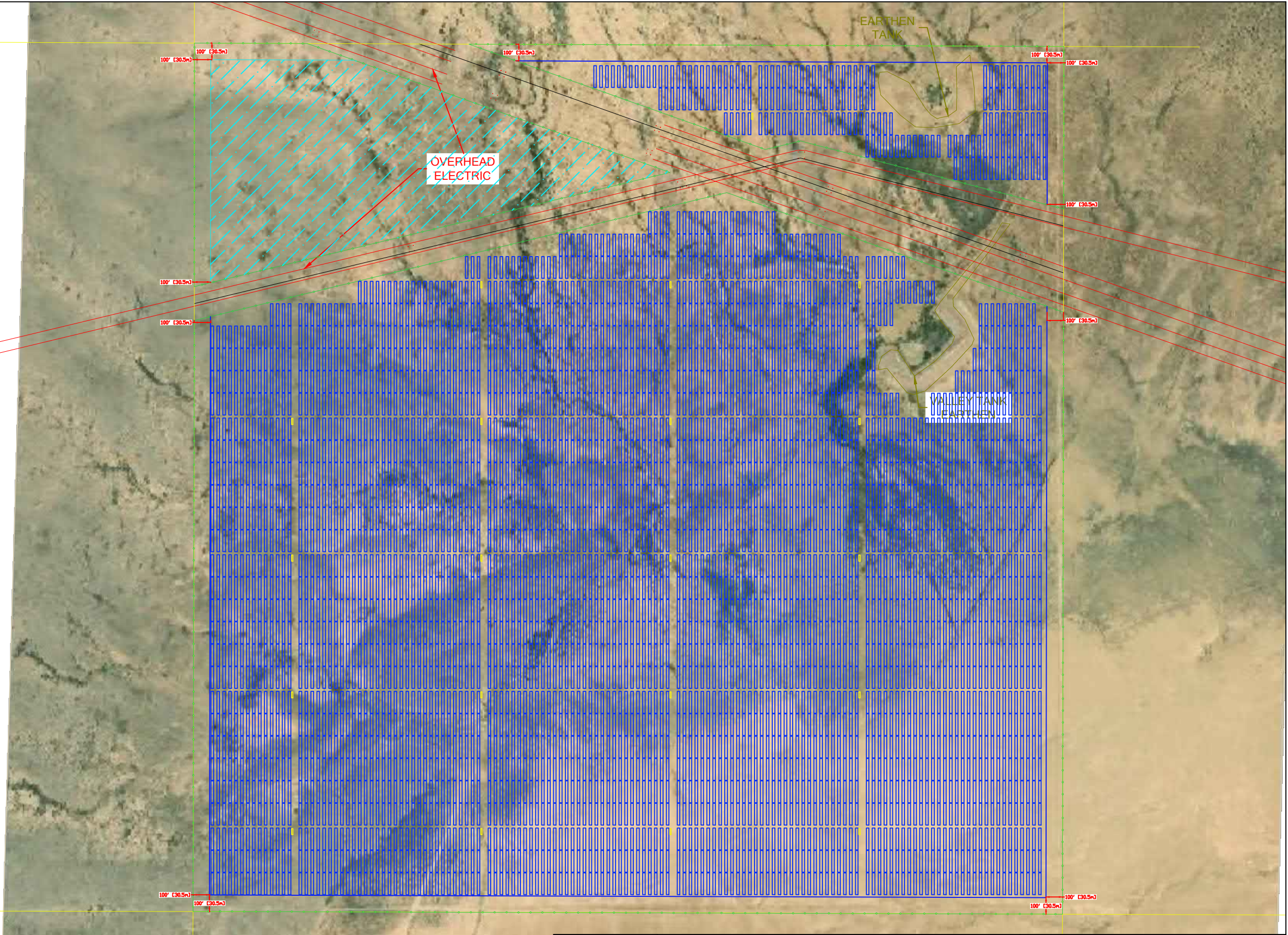


Block C

LEGEND

SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

Block D



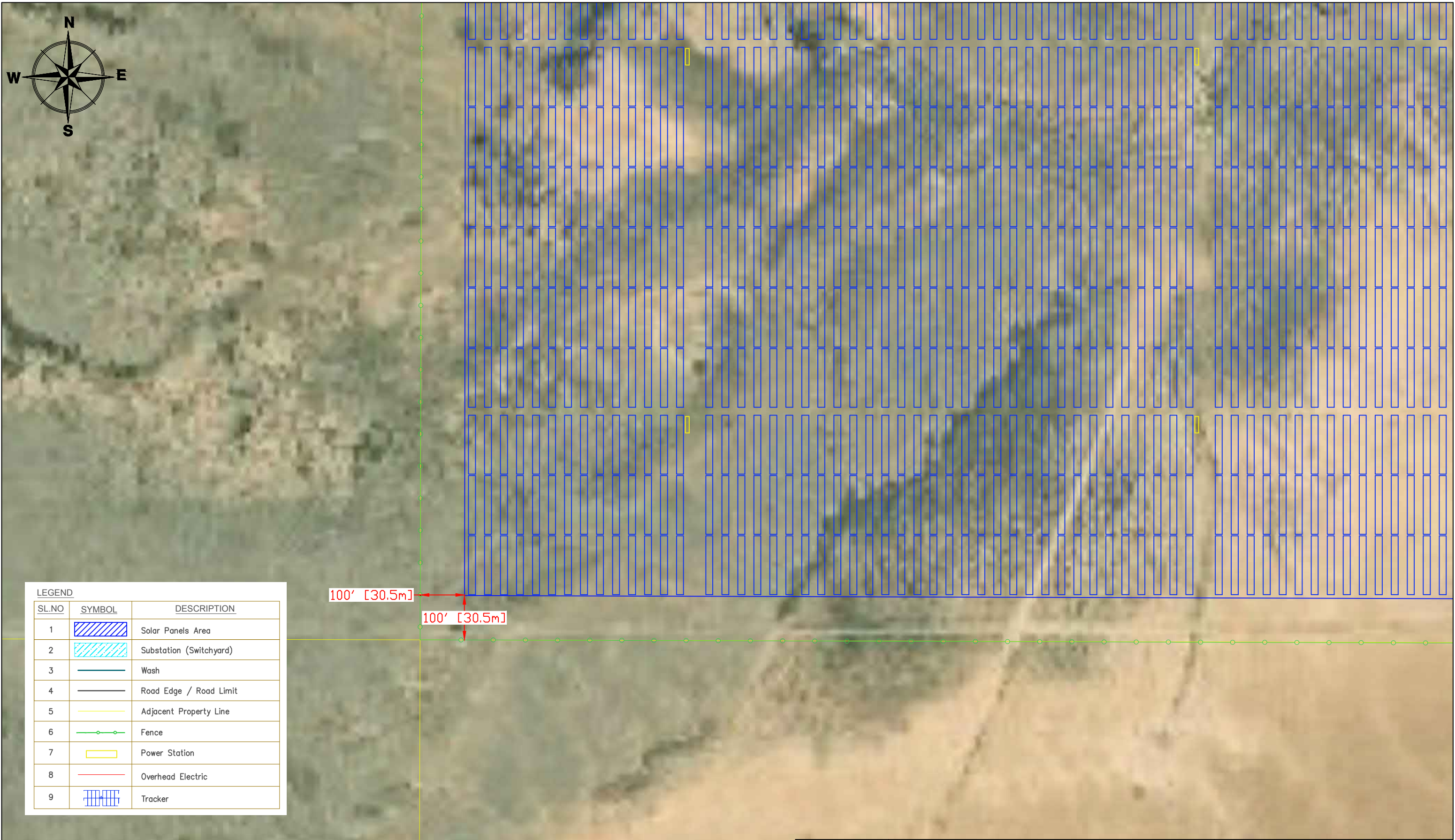
PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM				
PV ROADRUNNER				
DIV.	NRQM	ESC: 1/2" = 1' - 0"	REF: PV_ROADRUNNER	
REV.	FRPS	Plano	Block D	
APR.	FRPS			
FEC:	21/02/2025			




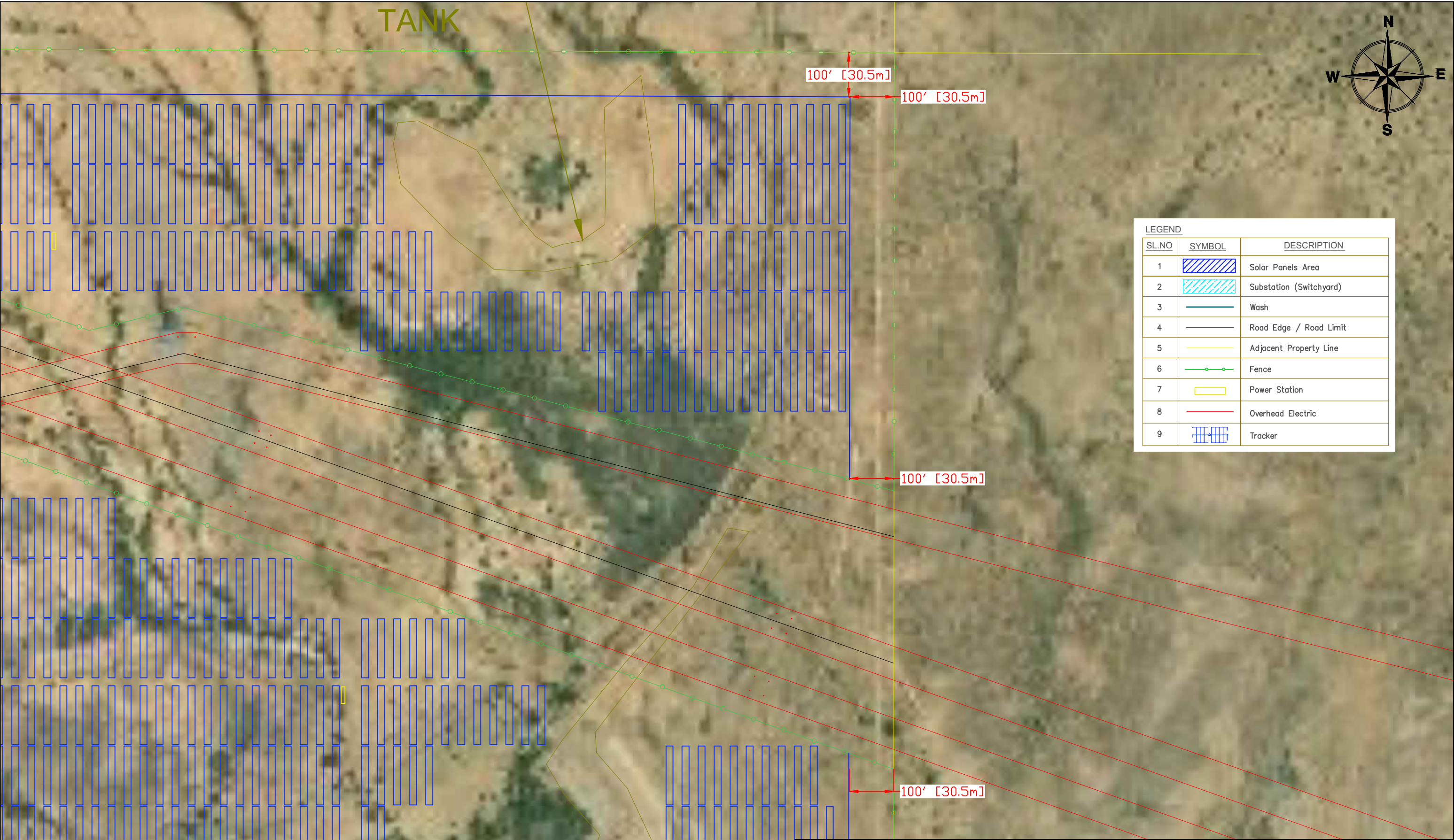
LEGEND

SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]


	<div>Antevista Energy NA</div> <div>CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION</div> <div>Property of Antevista Energy NA</div>					<div>PHOTOVOLTAIC SOLAR</div> <div>GENERATION SYSTEM</div>				
						PV ROADRUNNER				
						DIV. NRQM		ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER	
						REV. FRPS		Plano		N°.
						APR. FRPS		Block D - Dimension		
						FEC: 21/02/2025				
	REV.	FECHA	POR	DESCRIPCIÓN		APR.				



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA

CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION

Property of Antevista Energy NA

REV.	FECHA	POR	DESCRIPCION	APR.

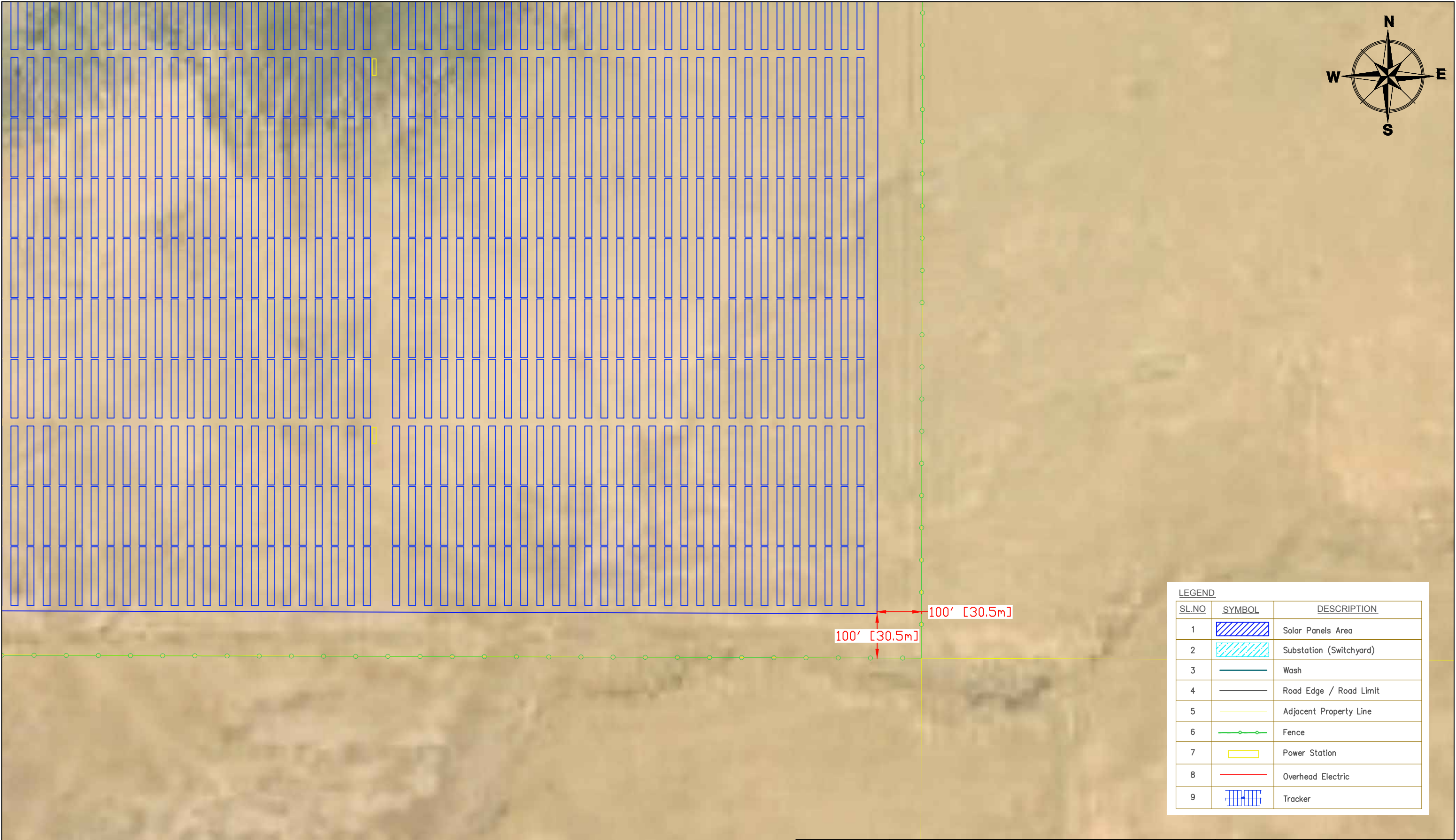
PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block D - Dimension


N°.



LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]







Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA				
REV.	FECHA	POR	DESCRIPCIÓN	APR.

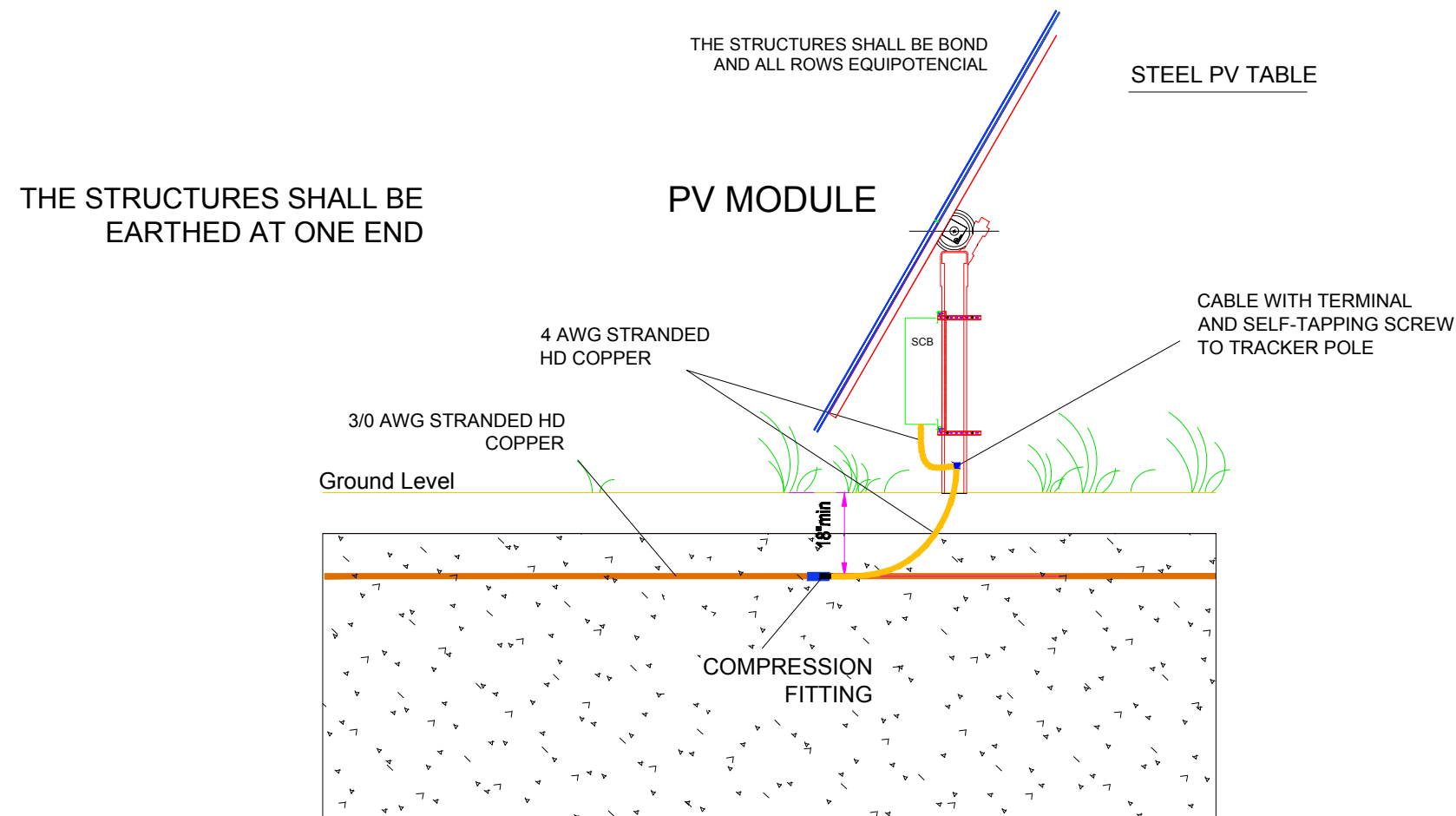
PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
PV ROADRUNNER			
DIV.	NRQM	ESC: 1-1/2" = 1' - 0"	REF: PV_ROADRUNNER
REV.	FRPS	Plano	
APR.	FRPS		
FEC:	21/02/2025		

Block D - Dimension		N°.
---------------------	--	-----

LEGEND

-  BOLTED/CLAMPED EARTH CONNECTION (PROTECTED AGAINST GALVANIC CORROSION AND MOISTURE INGRESS)
-  COMPRESSION FITTINGS
-  4 AWG HD STRANDED COPPER ELECTRODE
-  3/0 AWG HD STRANDED COPPER ELECTRODE

TYPICAL PV TABLE SECTION VIEW



NOTES:

- DO NOT SCALE
- THE TRACKERS ARE LINED UP IN COLUMNS WHICH ARE EARTHED AS SHOWN HERE. THE TRACKERS IN THE SAME COLUMN MUST BE BONDED
- THE 4 AWG STRANDED HD COPPER CABLE IS COMPRESSION-LUGGED AND BOLTED TO THE LEG OF THE STEEL PV TRACKER. THE BOLT IS PARTLY SHELTERED FROM RAIN BY THE PV PANELS AND IS PROTECTED AGAINST GALVANIC CORROSION AND MOISTURE INGRESS
- CONTINUITY ALONG COLUMNS OF PV TRACKERS NEED TO BE PROVED AND MEASUREMENTS TAKEN BY THE INSTALLERS. INTERCONNECTION BONDS BETWEEN TRACKERS NEED TO BE AT LEAST 8AWG.

NOTE 1: Additional information:

- GROUND RING AROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHT FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

PRELIMINARY
NOT FOR
CONSTRUCTION

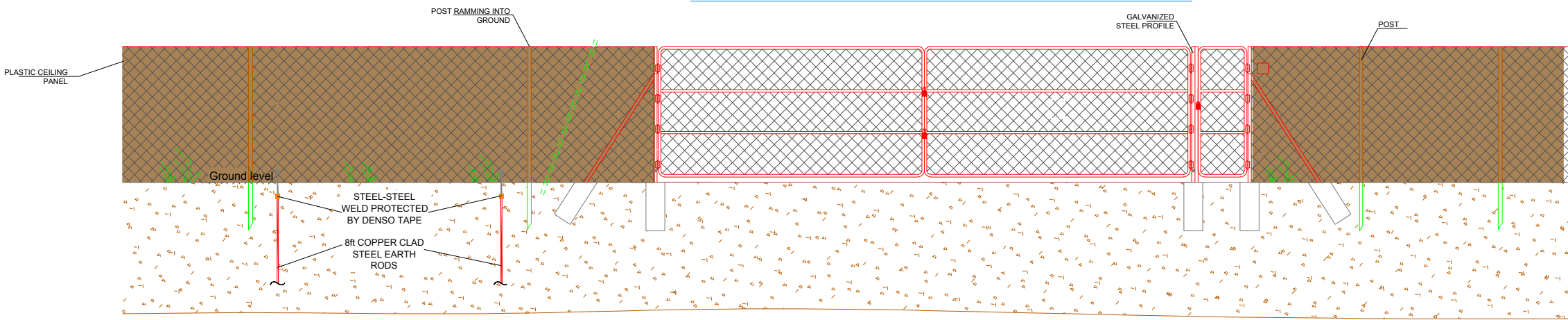
Units: feet [meters]



Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA					PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
					PV ROADRUNNER			
					DIV.	NRQM	ESC:	REF: PV ROADRUNNER
					REV.	FRPS	Plano	
					APR.	FRPS		
					FEC:	21/02/2025		
REV.	FECHA	POR	DESCRIPCION		APR.	Ground details PV Module		

The perimeter fence has been designed to be earthed separately.

FENCE ELEVATION VIEW FROM THE INSIDE



FENCE PLAN VIEW



NOTES:

- DO NOT SCALE
- THE FENCE IS MADE OF GALVANIZED STEEL POSTS AND GALVANISED STEEL MESH
- GATE PANELS AND FENCE ARE UNGROUNDED.
- ONLY A COPPER CLAD 3/4" x 8 FT MINIMUM LENGTH ROD EACH SIDE OF A CROSSING OVERHEAD LINE.
- THE GROUNDING ROD WITH GROUND ROD CLAMP, LISTED FOR DIRECT BURIAL.
- THE PART OF THE FENCE GROUNDED FOR THE OVERHEAD LINE CROSSING MUST BE ISOLATED FROM THE REST OF THE FENCE.

NOTE 1: Additional information:

- GROUND RING AROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHT FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



Antevista Energy NA				PHOTOVOLTAIC SOLAR GENERATION SYSTEM			
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION				PV ROADRUNNER			
Property of Antevista Energy NA				DIV.	NRQM	ESC.	REF: PV_ROADRUNNER
				REV.	FRPS	Plano	
				APR.	FRPS		Perimeter Fence
				FEC.	21/02/2025		N°.
REV.	FECHA	POR	DESCRIPCION	APR.			



SolRedLake-640 LLC
SolPistachio-1920 LLC



Planning and Zoning Meeting

March 12th, 2025

The purpose of this presentation is to introduce the development plans for
SolPistachio – 1920 LLC and Sol RedLake – 620 LLC

By: ANTEVISTA USA

Mr. Ferran Ruf Povill Sospedra, CEO

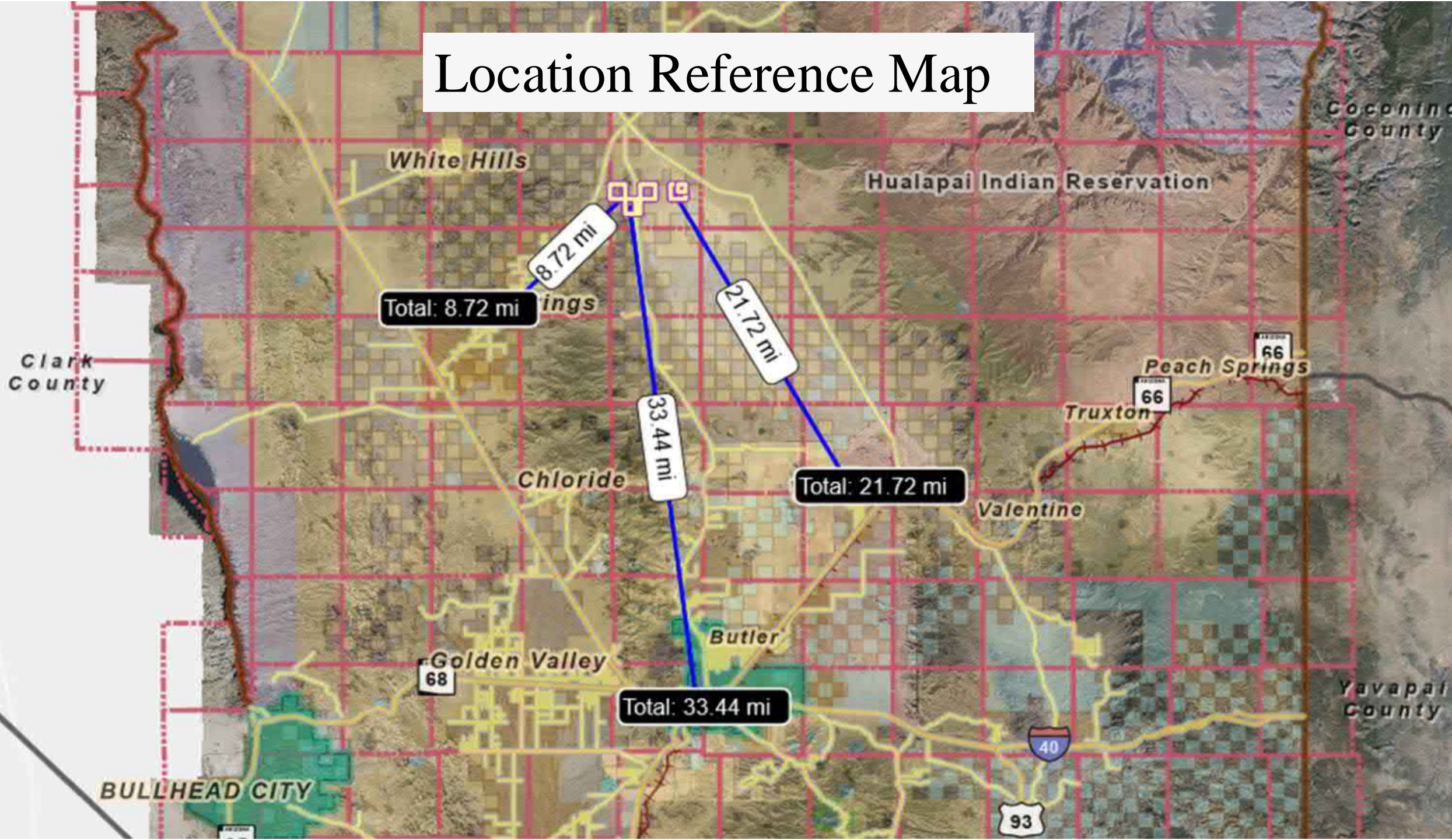
www.antevistausa.com

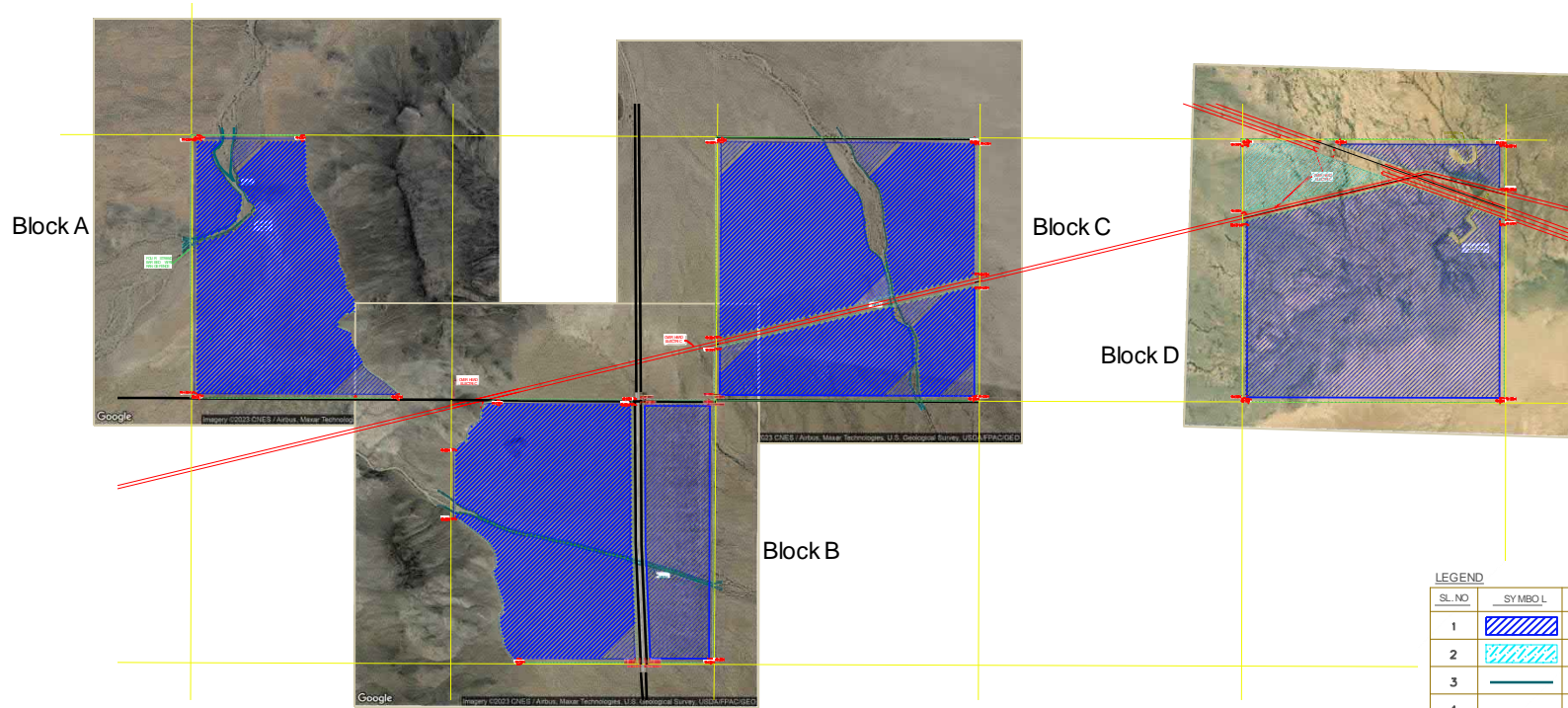
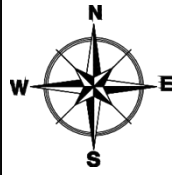
***All information contained is conceptual in nature until final design plans are completed*

SolPistachio -1920 LLC & SolRedLake-620 LLC

- SolPistachio – 1920 LLC comprise approximately 1920 acres of agricultural land on N Stockton Hill Road near mile post 38. The Mohave County Assessors number is 341-15-022.
- SolRedLake – 620 LLC comprises two parcels and the combined acreage is 640 acres on N Antares Road near mile post 26. Mohave County Assessors numbers are 341-15-016 & 341-15-017.

Location Reference Map





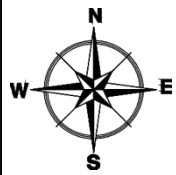
LEGEND		
SL. NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



<div>As Issued - Emergency</div> <div>CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION</div> <div>Property of American Energy Inc.</div>				<div>PHOTOVOLTAIC SOLAR</div> <div>GENERATION SYSTEM</div>	
				<div>PV ROADRUNNER</div>	
REV	DESCRIPTION	DATE	BY	SCALE: 1/8" = 1'-0"	REV. PV ROADRUNNER
1	ISSUED				
2	REVISED				
3	REVISED				
4	REVISED				
5	REVISED				
6	REVISED				
7	REVISED				
8	REVISED				
9	REVISED				
10	REVISED				
11	REVISED				
12	REVISED				
13	REVISED				
14	REVISED				
15	REVISED				
16	REVISED				
17	REVISED				
18	REVISED				
19	REVISED				
20	REVISED				
21	REVISED				
22	REVISED				
23	REVISED				
24	REVISED				
25	REVISED				
26	REVISED				
27	REVISED				
28	REVISED				
29	REVISED				
30	REVISED				
31	REVISED				
32	REVISED				
33	REVISED				
34	REVISED				
35	REVISED				
36	REVISED				
37	REVISED				
38	REVISED				
39	REVISED				
40	REVISED				
41	REVISED				
42	REVISED				
43	REVISED				
44	REVISED				
45	REVISED				
46	REVISED				
47	REVISED				
48	REVISED				
49	REVISED				
50	REVISED				
51	REVISED				
52	REVISED				
53	REVISED				
54	REVISED				
55	REVISED				
56	REVISED				
57	REVISED				
58	REVISED				
59	REVISED				
60	REVISED				
61	REVISED				
62	REVISED				
63	REVISED				
64	REVISED				
65	REVISED				
66	REVISED				
67	REVISED				
68	REVISED				
69	REVISED				
70	REVISED				
71	REVISED				
72	REVISED				
73	REVISED				
74	REVISED				
75	REVISED				
76	REVISED				
77	REVISED				
78	REVISED				
79	REVISED				
80	REVISED				
81	REVISED				
82	REVISED				
83	REVISED				
84	REVISED				
85	REVISED				
86	REVISED				
87	REVISED				
88	REVISED				
89	REVISED				
90	REVISED				
91	REVISED				
92	REVISED				
93	REVISED				
94	REVISED				
95	REVISED				
96	REVISED				
97	REVISED				
98	REVISED				
99	REVISED				
100	REVISED				
101	REVISED				
102	REVISED				
103	REVISED				
104	REVISED				
105	REVISED				
106	REVISED				
107	REVISED				
108	REVISED				
109	REVISED				
110	REVISED				
111	REVISED				
112	REVISED				
113	REVISED				
114	REVISED				
115	REVISED				
116	REVISED				
117	REVISED				
118	REVISED				
119	REVISED				
120	REVISED				
121	REVISED				
122	REVISED				
123	REVISED				
124	REVISED				
125	REVISED				
126	REVISED				
127	REVISED				
128	REVISED				
129	REVISED				
130	REVISED				
131	REVISED				
132	REVISED				
133	REVISED				
134	REVISED				
135	REVISED				
136	REVISED				
137	REVISED				
138	REVISED				
139	REVISED				
140	REVISED				
141	REVISED				
142	REVISED				
143	REVISED				
144	REVISED				
145	REVISED				
146	REVISED				
147	REVISED				
148	REVISED				
149	REVISED				
150	REVISED				
151	REVISED				
152	REVISED				
153	REVISED				
154	REVISED				
155	REVISED				
156	REVISED				
157	REVISED				
158	REVISED				
159	REVISED				
160	REVISED				
161	REVISED				
162	REVISED				
163	REVISED				
164	REVISED				
165	REVISED				
166	REVISED				
167	REVISED				
168	REVISED				
169	REVISED				
170	REVISED				
171	REVISED				
172	REVISED				
173	REVISED				
174	REVISED				
175	REVISED				
176	REVISED				
177	REVISED				
178	REVISED				
179	REVISED				
180	REVISED				
181	REVISED				
182	REVISED				
183	REVISED				
184	REVISED				
185	REVISED				
186	REVISED				
187	REVISED				
188	REVISED				
189	REVISED				
190	REVISED				
191	REVISED				
192	REVISED				
193	REVISED				
194	REVISED				
195	REVISED				
196	REVISED				
197	REVISED				
198	REVISED				
199	REVISED				
200	REVISED				
201	REVISED				
202	REVISED				
203	REVISED				
204	REVISED				
205	REVISED				
206	REVISED				
207	REVISED				
208	REVISED				
209	REVISED				
210	REVISED				
211	REVISED				
212	REVISED				
213	REVISED				
214	REVISED				
215	REVISED				
216	REVISED				
217	REVISED				
218	REVISED				
219	REVISED				
220	REVISED				
221	REVISED				
222	REVISED				
223	REVISED				
224	REVISED				
225	REVISED				
226	REVISED				
227	REVISED				
228	REVISED				
229	REVISED				
230	REVISED				
231	REVISED				
232	REVISED				
233	REVISED				
234	REVISED				
235	REVISED				
236	REVISED				
237	REVISED				
238	REVISED				
239	REVISED				
240	REVISED				
241	REVISED				
242	REVISED				
243	REVISED				
244	REVISED				
245	REVISED				
246	REVISED				
247	REVISED				
248	REVISED				
249	REVISED				
250	REVISED				
251	REVISED				
252	REVISED				
253	REVISED				
254	REVISED				
255	REVISED				
256	REVISED				
257	REVISED				
258	REVISED				
259	REVISED				
260	REVISED				
261	REVISED				
262	REVISED				
263	REVISED				
264	REVISED				
265	REVISED				
266	REVISED				
267	REVISED				
268	REVISED				
269	REVISED				
270	REVISED				
271	REVISED				
272	REVISED				
273	REVISED				
274	REVISED				
275	REVISED				
276	REVISED				
277	REVISED				
278	REVISED				
279	REVISED				
280	REVISED				
281	REVISED				
282	REVISED				
283	REVISED				
284	REVISED				
285	REVISED				
286	REVISED				
287	REVISED				
288	REVISED				
289	REVISED				
290	REVISED				
291	REVISED				
292	REVISED				
293	REVISED				
294	REVISED				
295	REVISED				
296	REVISED				
297	REVISED				
298	REVISED				
299	REVISED				
300	REVISED				
301	REVISED				
302	REVISED				
303	REVISED				
304	REVISED				
305	REVISED				
306	REVISED				
307	REVISED				
308	REVISED				
309	REVISED				
310	REVISED				
311	REVISED				
312	REVISED				
313	REVISED				
314	REVISED				
315	REVISED				
316	REVISED				
317	REVISED				
318	REVISED				
319	REVISED				
320	REVISED				
321	REVISED				
322	REVISED				
323	REVISED				
324	REVISED				
325	REVISED				
326	REVISED				
327	REVISED				
328	REVISED				
329	REVISED				
330	REVISED				
331	REVISED				
332	REVISED				
333	REVISED				
334	REVISED				
335	REVISED				
336	REVISED				
337	REVISED				
338	REVISED				
339	REVISED				
340	REVISED				
341	REVISED				
342	REVISED				
343	REVISED				
344	REVISED				
345	REVISED				
346	REVISED				
347	REVISED				
348	REVISED				
349	REVISED				
350	REVISED				
351	REVISED				
352	REVISED				
353					

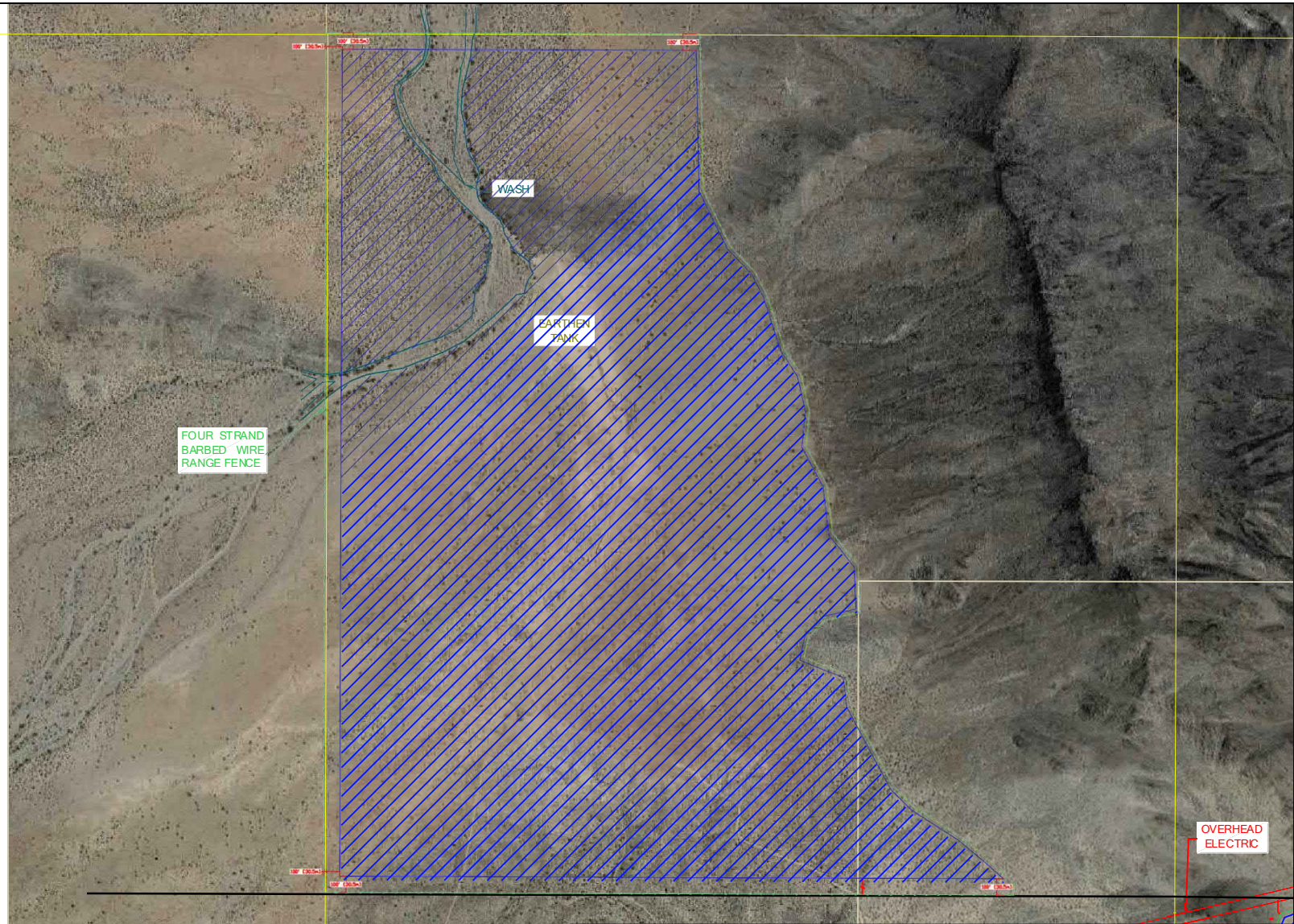


Block A

LEGEND

SL. NO.	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION



Units: feet [meters]



CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION
Property of American Energy NM

REV	FECHA				

PHOTOVOLTAC SOLAR
GENERATION SYSTEM

PV ROADRUNNER

REV	FECHA	Scale: 1/4" = 1'-0"	REV	PV ROADRUNNER	

Block A

Block C

LEGEND

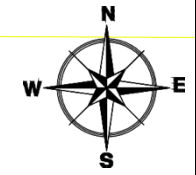
SL. NO	SYMBOL	DESCRIPTION
1	[Blue hatching]	Solar Panels Area
2	[Yellow hatching]	Substation (Switchyard)
3	[Blue line]	Wash
4	[Black line]	Road Edge / Road Limit
5	[Yellow line]	Adjacent Property Line
6	[Green line with cross-ticks]	Fence
7	[Yellow rectangle]	Power Station
8	[Red line]	Overhead Electric
9	[Blue vertical bars]	Tracker










**PRELIMINARY
NOT FOR
CONSTRUCTION**

Units: feet [meters]

PV ROADRUNNER

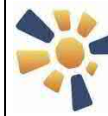
REV	DESCRIPTION	DATE	BY	CHKD
1	100M	10/1/2023	PV	PV
2	100M	10/1/2023	PV	PV
3	100M	10/1/2023	PV	PV
4	100M	10/1/2023	PV	PV
5	100M	10/1/2023	PV	PV
6	100M	10/1/2023	PV	PV
7	100M	10/1/2023	PV	PV
8	100M	10/1/2023	PV	PV
9	100M	10/1/2023	PV	PV
10	100M	10/1/2023	PV	PV
11	100M	10/1/2023	PV	PV
12	100M	10/1/2023	PV	PV
13	100M	10/1/2023	PV	PV
14	100M	10/1/2023	PV	PV
15	100M	10/1/2023	PV	PV
16	100M	10/1/2023	PV	PV
17	100M	10/1/2023	PV	PV
18	100M	10/1/2023	PV	PV
19	100M	10/1/2023	PV	PV
20	100M	10/1/2023	PV	PV
21	100M	10/1/2023	PV	PV
22	100M	10/1/2023	PV	PV
23	100M	10/1/2023	PV	PV
24	100M	10/1/2023	PV	PV
25	100M	10/1/2023	PV	PV
26	100M	10/1/2023	PV	PV
27	100M	10/1/2023	PV	PV
28	100M	10/1/2023	PV	PV
29	100M	10/1/2023	PV	PV
30	100M	10/1/2023	PV	PV
31	100M	10/1/2023	PV	PV
32	100M	10/1/2023	PV	PV
33	100M	10/1/2023	PV	PV
34	100M	10/1/2023	PV	PV
35	100M	10/1/2023	PV	PV
36	100M	10/1/2023	PV	PV
37	100M	10/1/2023	PV	PV
38	100M	10/1/2023	PV	PV
39	100M	10/1/2023	PV	PV
40	100M	10/1/2023	PV	PV
41	100M	10/1/2023	PV	PV
42	100M	10/1/2023	PV	PV
43	100M	10/1/2023	PV	PV
44	100M	10/1/2023	PV	PV
45	100M	10/1/2023	PV	PV
46	100M	10/1/2023	PV	PV
47	100M	10/1/2023	PV	PV
48	100M	10/1/2023	PV	PV
49	100M	10/1/2023	PV	PV
50	100M	10/1/2023	PV	PV
51	100M	10/1/2023	PV	PV
52	100M	10/1/2023	PV	PV
53	100M	10/1/2023	PV	PV
54	100M	10/1/2023	PV	PV
55	100M	10/1/2023	PV	PV
56	100M	10/1/2023	PV	PV
57	100M	10/1/2023	PV	PV
58	100M	10/1/2023	PV	PV
59	100M	10/1/2023	PV	PV
60	100M	10/1/2023	PV	PV
61	100M	10/1/2023	PV	PV



LEGEND		
SL. NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]

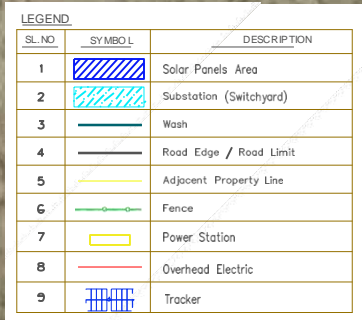


CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of Anteris Energy NA

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

	PV ROADRUNNER
--	---------------

DIV.	NRDM	ESC. 1/2"= 1'-0"	REF. PV ROADRUNNER
REV.	FRFS	Plano	N°.
APR.	FRFS	Block C - Dimension	
R. REC.	2102/2025		



OVERHEAD
ELECTRIC

100' [30.5m]

100' [30.5m]

100' [30.5m]

100' [30.5m]

60' [18.3m]

60' [18.3m]

100' [30.5m]

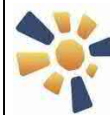
100' [30.5m]

100' [30.5m]

100' [30.5m]

PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of Antares Energy NA

PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

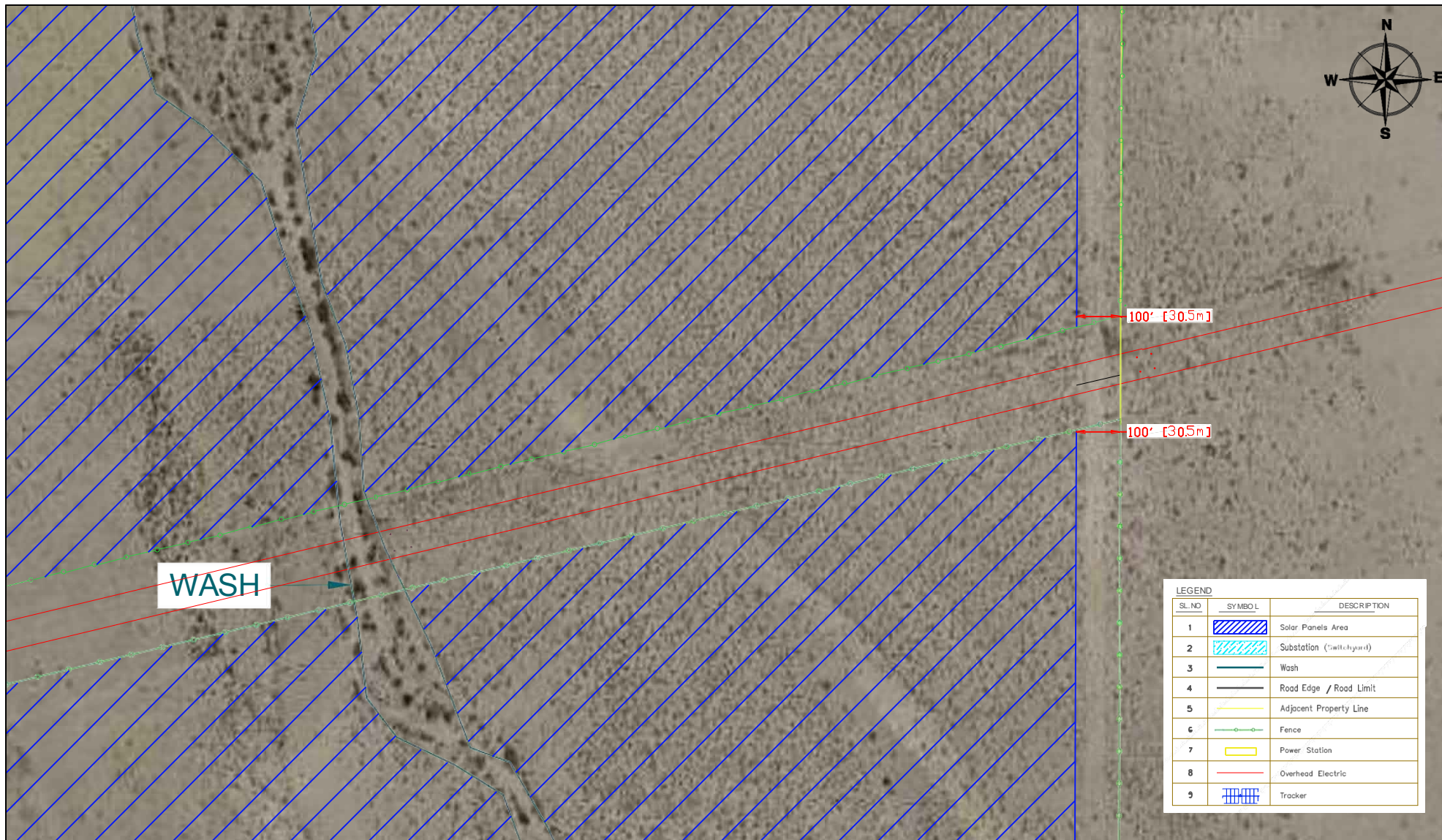
PV ROADRUNNER

DIV.	NORM	ESC: 1-1/2"=1'-0"	REF: PV ROADRUNNER
------	------	-------------------	--------------------

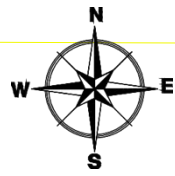
R.F.V.	FRPS	Piano
AP R.	FRPS	

Block C - Dimension

1



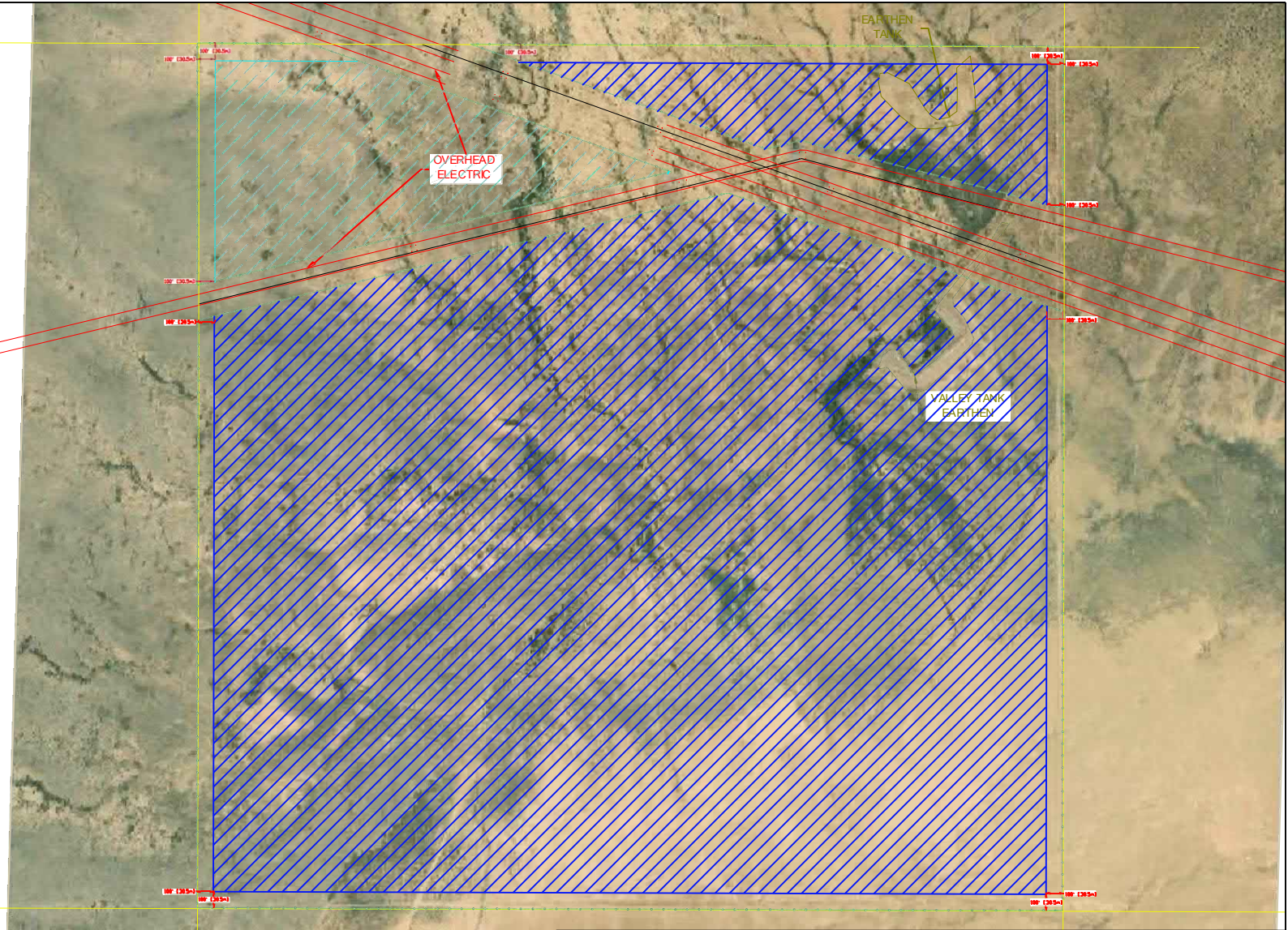
<p style="text-align: center;"><i>Advanced Energy Mkt</i> CONFIDENTIAL - PROPRIETARY and TRADE SECRET INFORMATION Property of Advanced Energy Mkt.</p>										<p style="text-align: center;">PHOTOVOLTAIC SOLAR GENERATION SYSTEM</p>									
										<p style="text-align: center;">PV ROADRUNNER</p>									
										<p> DIV. <u>NEWM</u> <u>10000</u> <u>10000</u> <u>10000</u> <u>10000</u> <u>10000</u> <u>10000</u> <u>10000</u> <u>10000</u> <u>10000</u> REV. <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> DATE <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> <u>1/1/00</u> DES. <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> APP. <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> </p>									
<p> B. DIV. PFC. Mkt. </p>										<p style="text-align: center;">Block C - Dimension</p>									



LEGEND

SL. NO	SYMBOL	DESCRIPTION
1		Solar Panels Area
2		Substation (Switchyard)
3		Wash
4		Road Edge / Road Limit
5		Adjacent Property Line
6		Fence
7		Power Station
8		Overhead Electric
9		Tracker

Block D



PRELIMINARY
NOT FOR
CONSTRUCTION

Units: feet [meters]



CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of American Energy Inc.

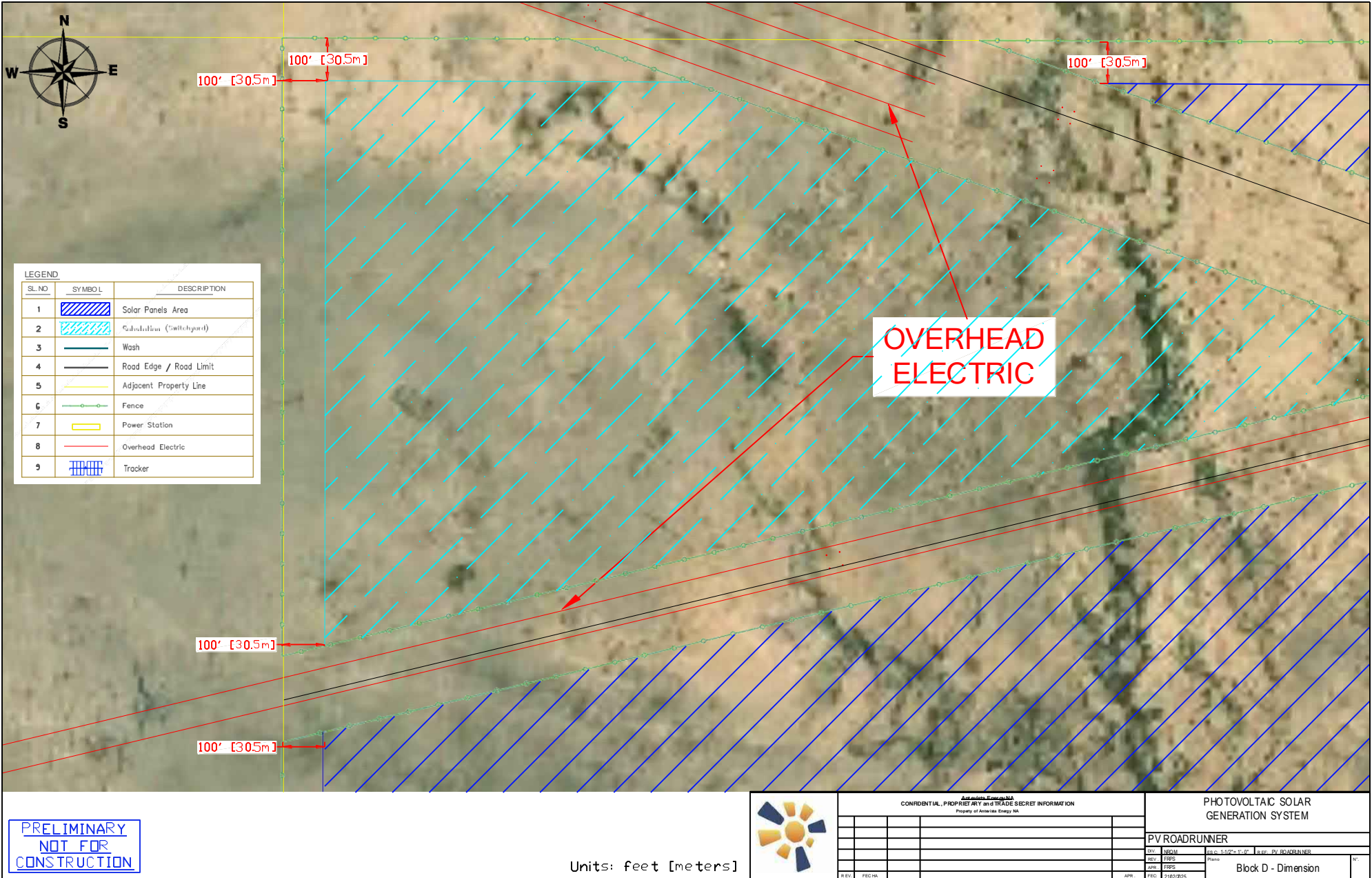
REV	DESCRIPTION	DATE
1	10/10/2010	10/10/2010
2	10/10/2010	10/10/2010
3	10/10/2010	10/10/2010
4	10/10/2010	10/10/2010
5	10/10/2010	10/10/2010
6	10/10/2010	10/10/2010
7	10/10/2010	10/10/2010
8	10/10/2010	10/10/2010
9	10/10/2010	10/10/2010
10	10/10/2010	10/10/2010
11	10/10/2010	10/10/2010
12	10/10/2010	10/10/2010
13	10/10/2010	10/10/2010
14	10/10/2010	10/10/2010
15	10/10/2010	10/10/2010
16	10/10/2010	10/10/2010
17	10/10/2010	10/10/2010
18	10/10/2010	10/10/2010
19	10/10/2010	10/10/2010
20	10/10/2010	10/10/2010
21	10/10/2010	10/10/2010
22	10/10/2010	10/10/2010
23	10/10/2010	10/10/2010
24	10/10/2010	10/10/2010
25	10/10/2010	10/10/2010
26	10/10/2010	10/10/2010
27	10/10/2010	10/10/2010
28	10/10/2010	10/10/2010
29	10/10/2010	10/10/2010
30	10/10/2010	10/10/2010
31	10/10/2010	10/10/2010
32	10/10/2010	10/10/2010
33	10/10/2010	10/10/2010
34	10/10/2010	10/10/2010
35	10/10/2010	10/10/2010
36	10/10/2010	10/10/2010
37	10/10/2010	10/10/2010
38	10/10/2010	10/10/2010
39	10/10/2010	10/10/2010
40	10/10/2010	10/10/2010
41	10/10/2010	10/10/2010
42	10/10/2010	10/10/2010
43	10/10/2010	10/10/2010
44	10/10/2010	10/10/2010
45	10/10/2010	10/10/2010
46	10/10/2010	10/10/2010
47	10/10/2010	10/10/2010
48	10/10/2010	10/10/2010
49	10/10/2010	10/10/2010
50	10/10/2010	10/10/2010
51	10/10/2010	10/10/2010
52	10/10/2010	10/10/2010
53	10/10/2010	10/10/2010
54	10/10/2010	10/10/2010
55	10/10/2010	10/10/2010
56	10/10/2010	10/10/2010
57	10/10/2010	10/10/2010
58	10/10/2010	10/10/2010
59	10/10/2010	10/10/2010
60	10/10/2010	10/10/2010
61	10/10/2010	10/10/2010
62	10/10/2010	10/10/2010
63	10/10/2010	10/10/2010
64	10/10/2010	10/10/2010
65	10/10/2010	10/10/2010
66	10/10/2010	10/10/2010
67	10/10/2010	10/10/2010
68	10/10/2010	10/10/2010
69	10/10/2010	10/10/2010
70	10/10/2010	10/10/2010
71	10/10/2010	10/10/2010
72	10/10/2010	10/10/2010
73	10/10/2010	10/10/2010
74	10/10/2010	10/10/2010
75	10/10/2010	10/10/2010
76	10/10/2010	10/10/2010
77	10/10/2010	10/10/2010
78	10/10/2010	10/10/2010
79	10/10/2010	10/10/2010
80	10/10/2010	10/10/2010
81	10/10/2010	10/10/2010
82	10/10/2010	10/10/2010
83	10/10/2010	10/10/2010
84	10/10/2010	10/10/2010
85	10/10/2010	10/10/2010
86	10/10/2010	10/10/2010
87	10/10/2010	10/10/2010
88	10/10/2010	10/10/2010
89	10/10/2010	10/10/2010
90	10/10/2010	10/10/2010
91	10/10/2010	10/10/2010
92	10/10/2010	10/10/2010
93	10/10/2010	10/10/2010
94	10/10/2010	10/10/2010
95	10/10/2010	10/10/2010
96	10/10/2010	10/10/2010
97	10/10/2010	10/10/2010
98	10/10/2010	10/10/2010
99	10/10/2010	10/10/2010
100	10/10/2010	10/10/2010

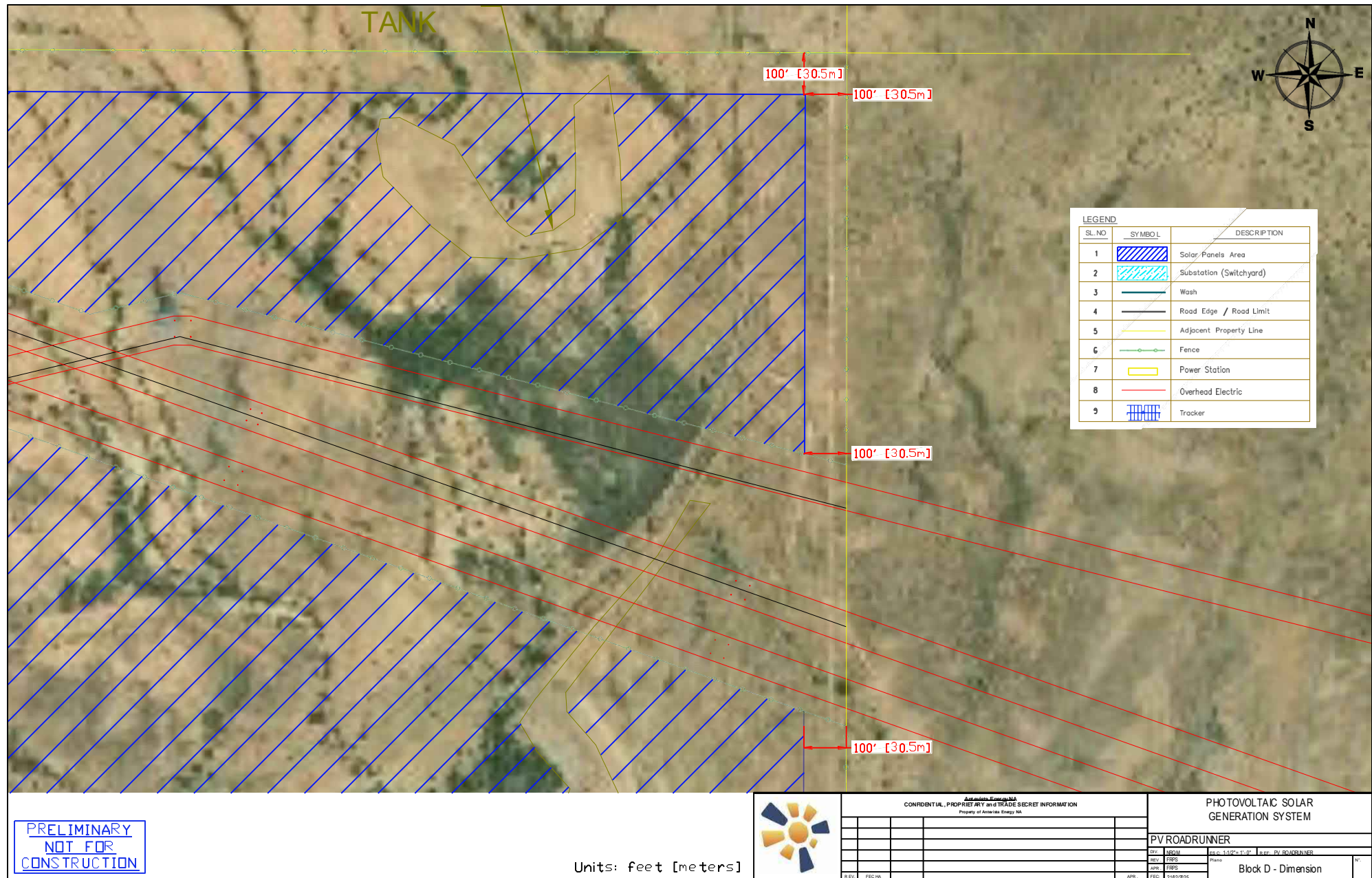
PHOTOVOLTAIC SOLAR
GENERATION SYSTEM

PV ROADRUNNER





REV	DESCRIPTION	DATE
1	10/10/2010	10/10/2010
2	10/10/2010	10/10/2010
3	10/10/2010	10/10/2010
4	10/10/2010	10/10/2010
5	10/10/2010	10/10/2010
6	10/10/2010	10/10/2010
7	10/10/2010	10/10/2010
8	10/10/2010	10/10/2010
9	10/10/2010	10/10/2010
10	10/10/2010	10/10/2010
11	10/10/2010	10/10/2010
12	10/10/2010	10/10/2010
13	10/10/2010	10/10/2010
14	10/10/2010	10/10/2010
15	10/10/2010	10/10/2010
16	10/10/2010	10/10/2010
17	10/10/2010	10/10/2010
18	10/10/2010	10/10/2010
19	10/10/2010	10/10/2010
20	10/10/2010	10/10/2010
21	10/10/2010	10/10/2010
22	10/10/2010	10/10/2010
23	10/10/2010	10/10/2010
24	10/10/2010	10/10/2010
25	10/10/2010	10/10/2010
26	10/10/2010	10/10/2010
27	10/10/2010	10/10/2010
28	10/10/2010	10/10/2010
29	10/10/2010	10/10/2010
30	10/10/2010	10/10/2010
31	10/10/2010	10/10/2010
32	10/10/2010	10/10/2010
33	10/10/2010	10/10/2010
34	10/10/2010	10/10/2010
35	10/10/2010	10/10/2010
36	10/10/2010	10/10/2010
37	10/10/2010	10/10/2010
38	10/10/2010	10/10/2010
39	10/10/2010	10/10/2010
40	10/10/2010	10/10/2010
41	10/10/2010	10/10/2010
42	10/10/2010	10/10/2010
43	10/10/2010	10/10/2010
44	10/10/2010	10/10/2010
45	10/10/2010	10/10/2010
46	10/10/2010	10/10/2010
47	10/10/2010	10/10/2010
48	10/10/2010	10/10/2010
49	10/10/2010	10/10/2010
50	10/10/2010	10/10/2010
51	10/10/2010	10/10/2010
52	10/10/2010	10/10/2010
53	10/10/2010	10/10/2010
54	10/10/2010	10/10/2010
55	10/10/2010	10/10/2010
56	10/10/2010	10/10/2010
57	10/10/2010	10/10/2010
58	10/10/2010	10/10/2010
59	10/10/2010	10/10/2010
60	10/10/2010	10/10/2010
61	10/10/2010	10/10/2010
62	10/10/2010	10/10/2010
63	10/10/2010	10/10/2010
64	10/10/2010	10/10/2010
65	10/10/2010	10/10/2010
66	10/10/2010	10/10/2010
67	10/10/2010	10/10/2010
68	10/10/2010	10/10/2010
69	10/10/2010	10/10/2010
70	10/10/2010	10/10/2010
71	10/10/2010	10/10/2010
72	10/10/2010	10/10/2010
73	10/10/2010	10/10/2010
74	10/10/2010	10/10/2010
75	10/10/2010	10/10/2010
76	10/10/2010	10/10/2010
77	10/10/2010	10/10/2010
78	10/10/2010	10/10/2010
79	10/10/2010	10/10/2010
80	10/10/2010	10/10/2010
81	10/10/2010	10/10/2010
82	10/10/2010	10/10/2010
83	10/10/2010	10/10/2010
84	10/10/2010	10/10/2010
85	10/10/2010	10/10/2010
86	10/10/2010	10/10/2010
87	10/10/2010	10/10/2010
88	10/10/2010	10/10/2010
89	10/10/2010	10/10/2010
90	10/10/2010	10/10/2010
91	10/10/2010	10/10/2010
92	10/10/2010	10/10/2010
93	10/10/2010	10/10/2010
94	10/10/2010	10/10/2010
95	10/10/2010	10/10/2010
96	10/10/2010	10/10/2010
97	10/10/2010	10/10/2010
98	10/10/2010	10/10/2010
99	10/10/2010	10/10/2010
100	10/10/2010	10/10/2010

Block D

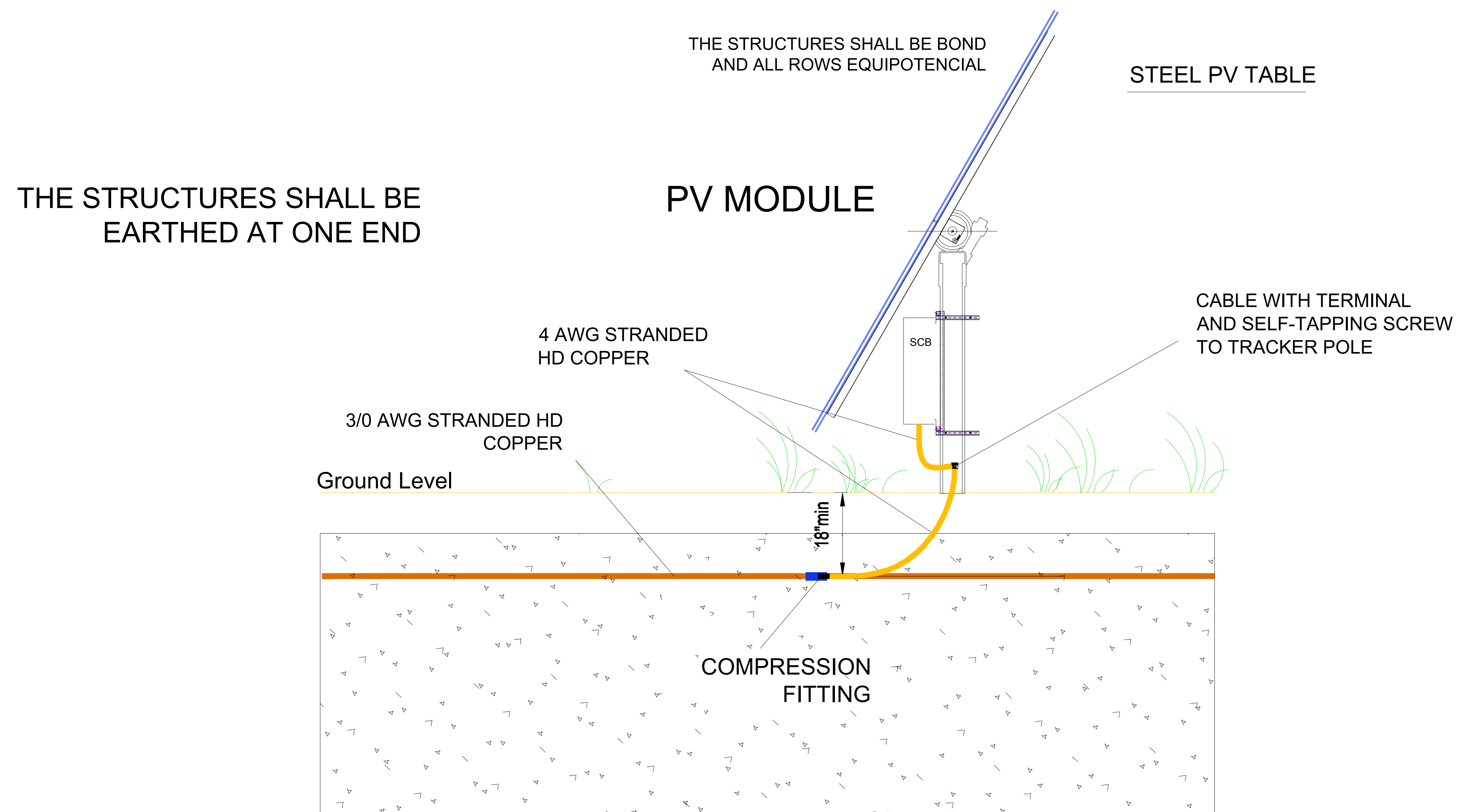




LEGEND

-  BOLTED/CLAMPED EARTH CONNECTION
(PROTECTED AGAINST GALVANIC CORROSION
AND MOISTURE INGRESS)
-  COMPRESSION FITTINGS
-  4 AWG HD STRANDED COPPER ELECTRODE
-  3/0 AWG HD STRANDED COPPER ELECTRODE

TYPICAL PV TABLE SECTION VIEW



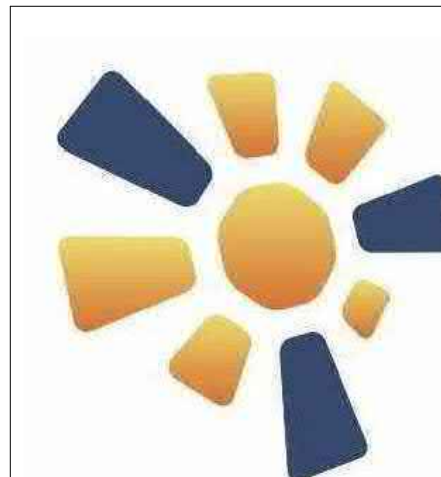
NOTES:

- DO NOT SCALE
- THE TRACKERS ARE LINED UP IN COLUMNS WHICH ARE EARTHED AS SHOWN HERE. THE TRACKERS IN THE SAME COLUMN MUST BE BONDED
- THE 4 AWG STRANDED HD COPPER CABLE IS COMPRESSION-LUGGED AND BOLTED TO THE LEG OF THE STEEL PV TRACKER. THE BOLT IS PARTLY SHELTERED FROM RAIN BY THE PV PANELS AND IS PROTECTED AGAINST GALVANIC CORROSION AND MOISTURE INGRESS
- CONTINUITY ALONG COLUMNS OF PV TRACKERS NEED TO BE PROVED AND MEASUREMENTS TAKEN BY THE INSTALLERS. INTERCONNECTION BONDS BETWEEN TRACKERS NEED TO BE AT LEAST 8AWG.

NOTE 1: Additional information:

- GROUND RING AROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHT FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

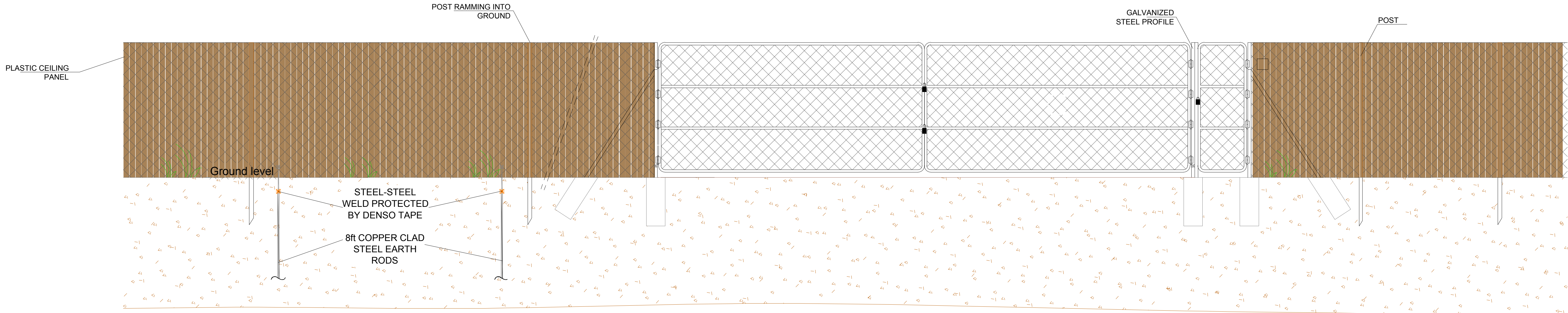
PRELIMINARY
NOT FOR CONSTRUCTION



<p align="center">Antevista Energy NA CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of Antevista Energy NA</p>					<p align="center">PHOTOVOLTAIC SOLAR GENERATION SYSTEM</p>		
					<p align="center">PV ROADRUNNER</p>		
					DR. NRQM	Scale: 1: 125	REF: PV_ROADRUNNER
					CK. FRPS	Plan	N°.
					APP. FRPS	<p align="center">Ground details PV Module</p>	
					DATE: 21/02/2025		
REV	DATE	BY	DESCRIPTION	APP	<p align="right">7</p>		

The perimeter fence has been designed to be earthed separately.

FENCE ELEVATION VIEW FROM THE INSIDE



FENCE PLAN VIEW



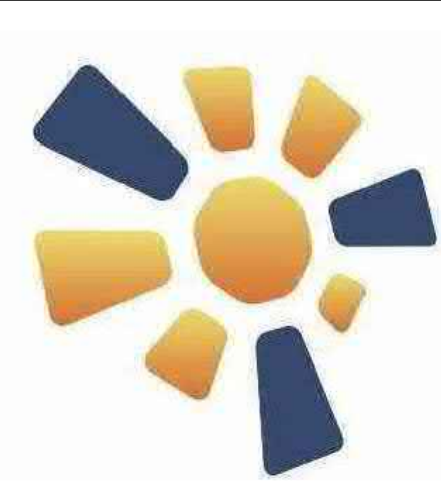
NOTES:

- DO NOT SCALE
- THE FENCE IS MADE OF GALVANIZED STEEL POSTS AND GALVANISED STEEL MESH
- GATE PANELS AND FENCE ARE UNGROUNDED.
- ONLY A COPPER CLAD 3/4" x 8 FT MINIMUM LENGHT ROD EACH SIDE OF A CROSSING OVERHEAD LINE.
- THE GROUNDING ROD WITH GROUND ROD CLAMP, LISTED FOR DIRECT BURIAL.
- THE PART OF THE FENCE GROUNDED FOR THE OVERHEAD LINE CROSSING MUST BE ISOLATED FROM THE REST OF THE FENCE.

NOTE 1: Additional information:

- GROUND RING ARROUND POWER STATION MUST BE 30" MINIMUM DEEP
- GROUNDING AND BOUNDING TO COMPLY NEC 250 AND NEC 690 PART V
- ALL COPPER CONNECTIONS SHALL BE IRREVERSIBLE AND LEASTED UNDERGROUND AND FOR GROUNDING SYSTEM
- MEDIUM VOLTAGE CONDUCTORS SHIELDS TO BE POUNDED AT BOTH ENDS
- PERIMETER FENCE IS ISOLATED FROM THE PV PLANT. WHERE OVERHEAD LINE CROSSES FENCE A EIGHTH FEET GROUNDING ROD SHALL BE PLACED 5 FT EACH SIDE OF CROSSING POINT. THIS SECTION OF THE FENCE SHALL BE ISOLATED FROM THE REST OF THE FENCE.

PRELIMINARY
NOT FOR CONSTRUCTION



Antevista Energy NA				
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION				
Property of Antevista Energy NA				
REV.	DATE	BY	DESCRIPTION	APP.

PHOTOVOLTAIC SOLAR GENERATION SYSTEM				
PV ROADRUNNER				
DR.	NRQM	Scale: 1:150	REF: PV_ROADRUNNER	
CK.	FRPS	Plan		
APP.	FRPS	Perimeter Fence		N°.
DATE: 21/02/2025				8

Sol Red Lake, LLC

Concept Battery Storage

Features:

- 1) Enclosed Batteries for Fire Suppression
- 2) Obscure Perimeter Fencing
- 3) Flood Control featuring Drainage and Storage Basins

Also, Antevista will assist in training and supporting the local Fire District in best practices for fire suppression



About Antevista

Antevista was founded in the year 2012 and has become a leader in the sustainable energy sector.

The team comprises over 150 engineers, with specialties in civil, electrical, hydrological, geotechnical, solar, wind and geothermal power storage and generating facilities.

The team has completed over 5,000 projects worldwide in 40 Countries. Currently Antevista has 630 projects in various stages of progress.



Antevista Engineering

Projects Across The Globe

Wind/Solar/Storage/Transmission/Biomass/Geothermal
Projects completed or commissioned in the:

USA, Brazil, Costa Rica, Dominican Republic, Honduras, Iraq, Guatemala, Panama,
Puerto Rico, Republic of Congo, South Korea, Spain & Rawanda

Antevista Areas Of Expertise

- Project Management
- Solar power generating facilities
- Hydroelectric power generating facilities
- Geothermal power generating facilities
- Wind power generating facilities
- Transmission line design
- Power storage facilities
- Water & Wastewater treatment and recharge
- Biomass

Sustainable Development

Antevista is a leader in sustainable development and appreciates the need to protect a fragile aquifer for future generations.

Antevista has already engaged Mr. Bruce Bosshard a local veteran & civil engineer with a strong background in water and wastewater management systems.

Mr. Bosshard has completed a concept report for flood control, drainage, fire suppression for the entire project including the battery storage facility.

Sustainable Water Conservation

SolPistachio-1920 LLC has 532 acres of pistachio trees planted and recently received irrigation approval from the Arizona Department of Water Resources to irrigate the 532 acres in the Hualapai Basin Irrigation Non-Expansion Area (INA).

According to the USGS estimates for water use of mature pistachio trees used for the Hualapai Basin is estimated to be 5-acre feet of water per planted acre for 2,660-acre feet of water used annually.

By replacing the pistachio trees with solar panels, Antevista will add 2,660-acre feet of water annually to the Hualapai Valley Basin Aquifer.

This is almost 30% of the total annual estimated water use for the City of Kingman and 26% of the annual estimated annual estimated aquifer recharge of the Hualapai Valley Basin Aquifer.

Economic Impact

There is a common misconception that solar projects do not contribute to the economy nor generate tax revenues for local governments.

During the first year during construction an estimated \$1.1 million in tax revenues and 302 jobs would be created in the local economy from this project.

In addition, over the life of the project, more than \$28.1 million in tax revenue would be generated by personal property tax on equipment.

These taxes would directly benefit the county, fire districts, school districts and other special districts such as flood control, library, and education districts. Furthermore, employees working on the project would spend money in the local economy, pay property taxes on the homes they occupy and contribute to state shared taxes for the County and local governments (\$1.7 million). *

Economic Benefit to Mohave County

Mohave County Solar Project Summary Impact

Construction related jobs	302
Taxes generated during construction	\$1.1 million
Personal property tax generated during life of project	
Mohave County and special districts	\$13.1 million
Local school districts	\$15.0 million
Tax revenues generated by employees	\$1.7 million
Grand total of taxes generated during life of project	\$30.9 million

Economic Impact over Life of Project Mohave County Solar Project

(2023 dollars)

Construction

Impact Type	Jobs	Wages	Economic Output
Direct	225	\$11,452,000	\$36,400,000
Indirect Induced	35	\$1,672,000	\$6,152,000
	42	\$2,061,000	\$7,084,000
Total	302	\$15,185,000	\$49,636,000

Operations

Impact Type	Annual Jobs	Wages over 40 Yrs	Economic Output (40 yrs)
Direct	4	\$5,000,000	\$219,940,000
Indirect Induced	5	\$16,996,000	\$154,080,000
	3	\$5,488,000	\$18,816,000
Total	12	\$27,484,000	\$392,836,000

Source: Elliott D. Pollack & Company; IMPLAN

Antevista and the Environment

Water Conservation – SolPistachio has historically farmed over 532 acres of pistachios which are qualified under the current groundwater regulation by ADWR to use 2,660-acre feet of water annually. The solar facility will utilize cutting edge electronic repulsion dust control to minimize water use.

Water Conservation – We will model and capture as much rainfall water as for fire suppression and panel cleaning.

Wildlife Corridors – We will work with fish and game experts to identify and preserve the current wildlife corridors on the site whenever possible.

Dust Control and Fire Suppression – as stated above we will utilize the area weather patterns and whenever possible use rainfall water captured and stored onsite for Dust Control and Fire Suppression.

Common Concerns and Misconceptions about Solar Energy

Solar will create heat islands - current studies prove that while solar panels can raise the ambient temperature by creating radiate heat, but only slightly and with the current new panel design the effect is minimal and not noticed if more than 1,000' from the solar panel array.

We don't want to look at unsightly solar panel arrays – Antevista will be installing a 6' tall obscuring panel fence around the perimeter of the property, that will blend into the natural scenery. It will not look like the solar facilities near Las Vegas Nevada, but similar the the Grayhawk Solar facility on Route 66 north of Kingman.

Fire Danger – As we have outlined above the facility will capture rainwater and store it for any fire suppression required or recommended by the area Fire Marshal. In addition, the battery storage areas will have fire containment barriers to extinguish any fire that may erupt and do not present any significant fire danger.

Solar Panels Leak and cause Contamination – Antevista will only use silicon based solar panels and they do not contain any hazardous materials that can leak into the environment. These panels are designed to withstand the long hours of desert heat and occasional hailstorms that occur in the Hualapai Basin.

Remediation

A major concern for the community is what happens after the life of the solar facility ends?

A common and often times required practice by solar developers or regulatory agencies is the issuance of an assurance bond to pay for the dismantling and disposal of the solar panels and restoration of the property to its natural state.

Additionally, a solar panel Disposal and Recycling facility is already operating in Yuma Arizona. This facility will recycle almost all the solar panels into other resources and only 5% of the panels are not recyclable and placed in landfills.

For Further Information

Please contact our local representative
Mr. John Gall Principal Arizona Land and Water Solutions
480-269-5616 or by email johnrgall@gmail.com

Or

Antevista USA
Mr. Ferran Ruf Povill Sospedra, CEO
480-600-5703 or by email frps@antevista.co
www.antevista.com



Mohave County Solar (Example Project) Economic Impact and Tax Revenue Analysis



Prepared for:

Arizona Solar Energy Industries Association (AriSEIA)

October 2023

Prepared by:



Elliott D. Pollack & Company
5111 N. Scottsdale Road, Suite 202
Scottsdale, Arizona 85250

Table of Contents

Summary of Impacts	1
Economic Impact and Tax Revenue Analysis	2
Assumptions & Methodology	5
APPENDIX 1: Annual Personal Property Tax Estimates by Jurisdiction	10



Summary of Impacts

The following report estimates the potential economic impacts and tax revenues that would be generated by a typical solar project located in Mohave County. This example solar power generating facility would sit on an estimated 1,200 acres and produce up to 200 MW of power and includes the addition of 200 MW of battery storage. The total capital cost of the project is estimated at \$528.0 million including construction costs and equipment. A facility of this size is generally in range with recent power purchase contracts announced by Arizona Public Service and Salt River Project, two of the state's largest electric utilities.

About Elliott D. Pollack & Company

Elliott D. Pollack & Company has been in business for more than 30 years and is headed by one of Arizona's most noted economists. The firm is known for its expertise in two primary areas – real estate and economics, with its primary practice in the State of Arizona. The firm has been employed by public institutions, state, county, and local governments, private entities, and Native American Communities, in a variety of assignments that include economic impact analyses, real estate market studies, forecasting, and public speaking at events around the State. In Mohave County specifically the firm has recently completed studies such a housing assessment for Bullhead City, a recreation plan for Lake Havasu City, Low Income Tax Credit market studies and an economic impact analysis of a proposed retail and hotel development.

Impact Summary

There is a common misconception that solar projects do not contribute to the economy nor generate tax revenues for local governments. This report will show that in the first year during construction an estimated \$1.1 million in tax revenues and 302 jobs would be created in the local economy from this example project. In addition, over the life of the project, more than \$28.1 million in tax revenue would be generated by personal property tax on equipment. These taxes would directly benefit the county, fire districts, school districts and other special districts such as flood control, library, and education districts. Furthermore, employees working on the project would spend money in the local economy, pay property taxes on the homes they occupy and contribute to state shared taxes for the County and local governments (\$1.7 million).

In total, this example Mohave County Solar Project would generate an estimated \$30.9 million in tax revenues during the life of the project.

Mohave County Solar Project Summary Impact

Construction related jobs	302
Taxes generated during construction	\$1.1 million
Personal property tax generated during life of project	
Mohave County and special districts	\$13.1 million
Local school districts	\$15.0 million
Tax revenues generated by employees	\$1.7 million
Grand total of taxes generated during life of project	\$30.9 million



Economic Impact and Tax Revenue Analysis

Economic Impacts

- Development would provide an immediate \$36.4 million in direct construction impact in the County, generating a direct, indirect and induced total of \$49.6 million in total economic impact from construction activity. This investment would create 302 construction and related jobs and \$15.2 million in wages over the projected 14-month construction schedule.
- Through the life of the project, an estimated \$392.8 million in economic activity would occur within the County's economy.
- All totaled, the example solar project would create over \$442.5 million in economic activity within Mohave County during construction and 40 years of operations.

Economic Impact over Life of Project Mohave County Solar Project (2023 dollars)			
Construction			
Impact Type	Jobs	Wages	Economic Output
Direct	225	\$11,452,000	\$36,400,000
Indirect	35	\$1,672,000	\$6,152,000
Induced	42	\$2,061,000	\$7,084,000
Total	302	\$15,185,000	\$49,636,000
Operations			
Impact Type	Annual Jobs	Wages over 40 Yrs	Economic Output (40 yrs)
Direct	4	\$5,000,000	\$219,940,000
Indirect	5	\$16,996,000	\$154,080,000
Induced	3	\$5,488,000	\$18,816,000
Total	12	\$27,484,000	\$392,836,000
Source: Elliott D. Pollack & Company; IMPLAN			

Tax Revenues Generated

Construction and operations of the solar project would create significant tax revenue for Mohave County and other entities. While the project would be exempt from prime contracting transaction privilege tax (under ARS 42-5075(b)(7) and ARS 42-5061), there is still substantial value from solar equipment that would increase the personal property revenues for the County. Revenues would also be generated from secondary sources of employee generated revenue. In addition, the project would be subject to a state land lease along with a capacity fee per megawatt.



- Mohave County would receive an estimated \$1.1 million in cumulative tax revenue from construction related impacts. These impacts are generated by the share of employees that would spend within Mohave County during the 14-month construction phase.

Tax Revenues during Construction Mohave County Solar Project (2023 dollars)				
	Secondary Revenues			
Impact Type	Employee Spending Sales Tax	Resident Property Tax	State Shared Revenues	Total Revenues
Direct	\$119,600	\$678,400	\$1,940	\$799,940
Indirect	\$17,800	\$104,500	\$290	\$122,590
Induced	\$21,900	\$127,000	\$360	\$149,260
Total	\$159,300	\$909,900	\$2,600	\$1,071,800
1/ The figures are intended only as a general guideline as to how the taxing jurisdictions could be impacted by the project. The above figures are based on the current economic structure and tax rates of the State of Arizona, county and other taxing jurisdictions. Source: EDP Co; IMPLAN; ADOR; ATRA				

Operations of the example solar project would create tax revenue for the County and local school districts.

- Mohave County property taxes include taxing jurisdictions such as the Mohave County Fire Districts, flood control district, library district, community college and educational districts. These jurisdictions would receive an average of \$327,000 per year in personal property taxes. The school districts would receive an average of \$376,000 in tax revenue each year.
- Average annual taxes generated for the County from employees total an estimated \$42,400 each year.

In total, the combined annual taxes generated for the County total an estimated \$745,400 each year, on average.



Average Annual Tax Revenues Mohave County Solar Project (2023 dollars)	
Average Annual Operating Taxes Generated	
Personal property tax	
Mohave County and Special Districts	\$327,000
Local School Districts	\$376,000
Tax revenues generated by employees	\$42,400
Total Operations Related Revenue	\$745,400
<p>1/ The figures are intended only as a general guideline as to how the county could be impacted by the project. The above figures are based on the current economic structure and tax rates of the State of Arizona and county.</p> <p>Source: Elliott D. Pollack & Co.; IMPLAN; AZDOR; AriSEA; ATRA</p>	

- Over the life of the project, the County and its school districts would receive an estimated \$30.9 million in total from construction and ongoing annual tax collections generated by the Mohave Solar Project.

Tax Revenues: Life of Project Mohave County Solar Project (2023 dollars)	
Construction related tax revenues	\$1,071,800
Operations Impact	
Personal property tax	
Mohave County and Special Districts	\$13,100,000
Local School Districts	\$15,000,000
Tax revenues generated by employees	\$1,696,000
GRAND TOTAL FISCAL IMPACT	\$30,867,800
<p>1/ The figures are based on a 40-year life and intended as a general guideline as to how the local governments could be impacted by the project. The above figures are based on the current economic structure and tax rates of the State of Arizona and other taxing jurisdictions.</p> <p>Source: Elliott D. Pollack & Co.; AriSEA; IMPLAN</p>	



Assumptions & Methodology

The typical 1,200-acre solar power generating facility would produce up to 200 MW of power and includes the addition of 200 MW of battery storage. The total value of the example project is estimated at \$528.0 million including construction and equipment.

Project Assumptions Mohave County Solar Project (2023 dollars)	
Acres	1,200
Solar Facility (MW)	200
Battery Storage (MW)	200
<u>Engineering, Procurement and Construction Value</u>	
Solar Facility Construction	\$40,000,000
Solar Equipment	\$167,000,000
Battery Storage Construction	\$45,000,000
Battery Storage Equipment	\$276,000,000
Total value of project	\$528,000,000
Source: AriSEA; Elliott D. Pollack & Company	

The following table outlines the weighted average tax rates used in estimating the property tax impacts of the example Mohave County Solar Project. These rates are applied to every \$100 of net assessed value. The rates are current as of 2023 and are used for the entire duration of the project life.

Weighted Average Property Tax Rates Mohave County Solar Project	
DISTRICT	RATE
Mohave County	1.755
Flood Control District	0.500
Fire District Assistance Tax	0.100
Library District	0.255
Fire District	1.453
TV CID	0.056
Western AZ Vocational Edu Dist.	0.050
Community College	1.098
Local School Districts	6.048
Grand Total	11.314
Source: Mohave County Assessor's Office	



Economic Impact Methodology

Economic impact analysis examines the economic implications of an activity in terms of output, earnings, and employment. For this study, the analysis focused on the construction impacts as well as the ongoing operations including direct expenditures by the residents.

The different types of economic impacts are known as direct, indirect, and induced, according to the manner in which the impacts are generated. For instance, direct employment consists of permanent jobs held by project employees. Indirect employment is those jobs created by businesses that provide goods and services essential to the operation or construction of the project. These businesses range from manufacturers (who make goods) to wholesalers (who deliver goods) to janitorial firms (who clean the buildings). Finally, the spending of the wages and salaries of direct and indirect employees on items such as food, housing, transportation and medical services creates induced employment in all sectors of the economy, throughout the region. These secondary effects are captured in the analysis conducted in this study.

Multipliers have been developed to estimate the indirect and induced impacts of various direct economic activities. IMPLAN developed the multipliers used in this study and were selected based on the land use type. The multipliers used for this project represent the construction of power and communication as well as electric power generation for ongoing operations.

The multipliers specific to Mohave County are used in this study. This means that the indirect and induced figures represent jobs created throughout the region.

The economic impact is categorized into three types of impacts:

- (1) **Employment Impact** – the total wage and salary and self-employed jobs in a region. Jobs include both part time and full-time workers.
- (2) **Earnings Impact** – the personal income, earnings or wages, of the direct, indirect and induced employees. Earnings include total wage and salary payments as well as benefits of health and life insurance, retirement payments and any other non-cash compensation.
- (3) **Economic Output** – also referred to economic activity, relates to the gross receipts for goods or services generated by the company's operations.

Economic impacts are by their nature regional in character. Such impacts are best illustrated when not assigned to a specific municipality or locality, although clearly the primary impact of



job creation would be in the municipality and county where the project is located. Indeed, many communities in the surrounding region would also benefit from the operations of the project.

Fiscal Impact Methodology

Fiscal impact analysis studies the public revenues associated with a particular economic activity. The primary revenue sources of local, county, and state governments (i.e., taxes) are analyzed to determine how an activity may affect the various jurisdictions. This section would evaluate the impact of the project on State, county and local school districts.

The fiscal impact figures cited in this report have been generated from information provided by a variety of sources including the U.S. Bureau of the Census; the U.S. Department of Labor; the Internal Revenue Service; the State of Arizona; the Arizona Tax Research Association; and the U.S. Consumer Expenditure Survey. Elliott D. Pollack & Company has relied upon the estimates of operating revenues outlined in this study.

Fiscal impacts are categorized by type in this study, similar to economic impact analysis. The major sources of revenue generation for governmental entities are calculated based on ongoing operations. Employees would spend part of their salaries on local goods and services and pay taxes on the homes they occupy. This spending would contribute to revenues collected by the State that are ultimately shared with local governments.

The project would be exempt from prime contracting transaction privilege tax (under ARS 42-5075(b)(7) and ARS 42-5061). However, there is still substantial value from solar equipment that would increase the personal property revenues for the County. Revenues would also be generated from secondary sources of employee generated revenue. The following is a description of the applicable revenue sources that would be considered for this analysis.

Primary Taxes Generated by Project

- **Personal Property Tax**

Renewable energy projects are centrally assessed by the Arizona Department of Revenue. The total original cost is used to calculate the full cash value. The depreciation schedule is then based on straight-line depreciation over the useful life (currently 30 years capped at 90% of taxable original cost per ARS 42-14155). The full cash value factor for renewable energy is 20% and the assessment ratio of 15% is applied for a total taxable value each year.



Secondary Taxes Generated by Employees

The following tax rates are applied to the spending of direct, indirect and induced employees.

- Transaction Privilege Tax

The State, counties, and local cities in Arizona charge sales tax on retail goods and utility usage. The sales tax rate for the State is 5.6%. Portions of this tax are redistributed through revenue sharing to counties and cities throughout Arizona based on population. The weighted average tax rate for local governments is 2.15%. Based on data from the U.S. Consumer Expenditure Survey, the projected extent of retail spending and resulting sales tax receipts was calculated.

- Property Tax

Given that the location of the example project is unknown, the value of the land was not estimated and, thus, real property taxes for the land are not calculated in this report. However, the employees would be subject to residential property tax in Arizona with an assessment ratio of 10%. In order to estimate property taxes, the assessed full cash value of the occupied space along with the projected value of a typical housing unit has been calculated.

- State Shared Revenues

Each municipality in Arizona receives a portion of State revenues from four different sources - State sales tax (see description above), State income tax, vehicle license tax and highway user tax. The formulas for allocating these revenues are primarily based on population. Counties also share in the revenue sources of the State, with the exception of income tax.

State Income Tax

The State of Arizona collects taxes on personal income. The tax rate used in the analysis averages about 1.6% for earnings. These percentages are based on the most recently available income tax data from the State and the projected wage levels of jobs created by the construction and operations impact. This tax is applied to the wages and earnings of direct and indirect employment. Portions of this tax are redistributed through revenue sharing to cities throughout Arizona based on population.

HURF Taxes

The State of Arizona collects specific taxes for the Highway User Revenue Fund (HURF). Both the registration fees and the motor vehicle fuel tax (gas tax) are considered in this analysis. The motor vehicle fuel tax is \$0.18 per gallon and is calculated based on a vehicle traveling the Arizona statewide average of 12,000



miles per year at 16.6 miles per gallon. Registration fees average \$65 per employee in the State of Arizona. These factors are applied to the projected direct and indirect employee count. Portions of these taxes are distributed to cities and counties throughout Arizona based on a formula that includes population and the origin of gasoline sales.

Vehicle License Tax

The vehicle license tax is a personal property tax placed on vehicles at the time of annual registration. This factor is applied to the projected direct, indirect and induced employee count. The average tax used in this analysis is \$343 and portions of the total collections are distributed to the Highway User Revenue Fund. The remaining funds are shared between cities and counties in accordance with population-based formulas.

The above tax categories represent the largest sources of revenues that would be generated to the various jurisdictions. The revenue impacts do not include certain revenue sources such as corporate income taxes. All tax collections represented in this analysis are gross collections and do not take into consideration any incentives or development agreements that may occur.



APPENDIX 1: Annual Personal Property Tax Estimates by Jurisdiction

Property Tax Impact from Operations Mohave County Solar Project (2023 dollars)														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Reportable Cost Solar	\$207,000,000													
% Good Factor	96.7%	93.3%	90.0%	86.7%	83.3%	80.0%	76.7%	73.3%	70.0%	66.7%	63.3%	60.0%	56.7%	53.3%
Depreciated Cost	\$200,100,000	\$193,200,000	\$186,300,000	\$179,400,000	\$172,500,000	\$165,600,000	\$158,700,000	\$151,800,000	\$144,900,000	\$138,000,000	\$131,100,000	\$124,200,000	\$117,300,000	\$110,400,000
Fair Cash Value	\$40,020,000	\$38,640,000	\$37,260,000	\$35,880,000	\$34,500,000	\$33,120,000	\$31,740,000	\$30,360,000	\$28,980,000	\$27,600,000	\$26,220,000	\$24,840,000	\$23,460,000	\$22,080,000
Taxable value	\$6,003,000	\$5,796,000	\$5,589,000	\$5,382,000	\$5,175,000	\$4,968,000	\$4,761,000	\$4,554,000	\$4,347,000	\$4,140,000	\$3,933,000	\$3,726,000	\$3,519,000	\$3,312,000
Reportable Cost Battery	\$321,000,000													
% Good Factor	96.7%	93.3%	90.0%	86.7%	83.3%	80.0%	76.7%	73.3%	70.0%	66.7%	63.3%	60.0%	56.7%	53.3%
Depreciated Cost	\$310,300,000	\$299,600,000	\$288,900,000	\$278,200,000	\$267,500,000	\$256,800,000	\$246,100,000	\$235,400,000	\$224,700,000	\$214,000,000	\$203,300,000	\$192,600,000	\$181,900,000	\$171,200,000
Fair Cash Value	\$62,060,000	\$59,920,000	\$57,780,000	\$55,640,000	\$53,500,000	\$51,360,000	\$49,220,000	\$47,080,000	\$44,940,000	\$42,800,000	\$40,660,000	\$38,520,000	\$36,380,000	\$34,240,000
Taxable value	\$9,309,000	\$8,988,000	\$8,667,000	\$8,346,000	\$8,025,000	\$7,704,000	\$7,383,000	\$7,062,000	\$6,741,000	\$6,420,000	\$6,099,000	\$5,778,000	\$5,457,000	\$5,136,000
Total taxable value	\$15,312,000	\$14,784,000	\$14,256,000	\$13,728,000	\$13,200,000	\$12,672,000	\$12,144,000	\$11,616,000	\$11,088,000	\$10,560,000	\$10,032,000	\$9,504,000	\$8,976,000	\$8,448,000
Mohave County	\$268,680	\$259,415	\$250,150	\$240,885	\$231,620	\$222,356	\$213,091	\$203,826	\$194,561	\$185,296	\$176,032	\$166,767	\$157,502	\$148,237
Flood Control District	\$76,560	\$73,920	\$71,280	\$68,640	\$66,000	\$63,360	\$60,720	\$58,080	\$55,440	\$52,800	\$50,160	\$47,520	\$44,880	\$42,240
Fire District Assistance Tax	\$15,312	\$14,784	\$14,256	\$13,728	\$13,200	\$12,672	\$12,144	\$11,616	\$11,088	\$10,560	\$10,032	\$9,504	\$8,976	\$8,448
Library District	\$30,015	\$29,015	\$28,015	\$27,015	\$26,015	\$25,015	\$24,015	\$23,015	\$22,015	\$21,015	\$20,015	\$19,015	\$18,015	\$17,015
Fire District	\$222,462	\$214,791	\$207,120	\$199,449	\$191,778	\$184,107	\$176,436	\$168,765	\$161,093	\$153,422	\$145,751	\$138,080	\$130,409	\$122,738
TV CD	\$8,621	\$8,323	\$8,026	\$7,729	\$7,432	\$7,134	\$6,837	\$6,540	\$6,243	\$5,946	\$5,649	\$5,352	\$5,055	\$4,758
Western AZ Vocational Edu. Dist.	\$7,656	\$7,392	\$7,128	\$6,864	\$6,600	\$6,336	\$6,072	\$5,808	\$5,544	\$5,280	\$5,016	\$4,752	\$4,488	\$4,224
Community College	\$168,068	\$162,272	\$156,477	\$150,681	\$144,886	\$139,091	\$133,295	\$127,500	\$121,704	\$115,909	\$110,113	\$104,318	\$98,522	\$92,727
Mohave County	\$806,373	\$778,567	\$750,761	\$722,955	\$695,149	\$667,343	\$639,537	\$611,731	\$583,926	\$556,120	\$528,314	\$500,508	\$472,702	\$444,896
Local School Districts	\$926,005	\$894,074	\$862,142	\$830,211	\$798,280	\$766,349	\$734,418	\$702,486	\$670,555	\$638,624	\$606,693	\$574,762	\$542,830	\$510,899
School Districts	\$926,005	\$894,074	\$862,142	\$830,211	\$798,280	\$766,349	\$734,418	\$702,486	\$670,555	\$638,624	\$606,693	\$574,762	\$542,830	\$510,899
Grand Total	\$1,732,378	\$1,672,641	\$1,612,904	\$1,553,167	\$1,493,429	\$1,433,692	\$1,373,955	\$1,314,218	\$1,254,481	\$1,194,744	\$1,135,006	\$1,075,269	\$1,015,532	\$955,795
	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Reportable Cost Solar														
% Good Factor	50.0%	46.7%	43.3%	40.0%	36.7%	33.3%	30.0%	26.7%	23.3%	20.0%	16.7%	13.3%	10.0%	10.0%
Depreciated Cost	\$103,500,000	\$96,600,000	\$89,700,000	\$82,800,000	\$75,900,000	\$69,000,000	\$62,100,000	\$55,200,000	\$48,300,000	\$41,400,000	\$34,500,000	\$27,600,000	\$20,700,000	\$20,700,000
Fair Cash Value	\$20,700,000	\$19,320,000	\$17,940,000	\$16,560,000	\$15,180,000	\$13,800,000	\$12,420,000	\$11,040,000	\$9,660,000	\$8,280,000	\$6,900,000	\$5,520,000	\$4,140,000	\$4,140,000
Taxable value	\$3,105,000	\$2,898,000	\$2,691,000	\$2,484,000	\$2,277,000	\$2,070,000	\$1,863,000	\$1,656,000	\$1,449,000	\$1,242,000	\$1,035,000	\$828,000	\$621,000	\$621,000
% Good Factor	50.0%	46.7%	43.3%	40.0%	36.7%	33.3%	30.0%	26.7%	23.3%	20.0%	16.7%	13.3%	10.0%	10.0%
Depreciated Cost	\$160,500,000	\$149,800,000	\$139,100,000	\$128,400,000	\$117,700,000	\$107,000,000	\$96,300,000	\$85,600,000	\$74,900,000	\$64,200,000	\$53,500,000	\$42,800,000	\$32,100,000	\$32,100,000
Fair Cash Value	\$32,100,000	\$29,960,000	\$27,820,000	\$25,680,000	\$23,540,000	\$21,400,000	\$19,260,000	\$17,120,000	\$14,980,000	\$12,840,000	\$10,700,000	\$8,560,000	\$6,420,000	\$6,420,000
Taxable value	\$4,815,000	\$4,494,000	\$4,173,000	\$3,852,000	\$3,531,000	\$3,210,000	\$2,889,000	\$2,568,000	\$2,247,000	\$1,926,000	\$1,605,000	\$1,284,000	\$963,000	\$963,000
Total taxable value	\$7,920,000	\$7,392,000	\$6,864,000	\$6,336,000	\$5,808,000	\$5,280,000	\$4,752,000	\$4,224,000	\$3,696,000	\$3,168,000	\$2,640,000	\$2,112,000	\$1,584,000	\$1,584,000
Mohave County	\$138,972	\$129,707	\$120,443	\$111,178	\$101,913	\$92,648	\$83,383	\$74,119	\$64,854	\$55,589	\$46,324	\$37,059	\$27,794	\$27,794
Flood Control District	\$39,600	\$36,960	\$34,320	\$31,680	\$29,040	\$26,400	\$23,760	\$21,120	\$18,480	\$15,840	\$13,200	\$10,560	\$7,920	\$7,920
Fire District Assistance Tax	\$7,920	\$7,392	\$6,864	\$6,336	\$5,808	\$5,280	\$4,752	\$4,224	\$3,696	\$3,168	\$2,640	\$2,112	\$1,584	\$1,584
Library District	\$20,180	\$18,835	\$17,489	\$16,144	\$14,799	\$13,453	\$12,108	\$10,763	\$9,417	\$8,072	\$6,727	\$5,381	\$4,036	\$4,036
Fire District	\$115,067	\$107,396	\$99,724	\$92,053	\$84,382	\$76,711	\$69,040	\$61,369	\$53,698	\$46,027	\$38,356	\$30,684	\$23,013	\$23,013
TV CD	\$4,459	\$4,162	\$3,864	\$3,567	\$3,270	\$2,973	\$2,675	\$2,378	\$2,081	\$1,784	\$1,486	\$1,189	\$892	\$892
Western AZ Vocational Edu. Dist.	\$3,960	\$3,696	\$3,432	\$3,168	\$2,904	\$2,640	\$2,376	\$2,112	\$1,848	\$1,584	\$1,320	\$1,056	\$792	\$792
Community College	\$86,932	\$81,136	\$75,341	\$69,545	\$63,750	\$57,954	\$52,159	\$46,364	\$40,568	\$34,773	\$28,977	\$23,182	\$17,386	\$17,386
Mohave County	\$417,090	\$389,284	\$361,478	\$333,672	\$305,866	\$278,060	\$250,254	\$222,448	\$194,642	\$166,836	\$139,030	\$111,224	\$83,418	\$83,418
Local School Districts	\$478,968	\$447,037	\$415,106	\$383,174	\$351,243	\$319,312	\$287,381	\$255,450	\$223,518	\$191,587	\$159,656	\$127,725	\$95,794	\$95,794
School Districts	\$478,968	\$447,037	\$415,106	\$383,174	\$351,243	\$319,312	\$287,381	\$255,450	\$223,518	\$191,587	\$159,656	\$127,725	\$95,794	\$95,794
Grand Total	\$896,058	\$836,320	\$776,583	\$716,846	\$657,109	\$597,372	\$537,635	\$477,897	\$418,160	\$358,423	\$298,686	\$238,949	\$179,212	\$179,212
	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40	Total	
% Good Factor	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%		
Depreciated Cost	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000	\$20,700,000		
Fair Cash Value	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000	\$4,140,000		
Taxable value	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000		
Reportable Cost Battery														
% Good Factor	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%		
Depreciated Cost	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000	\$32,100,000		
Fair Cash Value Factor														
Fair Cash Value	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000	\$6,420,000		
Assessment Ratio														
Taxable value	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000	\$963,000		
Total taxable value	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000		
Mohave County	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$27,794	\$4,363,700	
Flood Control District	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	\$1,243,400	
Fire District Assistance Tax	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$1,584	\$248,700	
Library District	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$4,036	\$633,700	
Fire District	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$23,013	\$3,613,100	
TV CD	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$892	\$140,000	
Western AZ Vocational Edu. Dist.	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$124,300	
Community College	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$17,386	\$2,729,700	
Mohave County	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$83,418	\$13,096,600	
Grand Total	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$179,212	\$28,136,200	
NOTES														

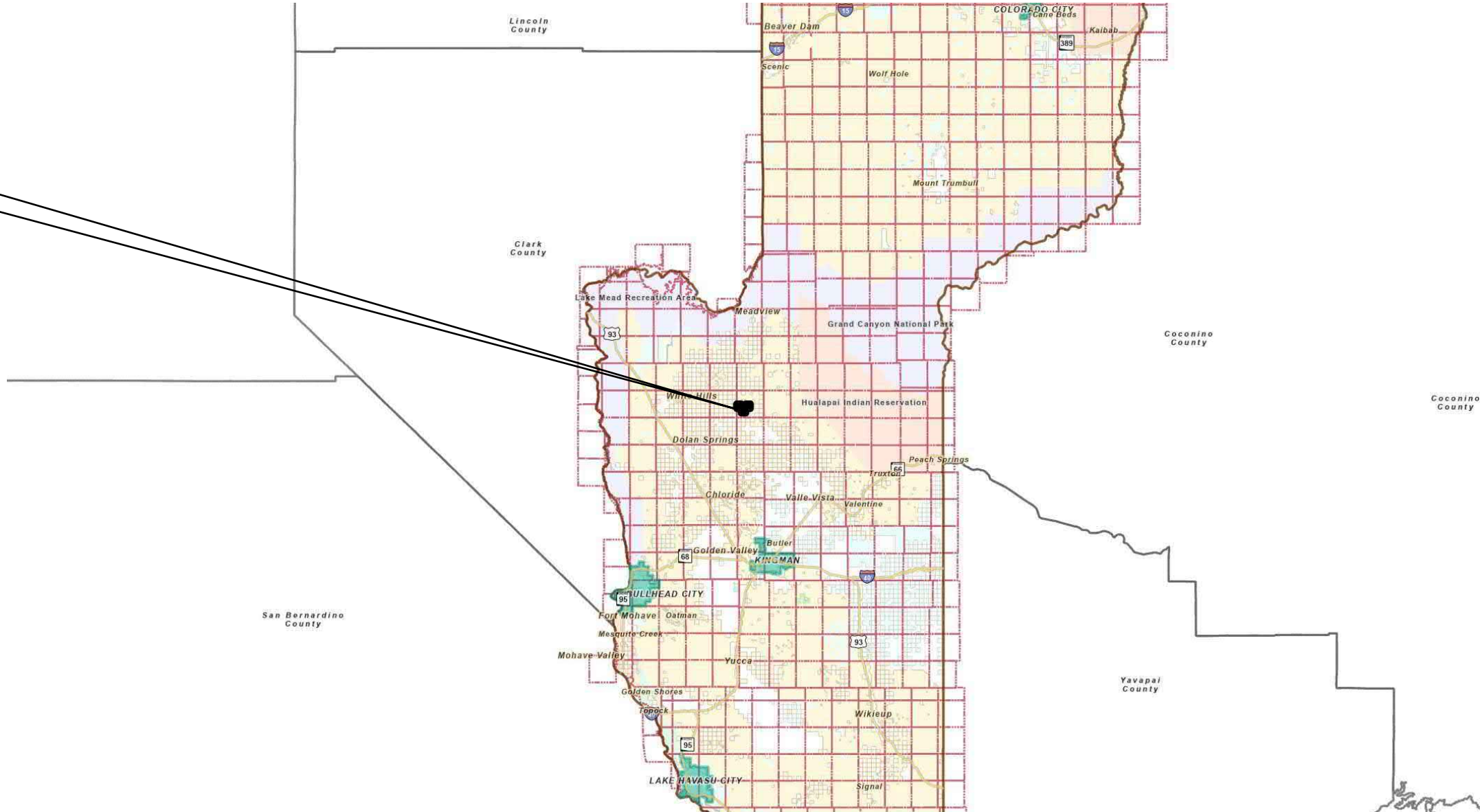
GENERAL PLAN AMENDMENT & REZONE 341-15-022

GENERAL MAP

Section 19, 21, & 29
T 27 N, R 17 W

Subject
Property

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 341-15-022, to allow for a solar facility, in the Red Lake vicinity



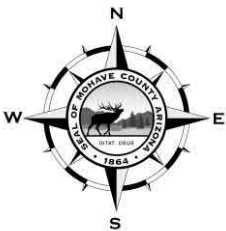
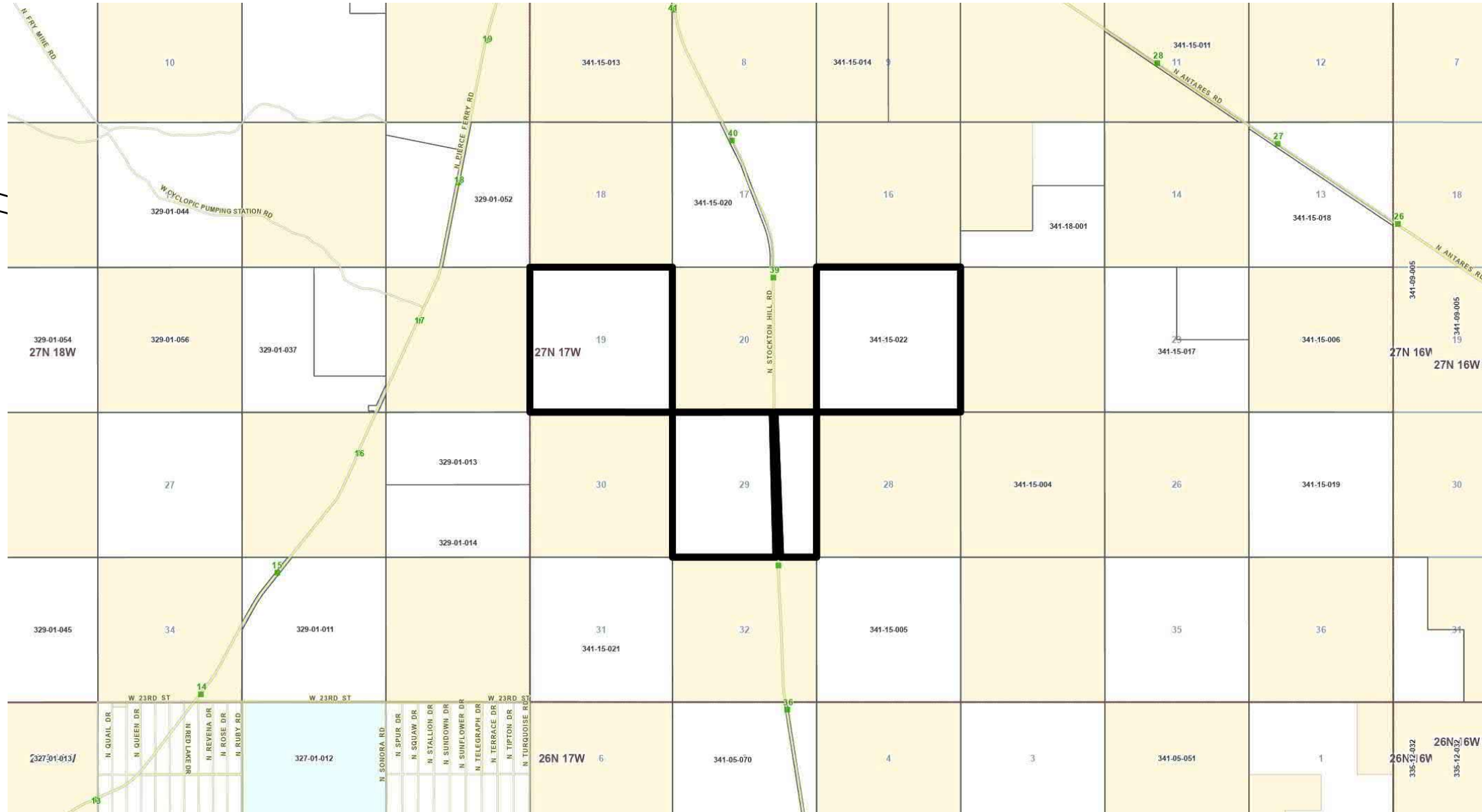
GENERAL PLAN AMENDMENT & REZONE 341-15-022

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 341-15-022, to allow for a solar facility, in the Red Lake vicinity

Section 19, 21, & 29
T 27 N, R 17 W

Subject
Property



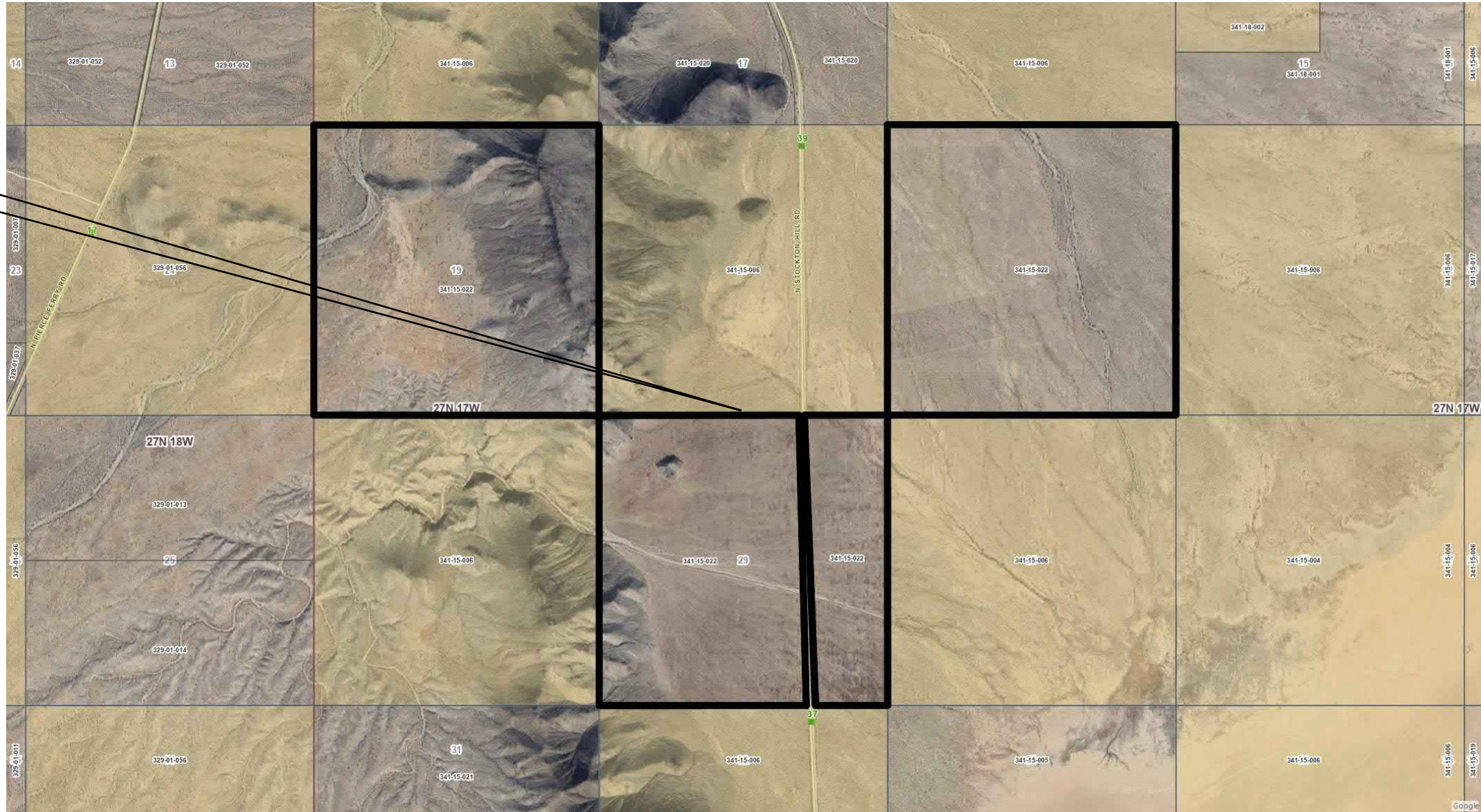
GENERAL PLAN AMENDMENT & REZONE 341-15-022

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 341-15-022, to allow for a solar facility, in the Red Lake vicinity

Section 19, 21, & 29
T 27 N, R 17 W

Subject
Property



GENERAL PLAN AMENDMENT & REZONE 341-15-022

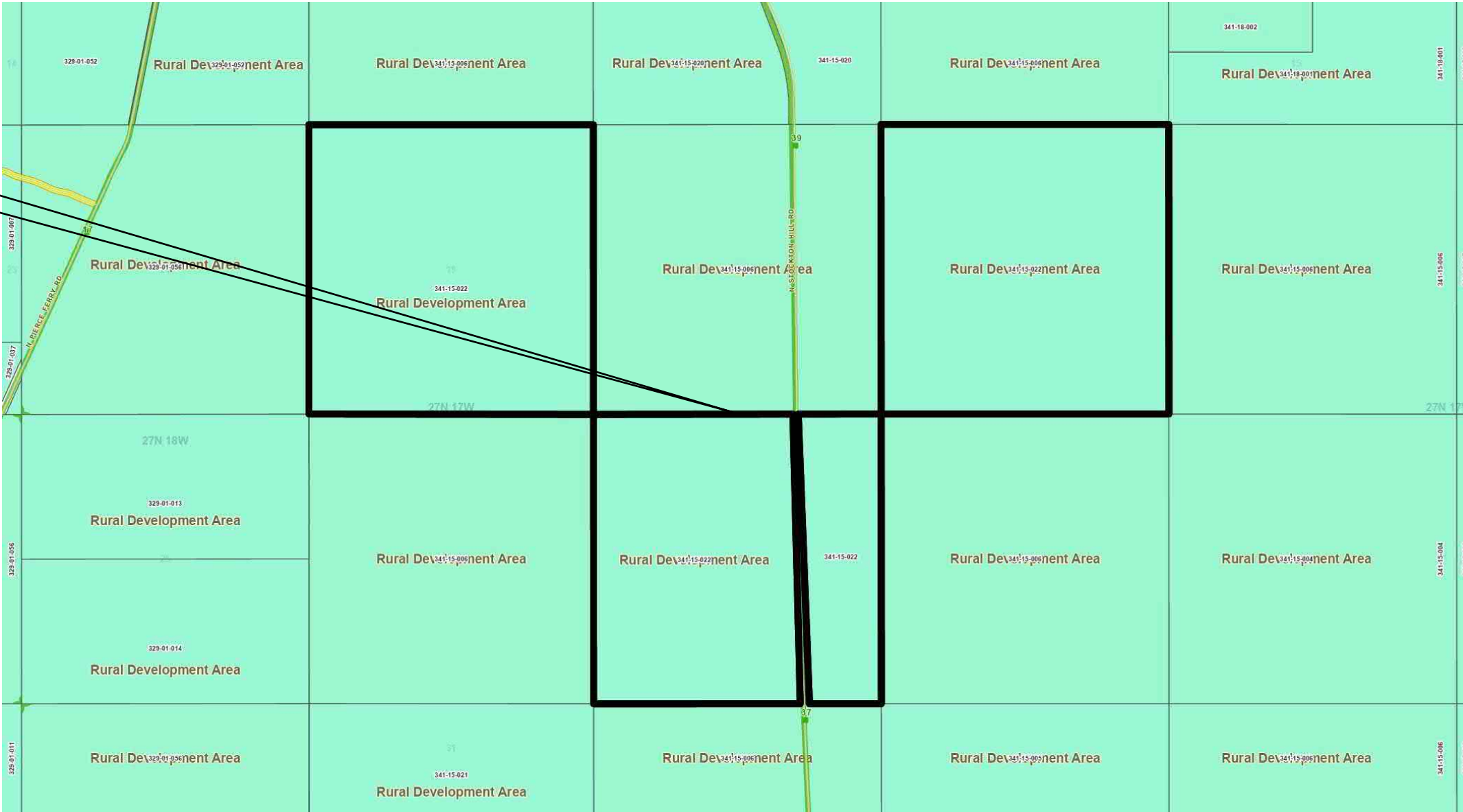
GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 341-15-022, to allow for a solar facility, in the Red Lake vicinity

Section 19, 21, & 29
T 27 N, R 17 W

Subject
Property

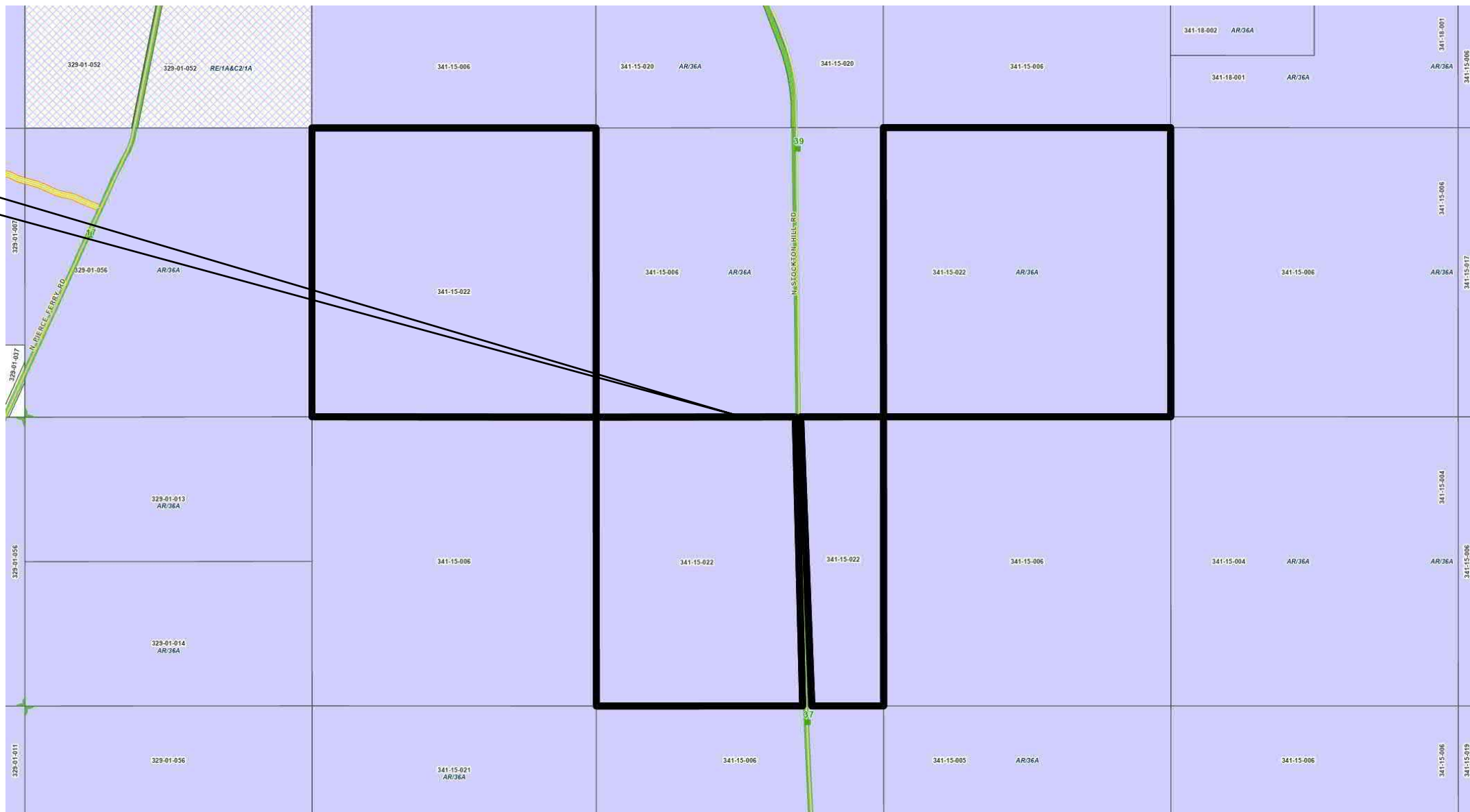
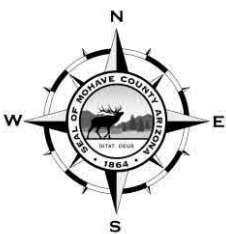
- Alternative Energy
- Commercial Recreation
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Light Industrial/PUD
- Low Density Residential
- Medium Density Resid/PUD
- Medium Density Residential
- Neighborhood Commercial
- Public Facilities
- Public Lands
- Public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



ZONING MAP

Section 19, 21, & 29
T 27 N, R 17 W

Subject Property

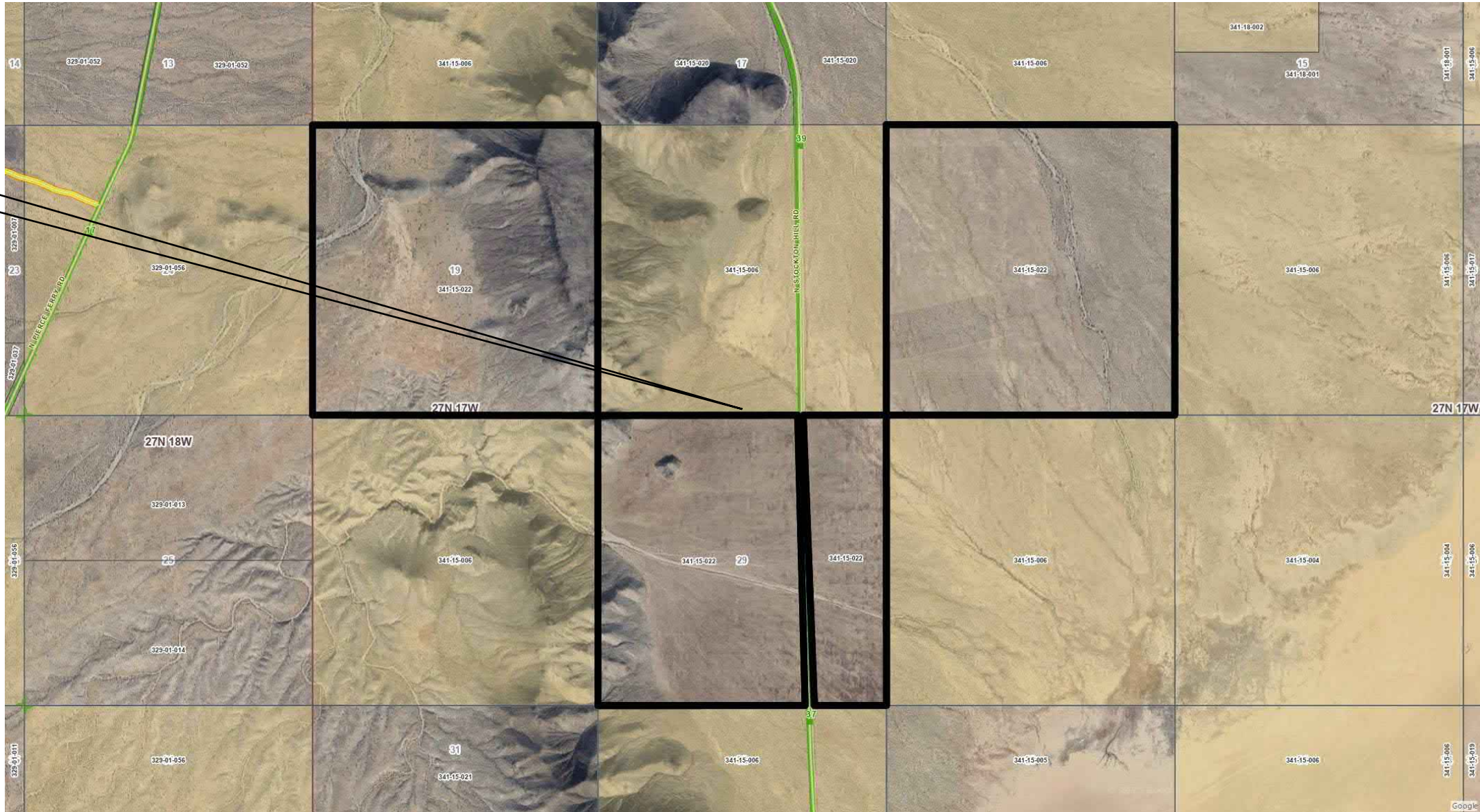


RIGHT OF WAY MAP

Section 19, 21, & 29
T 27 N, R 17 W

Subject
Property

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



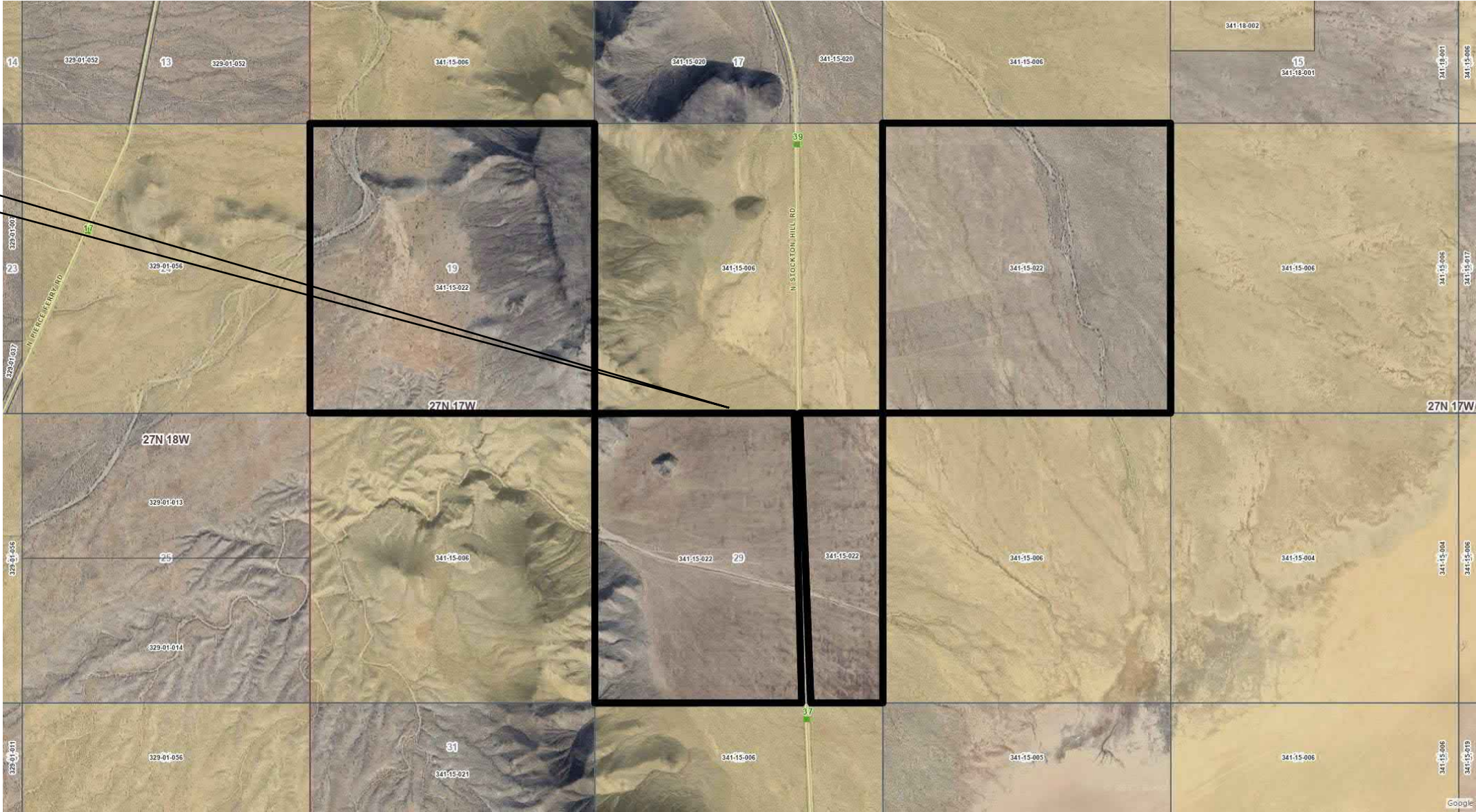
GENERAL PLAN AMENDMENT & REZONE 341-15-022

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Rural Industrial land use designation, and a REZONE from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 341-15-022, to allow for a solar facility, in the Red Lake vicinity

Section 19, 21, & 29
T 27 N, R 17 W

Subject
Property





**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HAS ADOPTED THE FOLLOWING ZONING ORDINANCE, WHICH SHALL BE EFFECTIVE ON THE DATE OF ADOPTION, UNLESS OTHERWISE SPECIFIED.

THE BOARD OF SUPERVISORS HAS ADOPTED THE FOLLOWING ZONING ORDINANCE, WHICH SHALL BE EFFECTIVE ON THE DATE OF ADOPTION, UNLESS OTHERWISE SPECIFIED.

THE BOARD OF SUPERVISORS HAS ADOPTED THE FOLLOWING ZONING ORDINANCE, WHICH SHALL BE EFFECTIVE ON THE DATE OF ADOPTION, UNLESS OTHERWISE SPECIFIED.



**ZONING
NOTICE**

NOTICE TO THE PUBLIC: The City of Phoenix is currently reviewing the proposed zoning for the property located at 12345 N. 1st St., Phoenix, AZ 85018. The proposed zoning is R-1 (Single-Family Residential). The City is seeking public input on the proposed zoning. A public hearing will be held on [Date] at [Time] at the City of Phoenix, 150 N. 1st St., Phoenix, AZ 85001. The City is also accepting written comments on the proposed zoning. Comments should be submitted to the City Planning Department, 150 N. 1st St., Phoenix, AZ 85001, by [Date].

17. **Evaluation of a request for a REZONE of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division 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 Chester Williams, Jr., of Syracuse, New York.

Assessor's Parcel No. 122-37-005 is described as Parcel 2580 Stagecoach Trails Unit 17 at Santa Fe Ranch on Record of Survey 18/68I, in Section 8, Township 15 North, Range 16 West.

The site is approximately 39.98 acres and is located south of Sundown Drive, east of Tom Mix Road. The site is accessed from Interstate 40, exit 25, then east on Mohave Center Boulevard, then south on Alamo Road, then west on Sundown Drive approximately 3.5 miles to site.

The site appears relatively flat and is vacant. The surrounding land uses consist of primarily vacant thirty-six acre lots with a few scattered A-R/10A (Agricultural Residential/Ten Acre minimum Lot Size) and A-R/8A (Agricultural Residential/Eight Acre Minimum Lot Size) lots and single-family homes.

The applicant requests this rezone from an A-R/36A (Agricultural Residential/Thirty-six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Rural Development Area.

The site is not within a Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Alamo Road is unpaved and on the County's Road maintenance system. Sundown Drive is unpaved and not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-5775G indicates the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted but a flood risk still exists.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 122-37-005 shall be rezoned from an A-R/36A (Agricultural Residential/Thirty-six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective 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 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: 122-37-005 Current Zoning: AR 36A Parcel Size 39.98 Acres

Legal Description:

T15N R16W Sec 8 Parcel 2580 Stagecoach Trails unit 17 AT
Santa Fe Ranch as shown on RS 18/681 9/29/1999 99-58179 Cont. 39.98 acres
West of the Gila and Salt River base Meridian

Water Provider: none Electric provider: none Sewer provider: none / septic

Present use of property: Vacant

Owner Information

Owner Name (must match current deed): Chester L. Williams Jr.

Owner Street Address: 707 Dunfath St. City: Syracuse State: NY Zip: 13206

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: _____ 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 10A

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

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

For the purpose of:

Lot split

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.

* Chester L. Williams Jr.

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 AR36 A to AR10 A for the purpose of Lot split

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,

* Chester L. Williams Jr.
Applicant / agent

Contact information:

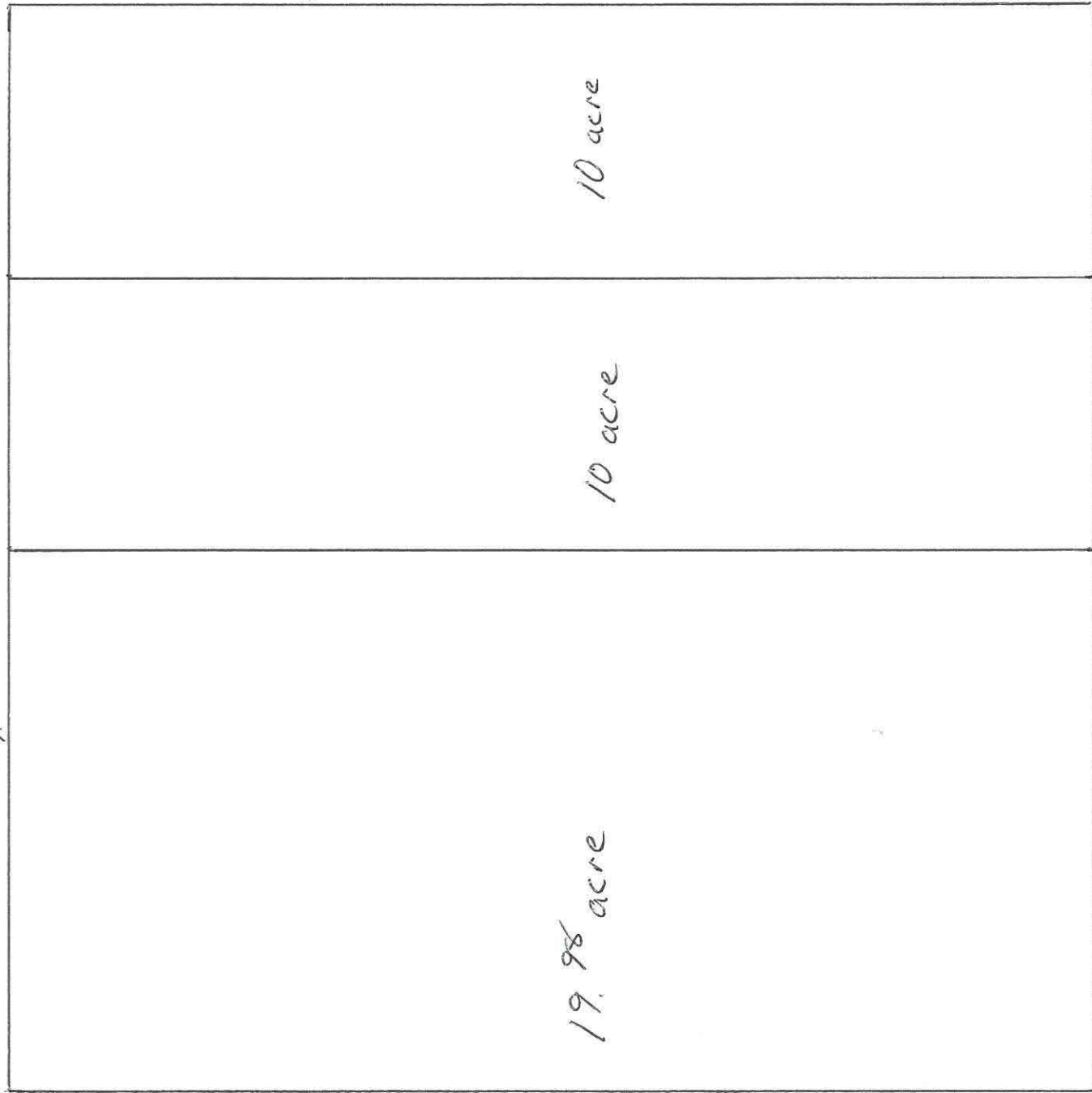
Chester L. Williams Jr.

[Redacted]

[Redacted]

Assessor Parcel Number and Legal Description of proposed subject property: 122-37-005 / T15 N1
R16W Sec 8 Parcel 2580 Stage Coach Trails Unit 17 at Santa
Fe Ranch as shown on RS 18/681 9/23/1999 Cont. 39.98 Acres

1320'



19.98 acre

10 acre

10 acre

1320'

Parcel 12580

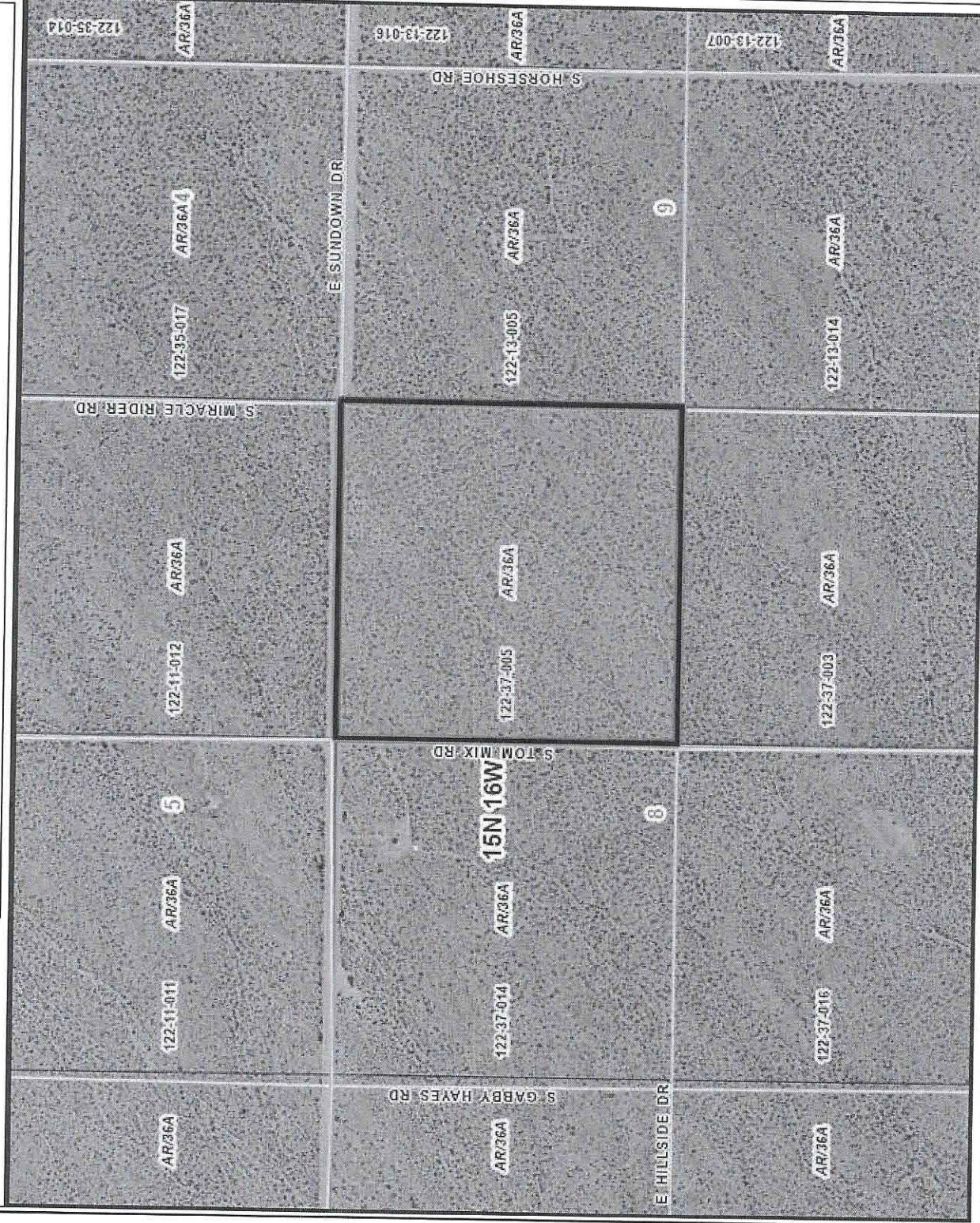
Tom Mix

39.98 acres

APN-122-37-005

Owner

Chester L. Williams Jr.

**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



1:8,264

Notes:

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>

Map Created: 1/29/2025

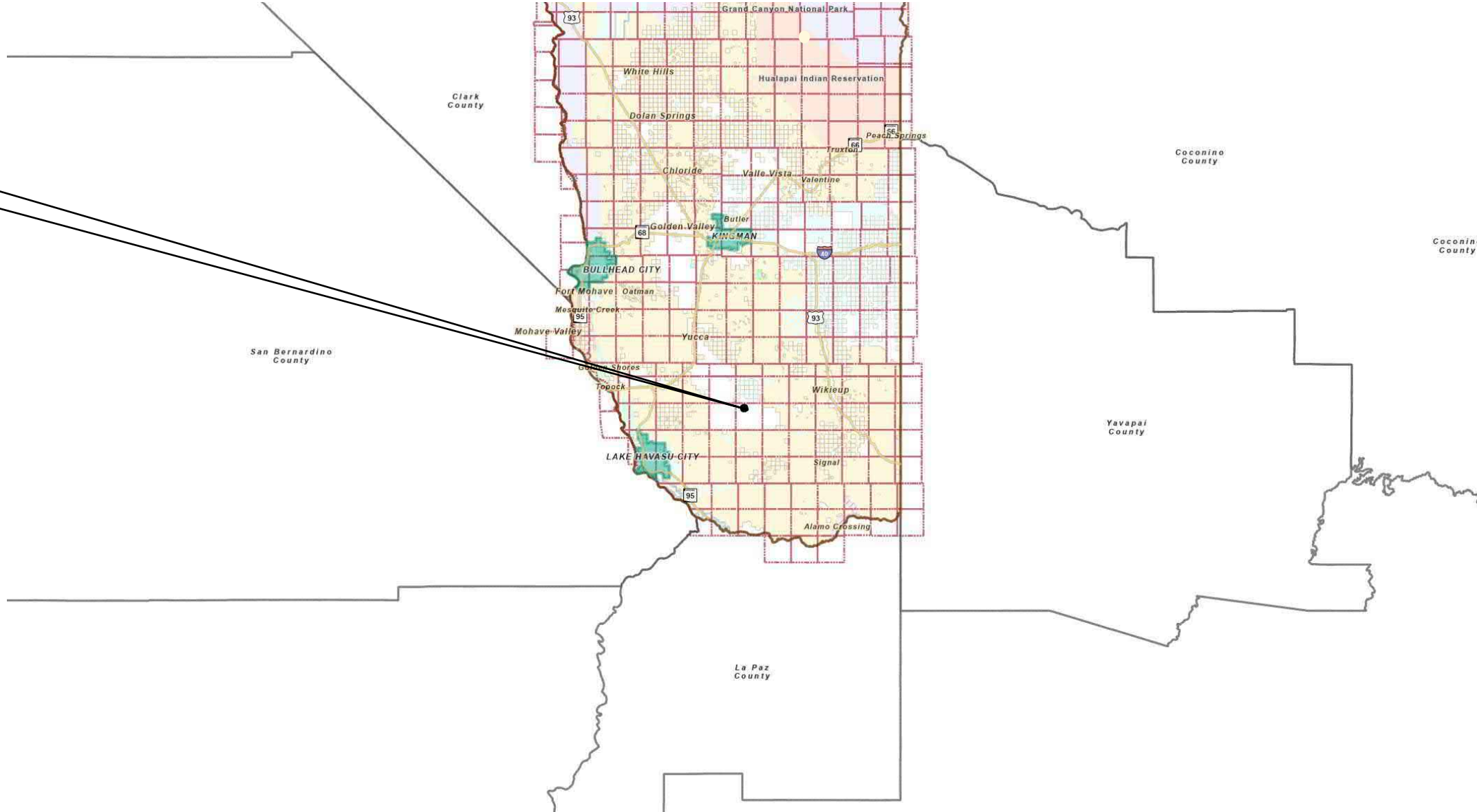
REZONE 122-37-005

GENERAL MAP

REZONE of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Dutch Flat vicinity

Section 8
T 15 N, R 16 W

Subject
Property

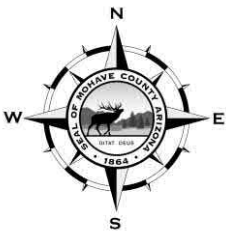
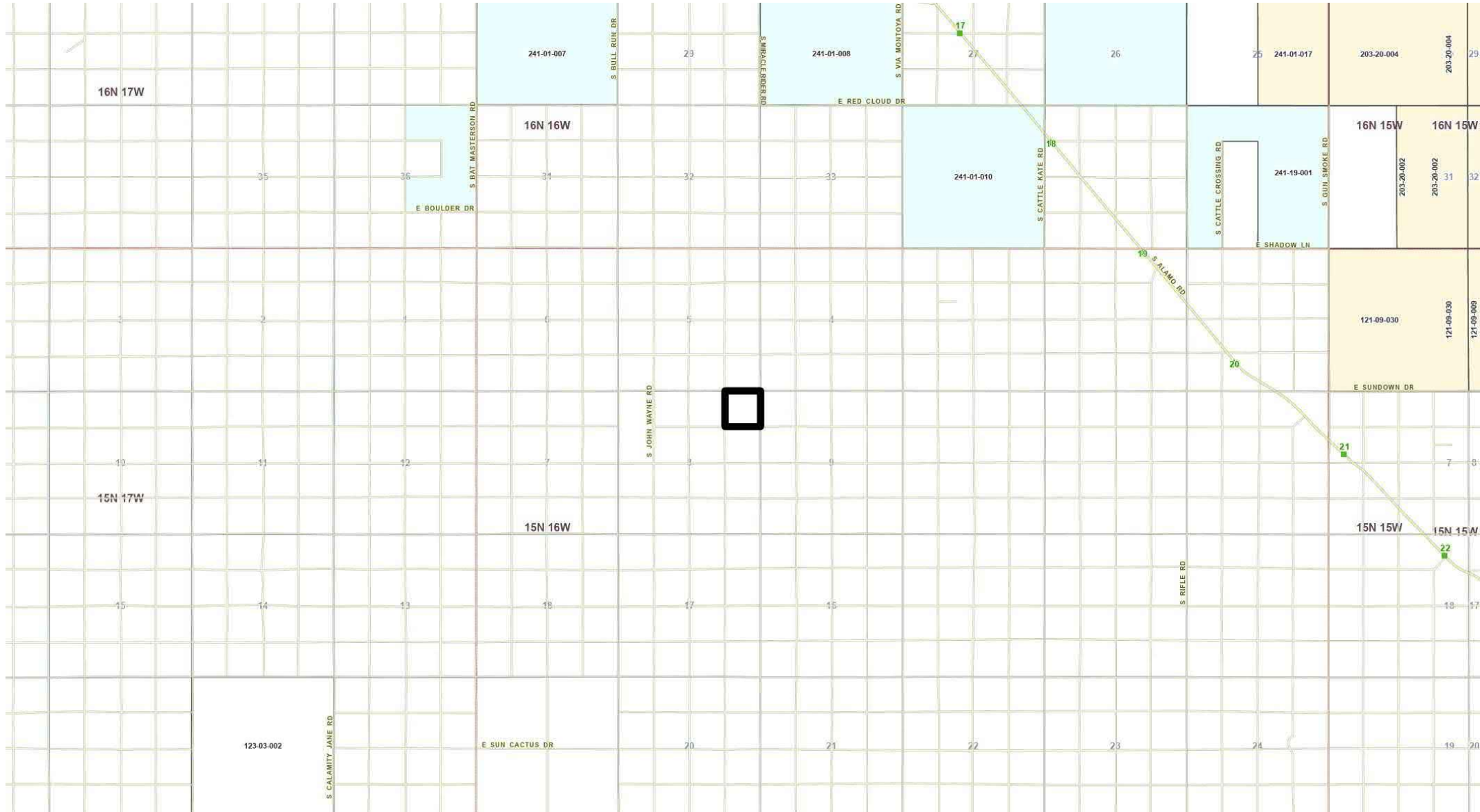


REZONE 122-37-005

VICINITY MAP

REZONE of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Dutch Flat vicinity

Section 8
T 15 N, R 16 W

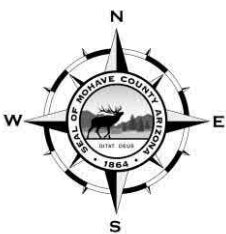
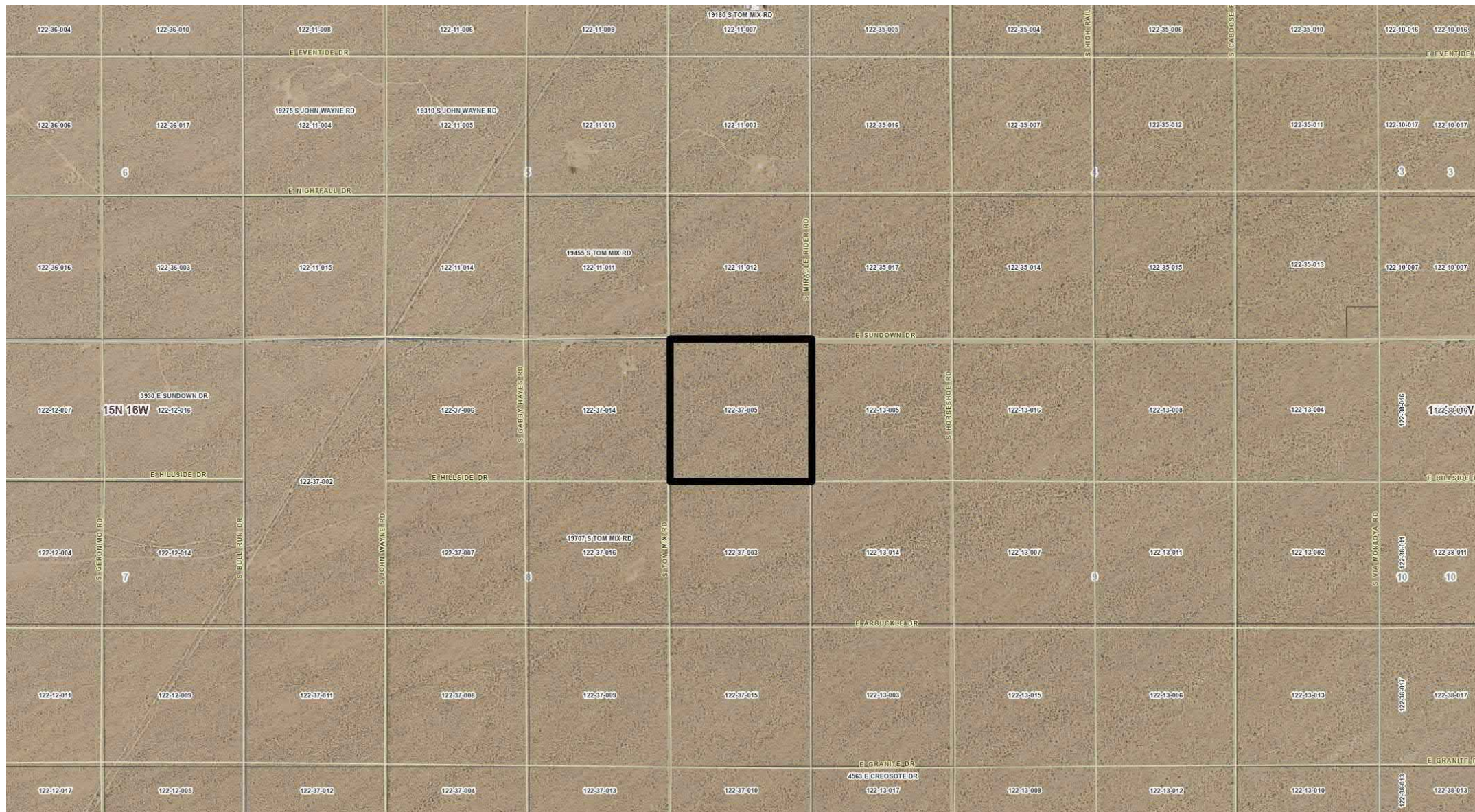


REZONE 122-37-005

SITE MAP

REZONE of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Dutch Flat vicinity

Section 8
T 15 N, R 16 W

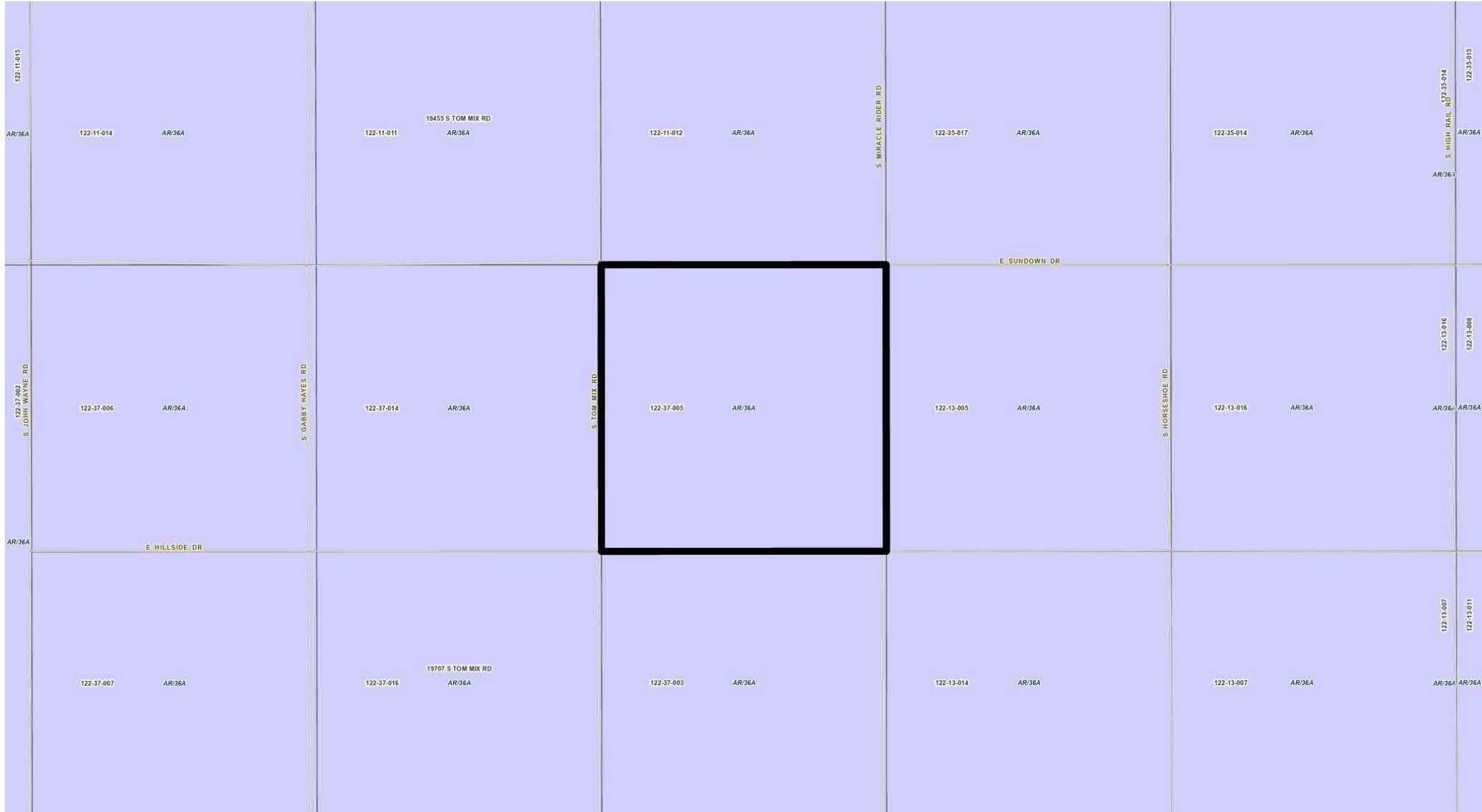


REZONE 122-37-005

ZONING MAP

REZONE of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Dutch Flat vicinity

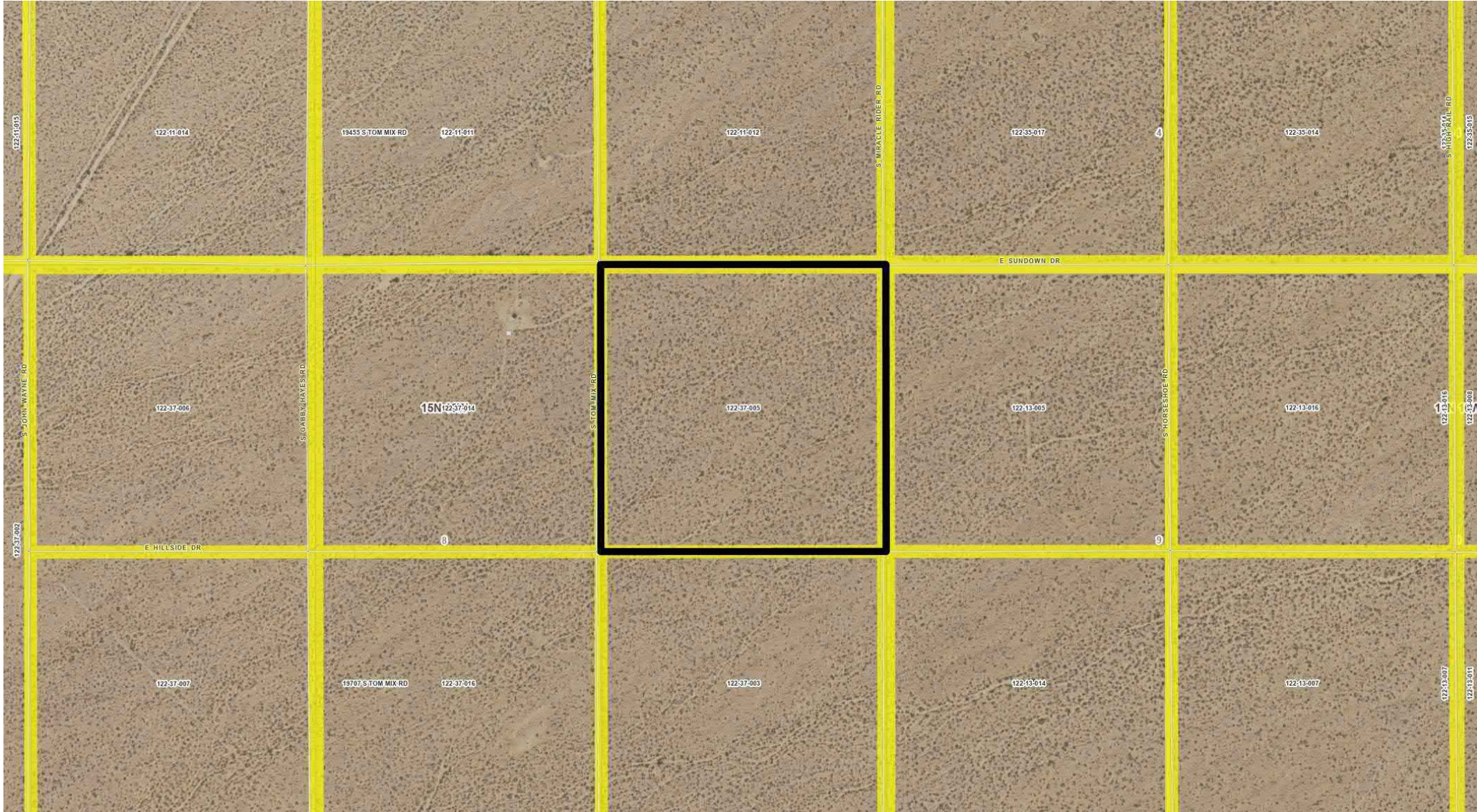
Section 8
T 15 N, R 16 W



REZONE 122-37-005
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Dutch Flat vicinity

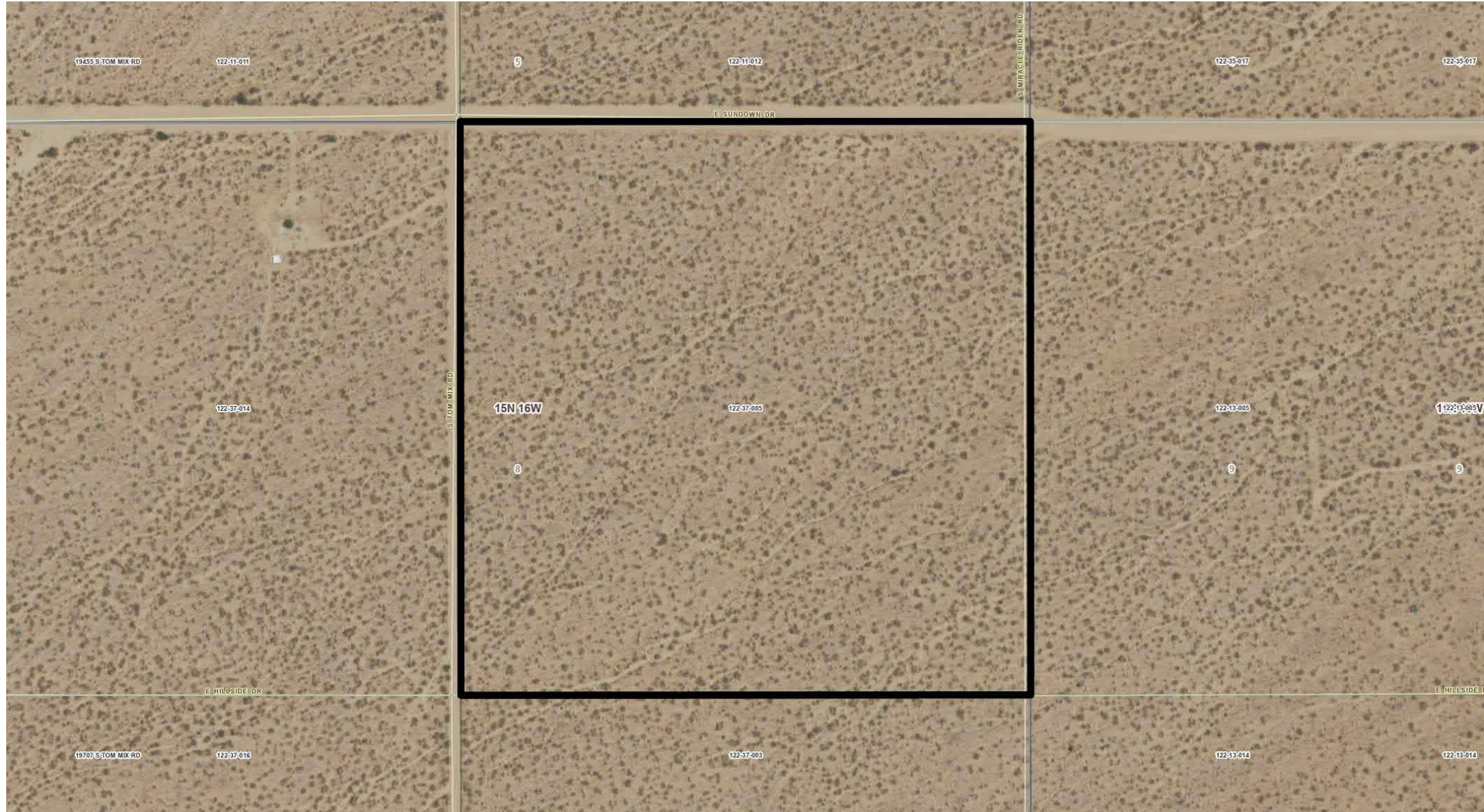
Section 8
T 15 N, R 16 W



REZONE 122-37-005 REQUEST

REZONE of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Dutch Flat vicinity

Section 8
T 15 N, R 16 W



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 the **12th day of March 2025, at 10:00 A.M.**

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 the **12th day of March 2025, at 10:00 A.M.**

As Follows:
 Estimate of a request for a **REZONES** of Assessor's Parcel No. 132-3-0005
 from area of A-3/10A (Agricultural) Residential/Duty-Sm. (Rural, Minimum Lot
 Size) note to allow five (5) acre half division on the Vacaca county south of
 Jan Sankaran Drive, south of South-Turn Mile Road, Mohand County, Arizona
 Charles Williams, Jr. 3/21

FOR MORE INFORMATION, CONTACT THE
MOHAVE COUNTY PLANNING & ZONING DIVISION
AT (928) 757-0903 OR VIA EMAIL AT
— PLANNERS@MOHAVE.GOV —

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 of the Commission, 700 W. Beale Street, Phoenix, Arizona, on the 12th day of March 2025, at 5:00 P.M.

FOR MORE INFORMATION, CONTACT THE
MARICOPA COUNTY PLANNING & ZONING DIVISION
AT 602-751-6163 OR VIA EMAIL AT
PLANNING@MCHAVE.COM

18. **Evaluation of a request for a PETITION OF EXCEPTION to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10' path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099 in the Havasu Heights vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to approve this Petition of Exception for DL Ranch, Tract 3717, as requested by Britt Wolf of Lake Havasu City, Arizona, the Engineering project manager for the development.

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

The site is approximately 379 acres and is located located north of Heights Boulevard and east of Rancho Vista Drive. The site is accessed from State Highway 95, east on Heights Boulevard approximately 2.26 miles to the site.

This Preliminary Plat for this site was approved by the Mohave County Board of Supervisors on June 3, 2024. The Final Plat for the first phase of the Subdivision is currently under review. The Mohave County General Plan designates this site as a Suburban Development Area.

The applicant requests this Petition of Exception to allow for a reduction in right of way width for a portion of the subdivision, and to allow for sidewalks on one side of the street for the 50' right of way sections, and to allow for a single 10' wide shared use path as an alternative to sidewalks for the 70' and 84' right of ways, which will be maintained by the DL Ranch DWID, and to eliminate the requirement for streetlights within the subdivision.

The applicant has stated that streetlights are not utilized in the nearby Havasu Heights developments, and that the waiver of this requirement will protect the dark skies of Mohave County. The applicant has also identified the sidewalks on one side of the street and the alternative shared use path are able to provide the necessary pedestrian circulation throughout the development without risking additional harm to public safety, and that it will also create a significant cost saving that is intened to be passed on to the home buyers for the subdivision.

Mohave County Public Works has reviewed this petition of exception request, and has no objection to the proposal.

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

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The noted flood zones are significant environmental features affecting the site.

STAFF RECOMMENDATION:

Staff finds that this Petition of Exception is proper for consideration subject to the following.

1. Sidewalks are required on one side of the street for all 50' right of way sections..
2. A 10' shared use path is allowed in lieu of sidewalks for the 70' and 84' right of way sections.
3. The 10' shared use path shall be maintained by the D.L. Ranch DWID or an HOA.
4. Street lights are not required for D.L. Ranch, Tract 3717.

To Whom It May Concern:

Please accept this letter with the Petition of Exception request for the DL Ranch subdivision.

The purpose of the DL Ranch development is to deliver new, low cost homes for residents living and working in Lake Havasu City. The goal for the community is to drive down the cost of development at every opportunity.

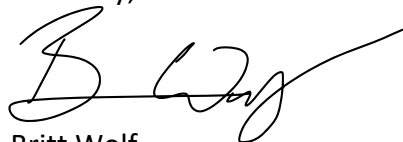
With cost saving in mind, opportunities to save on development expenses exist by deviating from some County standards where it poses no risk to the public and does not degrade the quality of the neighborhood. The requests below represent items which the developers believe will most significantly reduce cost with no harm to public use or safety.

It is requested that the items following be permitted to deviate from County standards:

1. A single 10' wide shared-use path may be constructed as an alternative to sidewalk on both sides of street for 70' and 84' ROWs and shall be maintained by DL Ranch DWID.
 - a. Construction of shared-use path shall conform to Section 8.9 of the Phoenix Street Planning and Design Guidelines Manual (July 2023).
 - b. Developer shall dedicate shared-use path to DL Ranch Domestic Water Improvement District, ensuring that Mohave County will not have a maintenance obligation in event of developer default. As a result of this dedication, the total ROW will be reduced by 10' i.e. 84' ROW becomes 74' ROW and 70' ROW becomes 60' ROW. Vehicle travel lanes shall not be reduced and shall continue to conform to Mohave County Standard Detail #61. Curb and gutter shall abide by Mohave County standard detail. A center median shall continue to be permitted with department review per Mohave County development code.
2. Sidewalk may be constructed on one side of the street at developer's discretion for the 50' ROW section.
3. Streetlights shall not be required.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Britt Wolf', written over a horizontal line.

Britt Wolf
Engineering Project Manager for DL Ranch

MOHAVE COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS VARIANCE REQUEST



PURPOSE

Mohave County (County) considers requests for variance from current County Standard Specifications and Details, approved project documents, and other County-adopted documents (Standards) under unique conditions where compliance with the Standards is impractical or infeasible. A project representative may submit variance requests during the development of project construction documents and/or during project construction. Typical project variances include, but are not limited to: (1) a substitution for, or a change in, an approved standard construction material; or (2) a conflict with existing on-site conditions rendering strict adherence to Standards impractical or economically infeasible. The County will not approve any variance resulting in a material or condition that does not maintain or improve the performance intended in the approved project Standards.

APPLICANT INFORMATION

Project Name: DL Ranch

Project Address: E. Heights Blvd, near Havasu Heights

Project Parcel Number(s): 120-07-097, -098, -099

Applicant or Project
Engineer/Consultant: Britt Wolf

Project Engineer/Consultant Firm: APX West Investments

Address: 2036 McCulloch Blvd N City, State, Zip: Lake Havasu City, AZ 86403

Email: [REDACTED] Phone: [REDACTED]

PROJECT STATUS

Approved for construction: ☐ YES ☒ NO
Currently under construction: ☐ YES ☒ NO

VARIANCE REQUEST (attach additional pages and plans/sketches/photos/maps as necessary)

Description of Variance	1. A single 10' wide shared-use path may be constructed as an alternative to sidewalk on both sides of street for 70' and 84' ROWs and shall be maintained by DL Ranch DWID. 2. Sidewalk may be constructed on one side of the street at developer's discretion for the 50' ROW section. 3. Streetlights shall not be required.
Applicable Section(s) of Standards	1. Shared-Use Path - No county standard. Proposing Section 8.9 of Phoenix Street Planning and Design Guidelines Manual (July 2023) 2. Sidewalks - Land Division Regulations 5.1.7 3. Streetlights - Land Division Regulations 5.1.8
Justification	The shared-use path represents an opportunity to improve the neighborhood aesthetic, promote safety, and reduce cost. Streetlight and sidewalk requests will result in significant cost savings, passed on to future homeowners. Houses will have front facing lighting which will illuminate the sidewalks. Savings are estimated to be \$2.43-million.

AUTHORIZATION (Public Works Use Only)

<input type="checkbox"/> Approved	<input type="checkbox"/> Conditionally Approved: _____	<input type="checkbox"/> Not Approved
Engineering Manager	Sign: _____	Date: _____
Public Works Director	Sign: _____	Date: _____

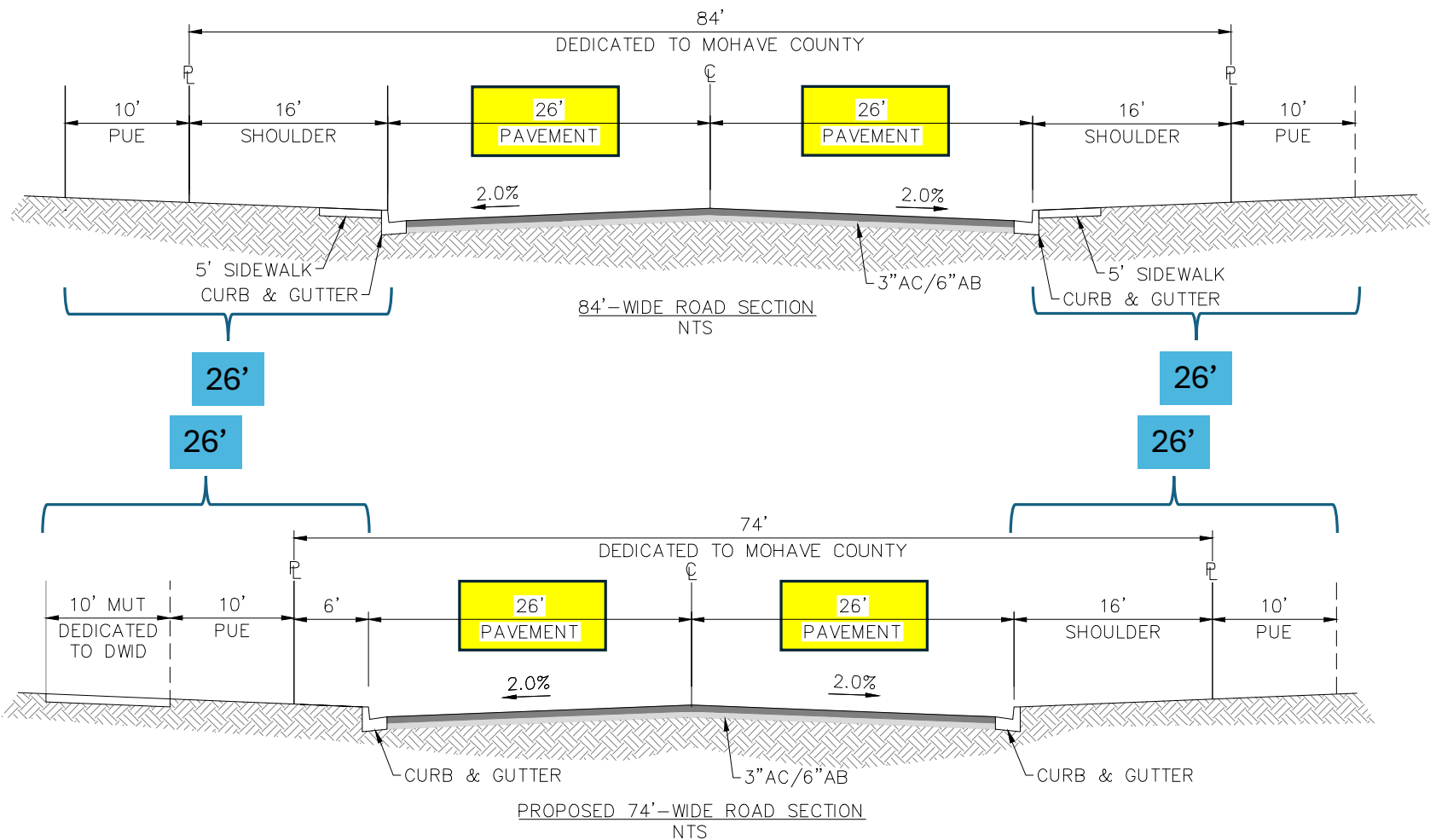
Petition of Exception Roadway Sections

DL Ranch

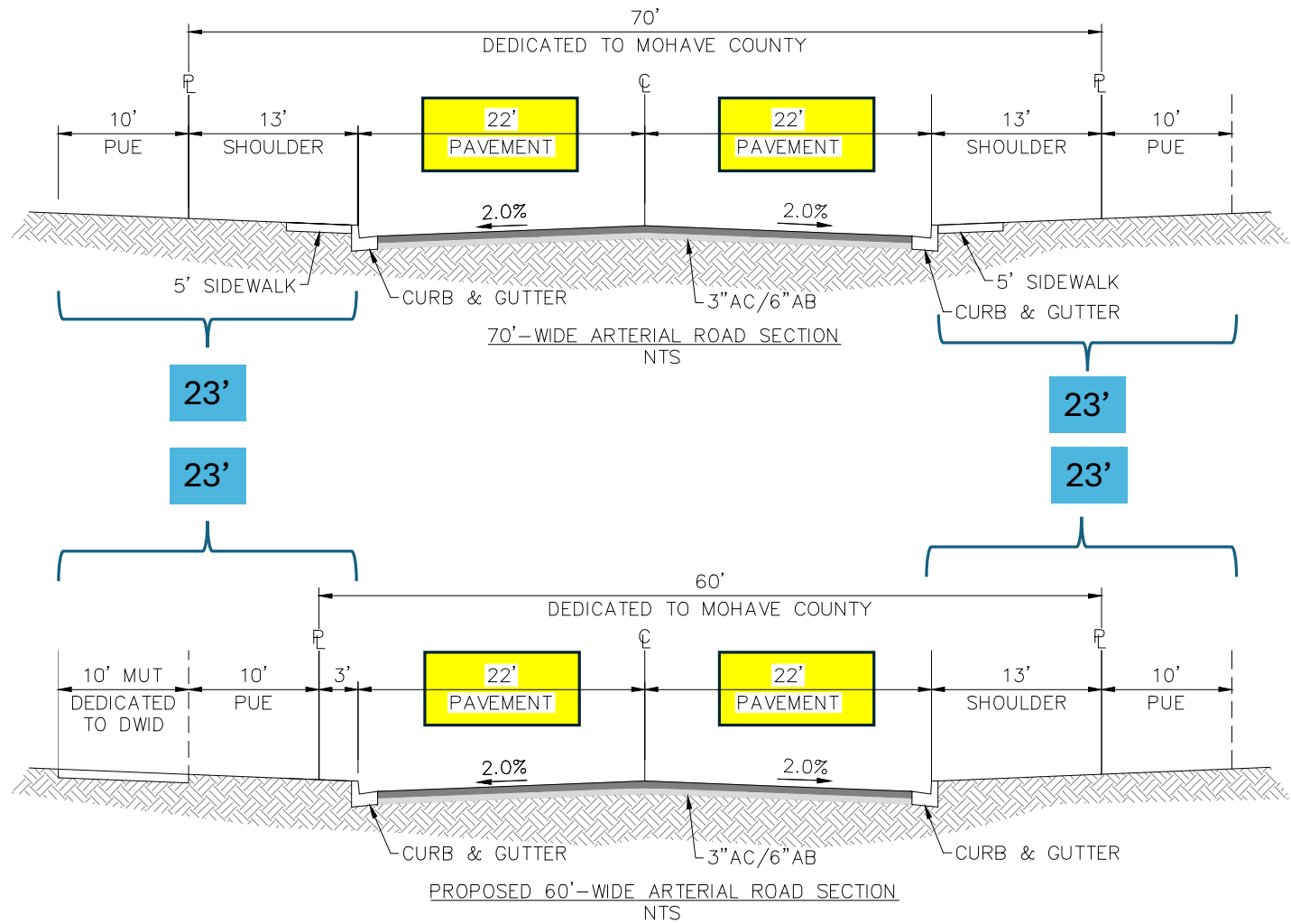


DL RANCH

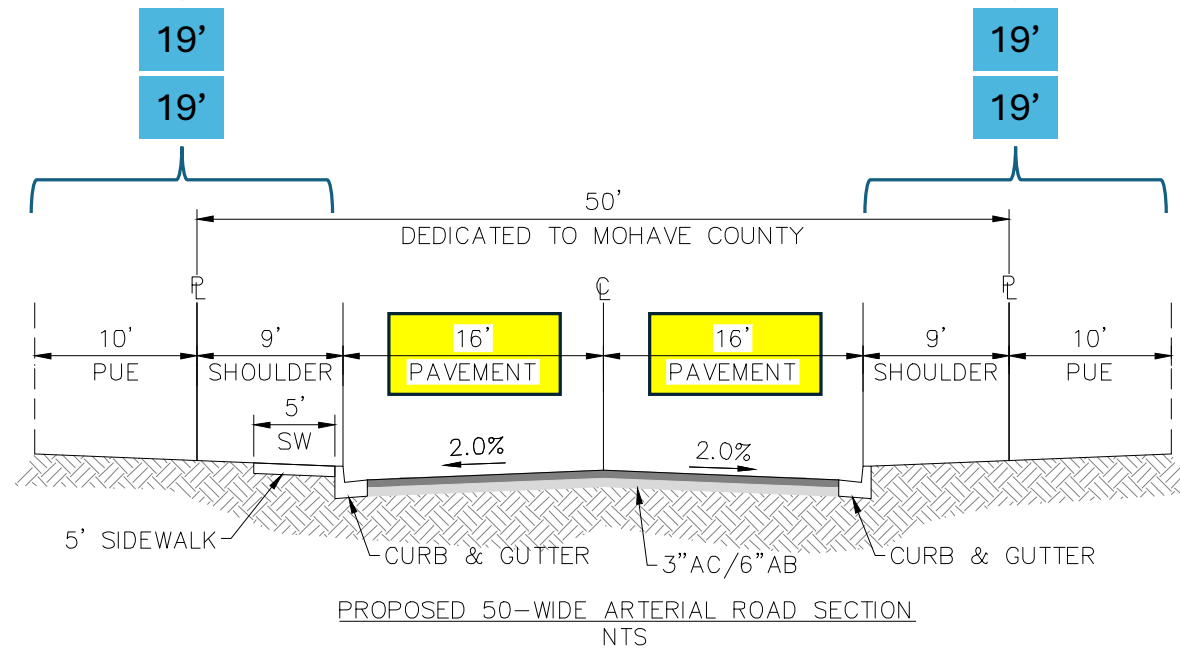
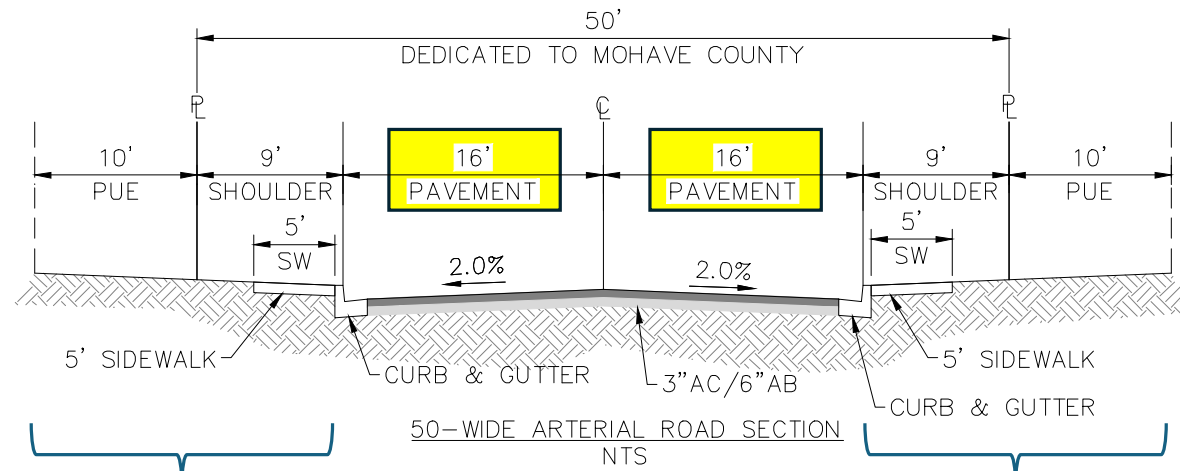
84'-Wide Road Section



70'- Wide Road Section



50'- Wide Road Section



ROW LOCATION

84' ROW

70' ROW

50' ROW



Cost Savings

- Sidewalk

- $540,000 \text{ SF} \times \$5/\text{SF} = \$2,700,000$ for sidewalk
 - Reducing sidewalk by 50% saves \$1,350,000 (\$1,455 per home).

- Streetlights

- \$5,000 per light, spaced 250' apart over 54,000 LF = 216 lights
 - $216 \text{ lights} \times \$5,000 = \$1,080,000$ saved (\$1,164 per home)

STREET PLANNING AND DESIGN GUIDELINES MANUAL

JULY 2023



City of Phoenix

8.9 SHARED-USE PATHS

8.9.1 Design Considerations

Shared use paths (**Figure 8.9-1**) are facilities on exclusive right-of-way. Shared use paths are sometimes referred to as trails; however, to some, the term trail means an un-improved recreational facility.

City of Phoenix requirements for shared-use paths (**Table 8.9-1**) are found in City of Phoenix Supplement to MAG Uniform Standard Specifications, section 429 and details P1130 and P1131. For additional information, please refer to the AASHTO Guide for the Development of Bicycle Facilities.

Every attempt should be made to avoid having a path adjacent to a street. If this is unavoidable, on arterial streets a separation of at least 8' with landscaping should be provided and on collector streets a separation of at least 5' should be provided.

Connections between different types of facilities is important to ensure an efficient and functional system. Shared-use paths may be used to connect sections of roadways that would otherwise dead-end. However, it is critical not to attempt to substitute a path or a sidewalk where bike lanes are warranted. Bike lanes allow direct, higher-speed travel for cyclists, unimpeded by pedestrians.

Shared-use paths are typically two-way; designing a path to connect with one-way bike lanes requires study and design to that the bicyclist does not end up riding the wrong way (against traffic) in one of the bike lanes.

As shared-use paths connect or cross arterial or collector streets, the crossing of the street needs to be considered in the overall design to maintain connectivity. A safe and convenient crossing needs to be implemented with the overall design of the shared-use path. A traffic signal, pedestrian hybrid beacon, or raised median island may be required depending on the volume, speed, width, and additional factors of the roadway. The developer is instructed to contact Street Transportation Department for type of crossing required.



Figure 8.9-1 Shared-Use Path

Table 8.9-1 Shared-Use Path Design Considerations

Design Speed	20 mph
Typical Width	10' wide (minimum) with 2'-foot graded shoulder on each side, 5' horizontal clearance, and 10' vertical clearance.
	8' or more where paths can be paired so each can have one-way travel.
	14' in areas with high use and/or a wide variety of users. Where pedestrian and bicycle activity are high, it may be advantageous to have separate paths for walking and bicycling rather than increase the path width to minimize speed differential between pedestrians and wheeled users.
Surface	Variables by use. Surfaces may include decomposed granite, turf, or concrete with medium broom finish. On concrete surface, it is desirable to provide traction, but not to a degree that impedes skaters.
Shoulders	Material for the shoulders should allow for recovery if a user runs off the path. Substances such as turf, decomposed granite, exposed aggregate, or low shrubs/grasses are appropriate. No spiny/thorny plants.
Clear Zone	An area clear of fixed objects such as poles or tree trunks for another 3' beyond the shoulder is desirable.
Fencing/Rail	Where needed, fences or railings for paths or bikeways should be 54" in height (40" minimum) and be flared at the ends.
Vertical Clearance	8' over the path and shoulder areas; 10' for underpasses
Horizontal Grade	5 percent or less. Where this is not feasible, refer to the AASHTO Guidelines.
Cross-Slope	Maximum side slope is 2 percent. Maximum cross-slope is 2 percent. Adjacent grades should always direct water away from the path surface.
Alignment	Alignment is as linear as possible. Avoid compound curves. Unnecessary "meandering" reduces the effective width of the path, can create sight distance problems, and increases possibility of users running off the path.
Tunnels	Tunnels should be lighted Provision in tunnels to keep nuisance water off the path and allow the water to rapidly drain or be removed. One solution is a small channel constructed with a sloping side, built on one side of the tunnel. Sump pumps are needed in areas prone to flooding.
Ramp	Path ramp design where the pan for any curb ramp shall be as wide as the path. The ramp should be aligned with the path, and not require users to make sudden swerves, or to be directed towards oncoming traffic.

8.9.2 Easements, Dedications, and Abandonments

Sometimes on-street facilities may need to be connected with short sections of paved path. As an example, connecting cul-de-sacs that have only one direct access to the public street system. The cul-de-sac street can be connected to allow bicycle and foot access to reach adjacent streets, paths, trails, or property.

If a private-gated community will cut off functional access for cyclists, means should be explored to maintain a public-use easement on the streets and through the gates for pedestrians and cyclists.

For off-street paths/trails, right-of-way may need to be obtained from development stipulations, or purchased. Any easements or dedications for paths should include a clear statement of maintenance responsibilities for the actual concrete path, any adjacent landscaping or lighting, and for maintaining proper grades and drainage along the path. Dedicated right-of-way or public use easements for paths must be noted in the stipulations and on the site plan. This should occur in the Project Review process for new developments. If the classification of an existing or planned street is proposed to be changed, or a street easement or right-of-way proposed for abandonment, present and potential pedestrian and bicyclist connections should be reviewed. The proposed change shall be evaluated against the needs of the active transportation program. Public use easement for bicycle and/or foot access should be obtained or retained.



City Of Phoenix

**STANDARD SPECIFICATIONS
and
DETAILS
for
PUBLIC WORKS
CONSTRUCTION**

2012 Edition

**An integrated document of the 2012 Maricopa Association
of Governments (MAG) Uniform Standard Specifications
for Public Works Construction and the 2012 City of
Phoenix Supplements**

SECTION 429

TRAILS

429.1 DEFINITION OF TERMS

- (A) Multi-Use Trail (MUT): The MUT shall be a 10' wide compacted decomposed granite (DG) surface stabilized to its full 3" depth and shall also have 2' DG shoulders, allowing pedestrian, bicycle, equestrian and maintenance vehicle use. Switchbacks and clearances for obstacles, vegetation, and plants will be measured from the edge of the MUT excluding the 2' shoulders where installed. All MUTs shall meet or exceed the Americans with Disabilities Act (ADA) requirements and shall be Barrier Free Trails.
- (B) Multi-Use Trail Easement (MUTE): The MUT shall be constructed within a dedicated 30' public MUTE.
- (C) Shared-Use Path: The Shared-Use Path (SUP) is a non-equestrian 10' wide concrete pathway providing recreation and educational experiences. All SUPs shall meet or exceed the ADA requirements.
- (D) Private Trails: The Trails Master Plan does not regulate the locations of Private Trails (PT). Construction and maintenance of PT is the responsibility of the private development. Construction of PT should follow the MUT or SUP guidelines set forth in these specifications.

429.2 SPECIFICATIONS

(A) MULTI-USE TRAIL

(1) Users:

- (a) Hikers, joggers, bicyclist, equestrians and the disabled.

(2) Multi-Use Trail Easements (MUTE):

- (a) Multi-Use Trails shall be located within an exclusive 30 foot minimum public trail easement.
- (b) This easement is exclusive for the trail, landscaping, and PUE unless modified by Development Services.
- (c) Trail easements along an open space or wash corridor will be a minimum 25' wide.

(3) Sub Grade:

- (a) The sub-grade shall be 90% compacted prior to the installation of the MUT.

(4) Grade:

- (a) Maximum sustained longitudinal grade 5% (20:1).
- (b) The cross slope shall not exceed 2%.

(5) Tread Surface:

- (a) The tread surface shall be a minimum of 10' wide with a 2' shoulder on each side. No shoulder will be required for the MUT in turf area.
- (b) Trail shall allow for side-by-side travel and ease of passing by horses and bicycles. Tread conditions must provide an adequate walking or riding surface free of obstacles or hazards.
- (c) The MUT surface shall be ¼" minus decomposed granite (DG) of a color contrasting with the surrounding DG and shall be stabilized to its full 3" depth.
- (d) When located in turf, the MUT shall have a 6"x8" concrete header that meets or exceeds MAG Standards on each side. Shoulders shall not be required in turf.

(6) Path Locations:

- (a) Public Multi-use Trails shall not be placed in retention basins, drainage ways, channels or naturally occurring or man made washes, unless otherwise approved by the Parks & Recreation Department.
- (b) There shall be a minimum 5-foot horizontal clearance between trails and other obstacles i.e., fences, walls, utility boxes and other fixed objects. Safety rails or ADA railing are the exception to this requirement.



SECTION 429

- (c) Where the trail surface ties into another hardscape surface material i.e., sidewalk or curb, the trail shall meet and match the grade of the hardscape surface.
- (d) Trails shall feed directly into ADA ramps at all roads and driveway crossings.

(7) Switchbacks:

- (a) The inside radius of a trail switchback shall be a minimum of 5'.

(8) Vegetation Clearance and Removal:

- (a) Plant material shall not be planted or allowed to grow in the 2' shoulders.
- (b) Plant material shall be cleared to a height of 10' measured from the trail surface.
- (c) Dead vegetation will remain in place unless considered a hazard or obstruction. Tree and brush cuttings, broken limbs and other vegetative debris including fallen saguaros shall be removed from within 5' of the trail.

(9) Plants with Thorns and Poisonous Plants:

- (a) Plants with thorns such as cacti, *Acacia greggi*, *Dasyliirion* species etc., shall not be planted or allowed to grow within 10' of the MUT.
- (b) Poisonous plants such as *Nerium oleander*, *Sophora secundiflora*, *Euphorbia rigida* etc., shall not be planted or allowed to grow within 10' of the MUT.

(B) SHARED-USE PATHWAY

(1) Users:

- (a) Hikers, joggers, bicyclist and the disabled.

(2) Easements:

- (a) Trails shall be located within 20' public trail/sidewalk pedestrian easements.

(3) Sub Grade:

- (a) The sub grade shall be 90% compacted.

(4) Grade:

- (a) Maximum sustained longitudinal grade 5% (20:1).
- (b) The cross slope shall be 2% maximum.

(5) Surface:

- (a) The tread surface shall be 10' wide, standard. No SUP shall be less than 8' wide unless approved by the Parks & Recreation Department.
- (b) The tread conditions shall provide an adequate walking surface free of obstacles or hazards and shall allow for side-by-side travel and ease of passing by pedestrians and bicycles.
- (c) Concrete shall meet or exceed MAG Standards.
- (d) Where the pathway surface ties into another hardscape surface material i.e., sidewalk or curb, the trail shall meet and match the grade of the hardscape surface

(6) Path Locations:

- (a) SUP shall not be placed in retention basins, drainage ways, and channels or in naturally occurring or man made washes, unless otherwise approved.
- (b) There shall be a minimum 5-foot horizontal clearance between sidewalks and trails and other obstacles i.e., fences, walls, utility boxes and other fixed objects.



SECTION 429

(7) Switchbacks:

- (a) The inside radius of a pathway switchback shall be a minimum of 5 feet.

(8) Vegetation Clearance and Removal:

- (a) Plant material shall not be planted or allowed to grow in the 2' shoulders.
- (b) Plant material shall be cleared to a height of 10' measured from the trail surface.
- (c) Dead vegetation will remain in place unless considered a hazard or obstruction. Tree and brush cuttings, broken limbs and other vegetative debris including fallen saguaros shall be removed from within 5' of the trail surface.

(9) Plants with Thorns and Poisonous Plants:

- (a) Plants with thorns such as cacti, *Acacia greggi*, *Dasyllirion* species etc., shall not be planted or allowed to grow within 10' of SUP.
- (b) Poisonous plants such as *Nerium oleander*, *Sophora secundiflora*, *Euphorbia rigida* etc., shall not be planted or allowed to grow within 10' of the SUP.

(C) Grade Separated Crossing (Underpass for Pedestrian/Equestrian Usage)

- (1) When major trails intersect streets or roads, a pedestrian and/or equestrian cell (a barrel within a culvert) or bridge shall be provided for user safety.
- (2) The underpass/bridge shall have a minimum 12-foot vertical and 10-foot horizontal clearance and unobstructed sight lines shall be maintained.
- (3) Underpasses and bridges more than 50-foot in length shall be artificially lit to an average of 2 foot-candles minimum on the trail surface
- (4) The underpass shall be connected to the MUT/SUP with a concrete tread surface, rough broom finished. The MUT shall receive a heavy broom finish to improve equestrian footing. The concrete shall meet or exceed MAG Standards.

- End of Section -



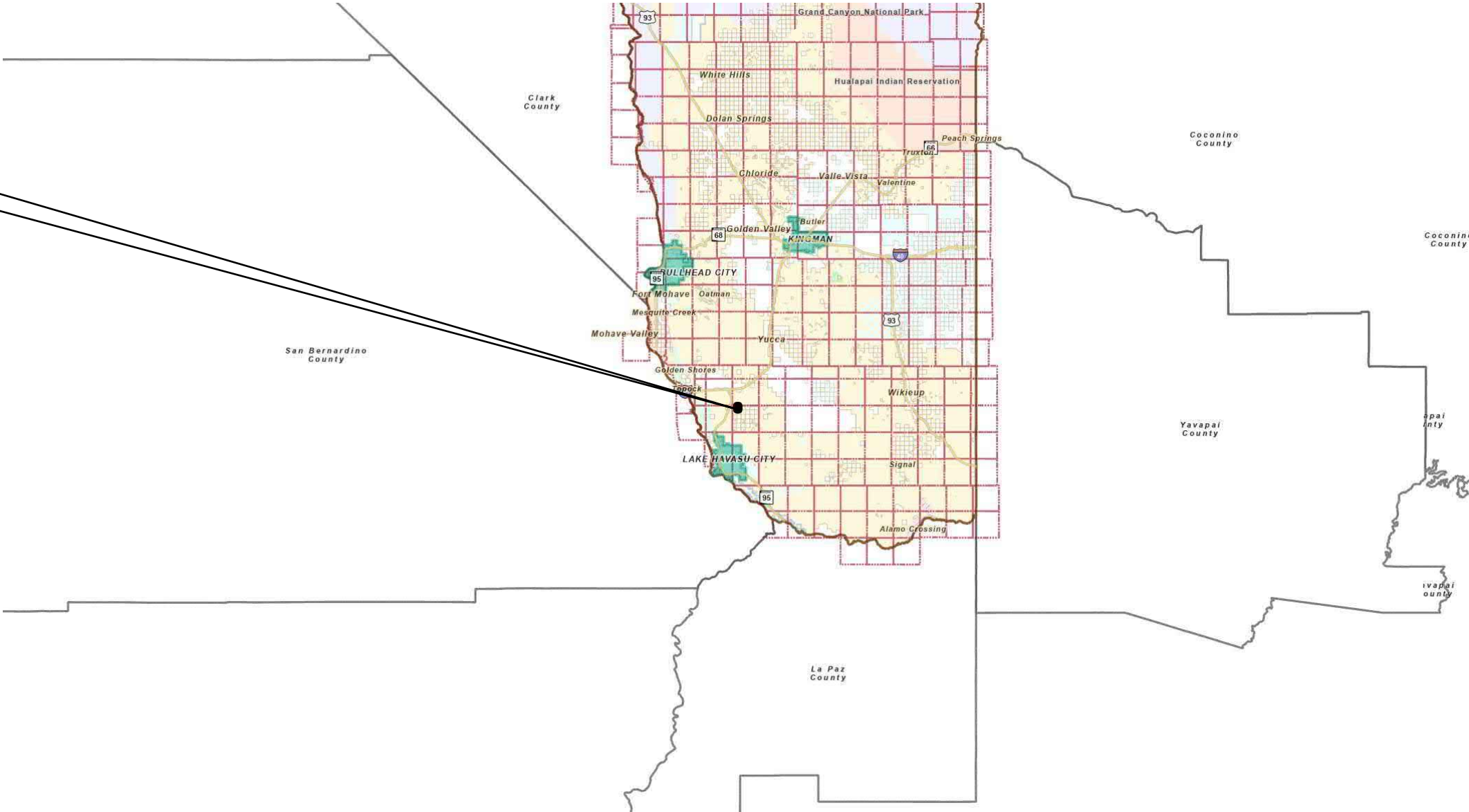
PETITION OF EXCEPTION DL RANCH TR 3717

GENERAL MAP

Section 5
T 15 N, R 19 W

Subject
Property

PETITION OF EXCEPTION to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10-foot mixed use path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099, in the Havasu Heights vicinity.



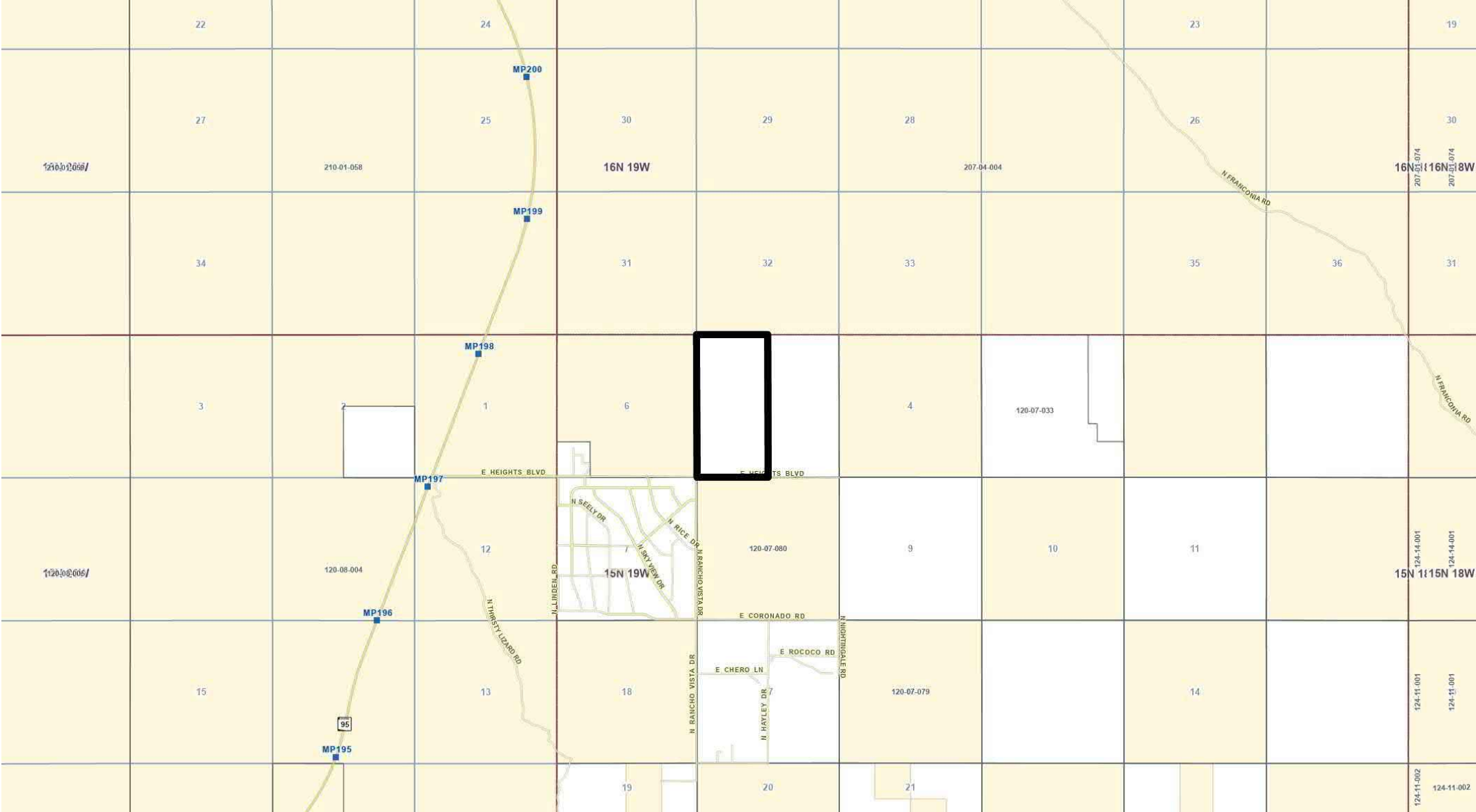
PETITION OF EXCEPTION DL RANCH TR 3717

VICINITY MAP

Section 5
T 15 N, R 19 W



PETITION OF EXCEPTION to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10-foot mixed use path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099, in the Havasu Heights vicinity.



Section 5
T 15 N, R 19 W



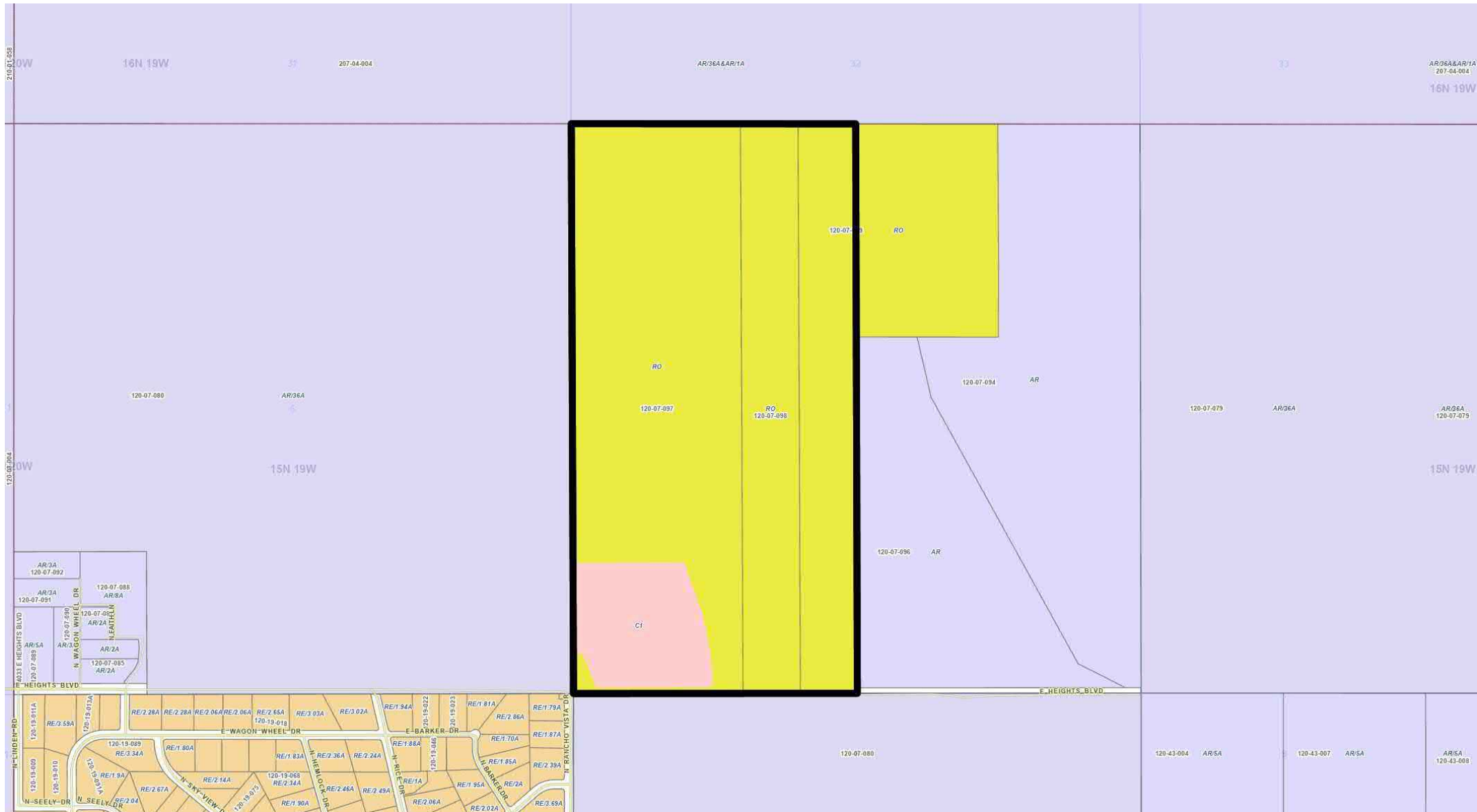
PETITION OF EXCEPTION DL RANCH TR 3717

ZONING MAP

PETITION OF EXCEPTION to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10-foot mixed use path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099, in the Havasu Heights vicinity.

Section 5
T 15 N, R 19 W

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

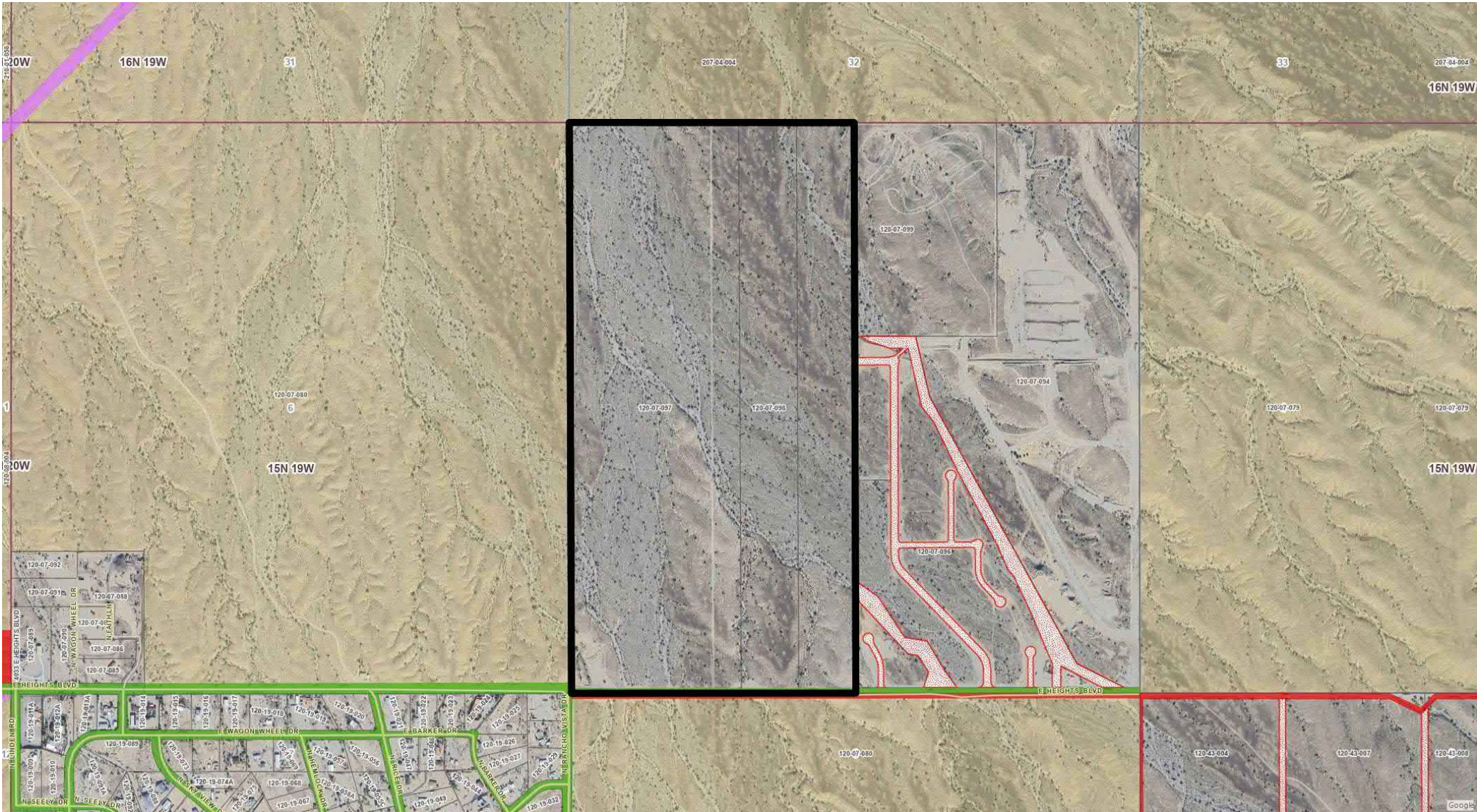
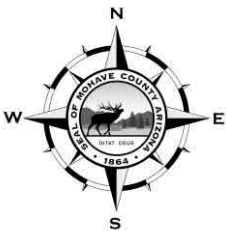


PETITION OF EXCEPTION DL RANCH TR 3717

RIGHT OF WAY MAP

Section 5
T 15 N, R 19 W

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



PETITION OF EXCEPTION to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10-foot mixed use path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099, in the Havasu Heights vicinity.

PETITION OF EXCEPTION DL RANCH TR 3717

REQUEST

Section 5
T 15 N, R 19 W

PETITION OF EXCEPTION to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10-foot mixed use path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099, in the Havasu Heights vicinity.



ROW LOCATION

84' ROW

70' ROW

50' ROW



19. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from Low Density Residential land use designation to a General Commercial land use designation and a REZONE of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a storage facility in the Kingman vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Randy and Susan Perry, of Kingman Arizona.

Assessor's Parcel No. 324-10-260 is described as Lake Mohave Country Club Estates, Unit 3 amended Blk BB Lot 12 in Section 31, Township 22 North, Range 16 West.

The site is approximately 1.02 acres and is located north of Gordon Drive, west of Powell Avenue. The site is accessed from Gordon Drive, then northeast on Adams Street approximately 200 feet to site.

The site appears relatively flat and has one accessory building use for personal storage. The surrounding land uses consist of primarily of single-family homes and general commercial businesses.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Low Density Residential land use designation to a General Commercial land use designation, and
2. Rezone from a A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone to allow for a plumbing company.

The site is within Northern Arizona Fire District. Electric and water service appears to be available. Sewer service does not appear to be available. Gordon Drive and Adams Street are paved and on the County's Road maintenance system.

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

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations 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 significant environmental features affecting the site.

- g. Electric and water service appears to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan will be amended to a General Commercial land use designation.
2. Assessor's Parcel No. 324-10-260 will be rezoned from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone.
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. All appropriate permits will be obtained prior to construction.
5. The Rezone shall not become effective until at least 30 days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814. K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 324-10-260 Current Zoning: Residential, Agricultural Parcel Size 1.02 Acres

Legal Description:

Lot 12, Block "BB", LAKE MOHAVE COUNTY COUNTRY CLUB ESTATES UNIT 3, FIRST AMENDED, according to the plat record in the office of the

County Recorder of Mohave County, Arizona, recorded February 18, 1963, at Fee No. 119203

Water Provider: Water Haul Electric provider: Solar Sewer provider: None

Present use of property: Personal storage garage

Owner Information

Owner Name(must match current deed): Randy Perry & Susan Perry

Owner Street Address: 3147 Dafne Ave City: Kingman State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

Agent Street Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

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

Proposed to be: Commercial C 2

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

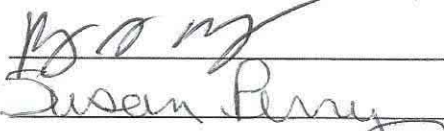
Does the new zone comply with the Mohave County General Plan? ☒ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

Plumbing Company

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.



Susan Perry

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

Residential/Agricultural

to

Commercial C2

for the purpose of

Plumbing Company

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

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area 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.

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,

Randy Perry & Susan Perry

Applicant / agent

Contact information:

3147 Dafne Ave

Kingman AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property:

Parcel Number 324-10-260

Lot 12, Block "BB", LAKE MOHAVE COUNTRY CLUB ESTATES UNIT 3, FIRST AMENDED, according to the plat record in office of the

County Recorder of Mohave County, Arizona, recorded February 18, 1963, at Fee No. 119203

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: Residential/Agricultural

Proposed to be: General commercial C 2

Describe how the change will benefit the county.

As commercial property it will generate more tax revenue for the County also as this is on a busy corner it was not suited for residential

As commercial is next to it on the one side and the wash is in front and this parcel is in a unique area where the streets go around it is better to have a

business.

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

None

Describe any change in the character of the surrounding neighborhood.

None

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.

As the rezone will require fencing or block wall it will mitigate dust and will be a buffer to the neighborhood from busy Gordon Drive

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

As the neighborhood has gotten bigger and busier this parcel is not suitable for residential any longer the only appropriate use of this property is

commercial if it was used as residential it would put children at risk

Minor Plan Amendment Addendum

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

Low Density Residential

to

General Commercial

to accompany the requested rezone.

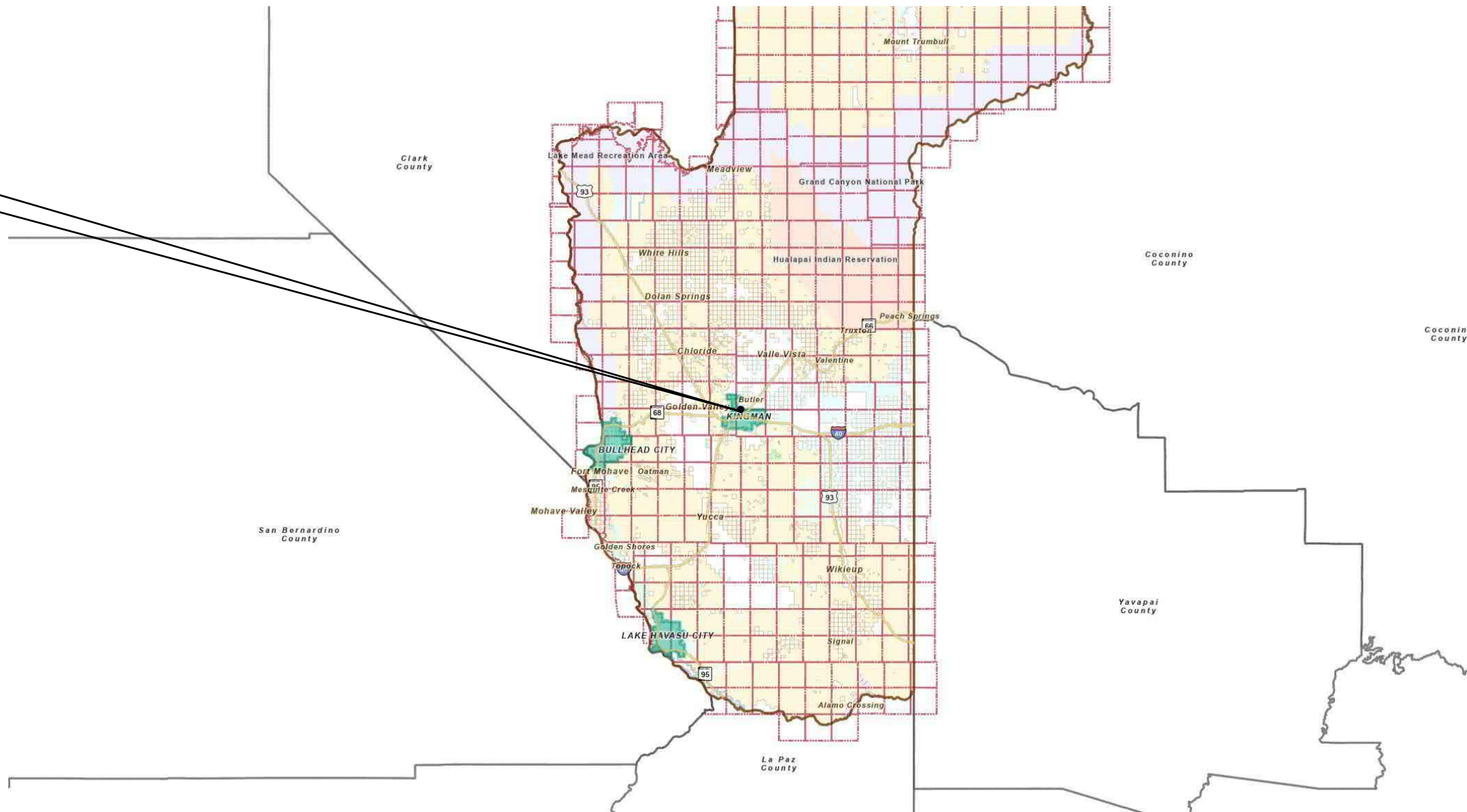
REZONE 324-10-260

GENERAL MAP

REZONE of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a plumbing company, in the Kingman vicinity

Section 31
T 22 N, R 16 W

Subject
Property

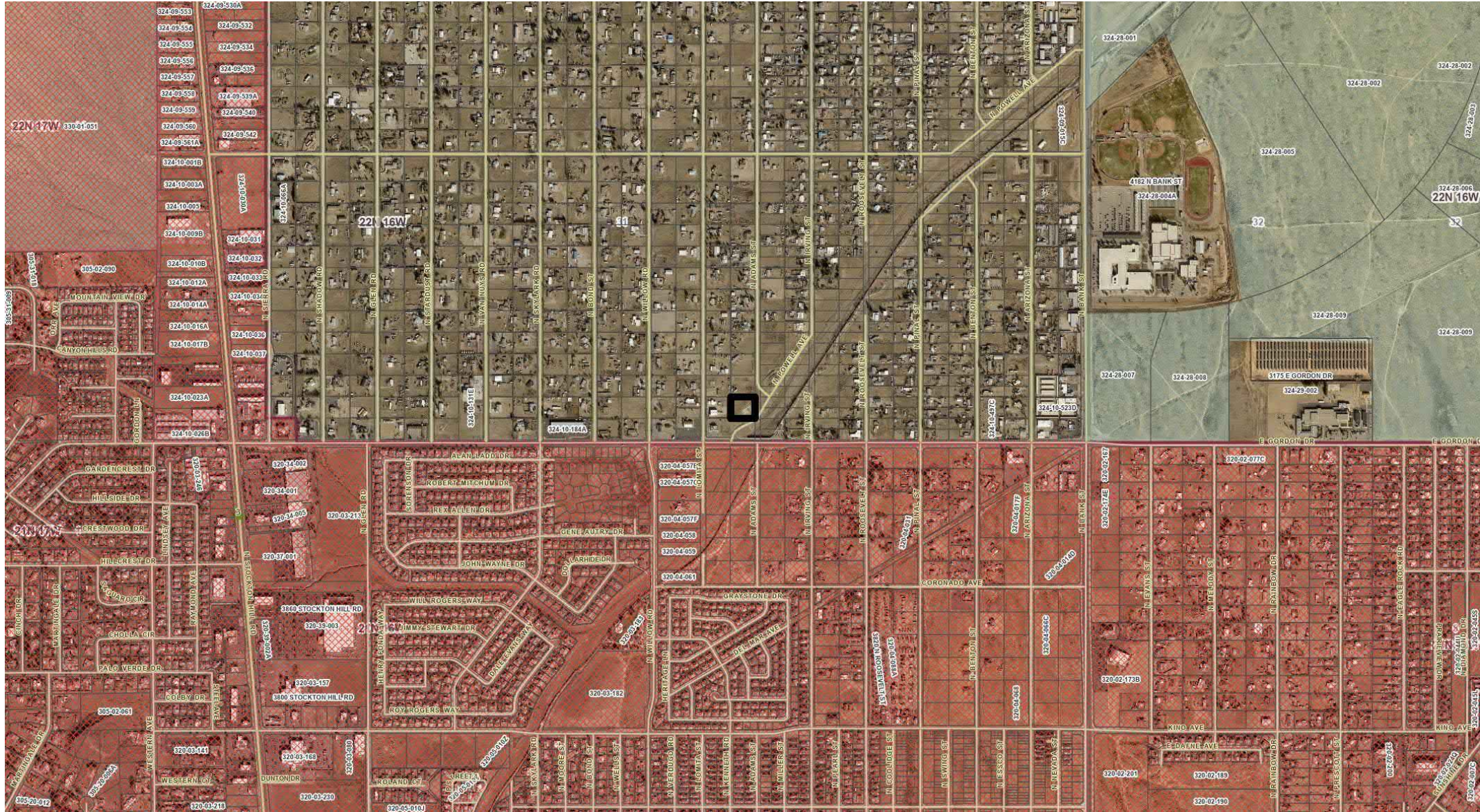


REZONE 324-10-260

SITE MAP

Section 31
T 22 N, R 16 W

REZONE of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a plumbing company, in the Kingman vicinity

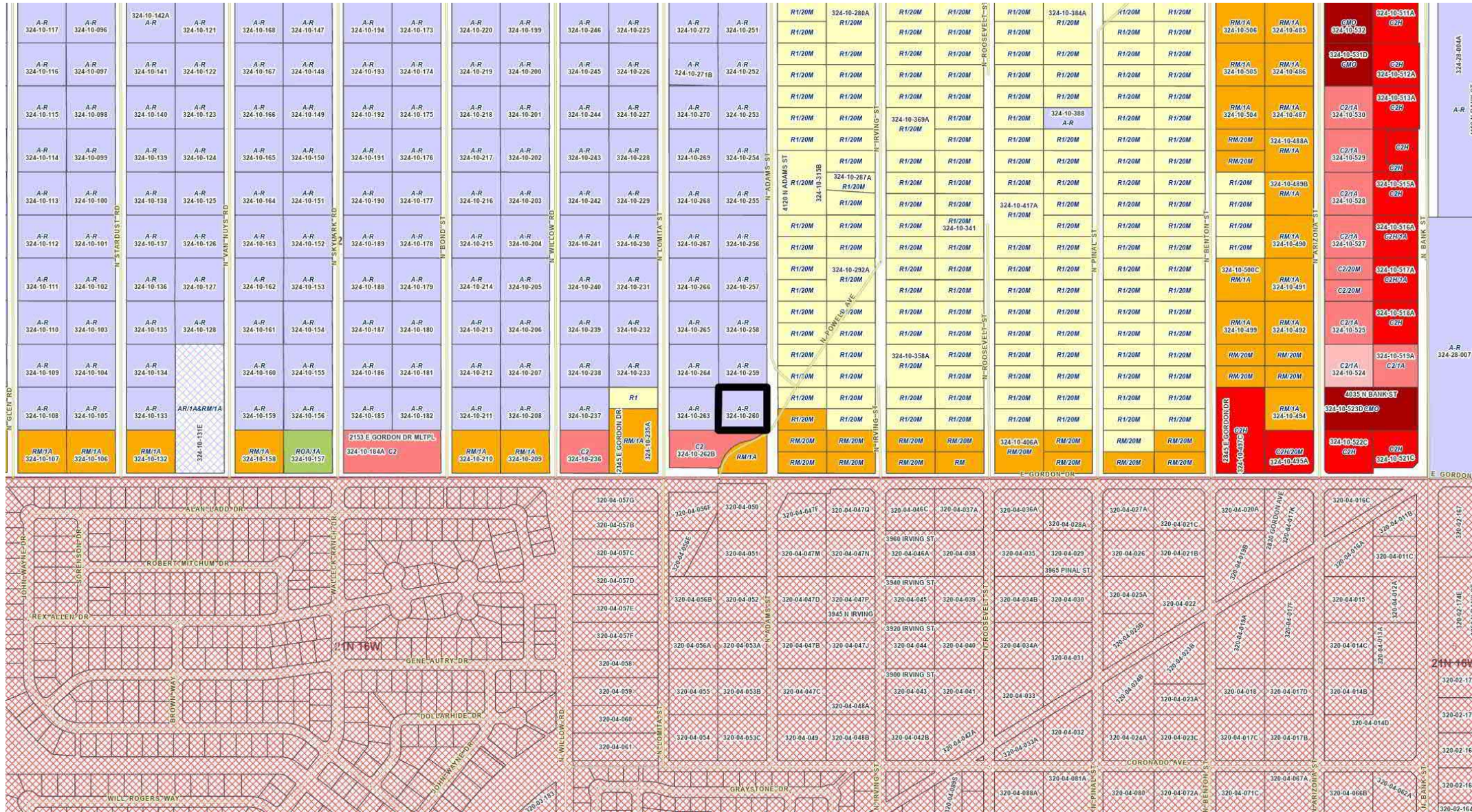


REZONE 324-10-260

ZONING MAP

REZONE of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a plumbing company, in the Kingman vicinity

Section 31
T 22 N, R 16 W



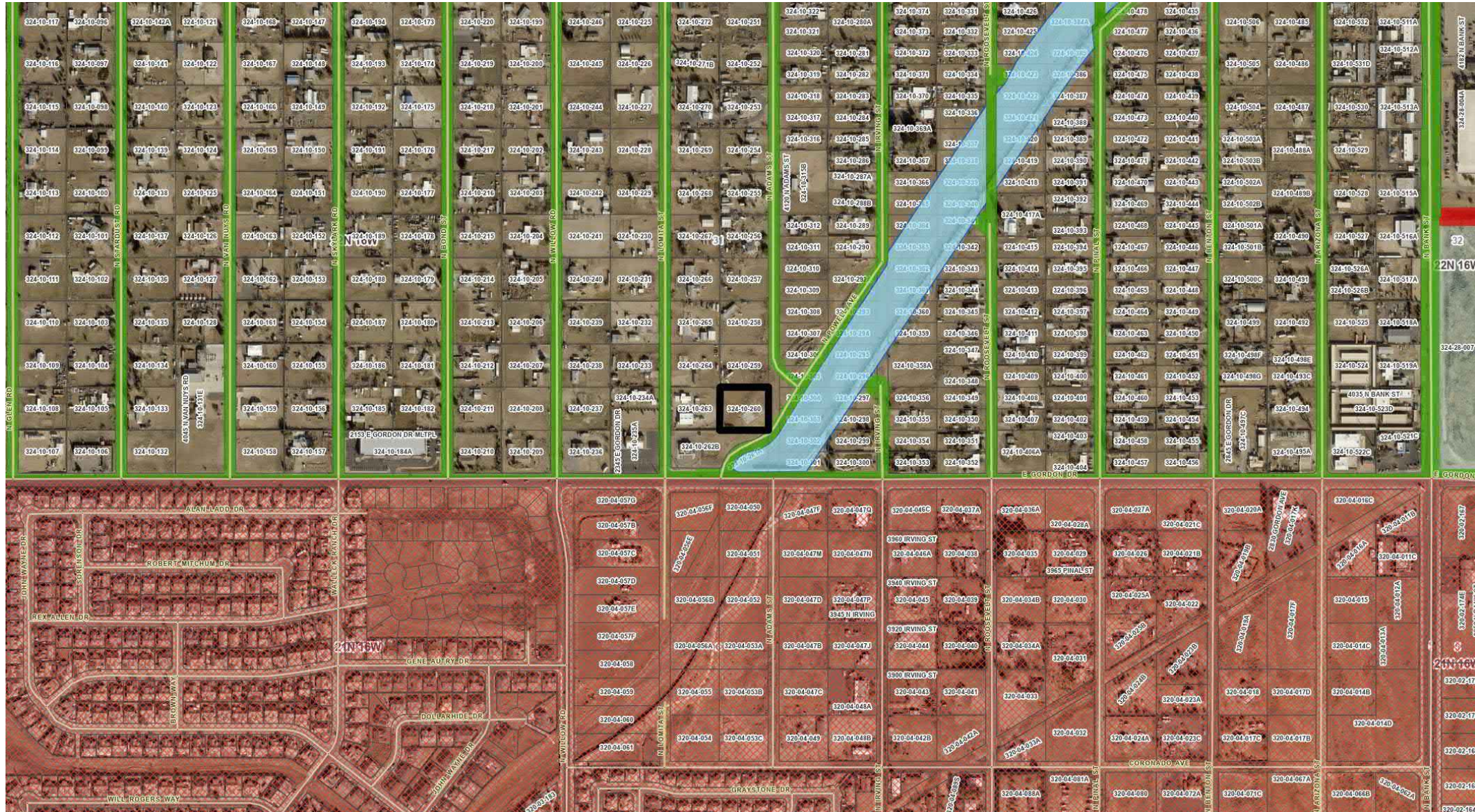
REZONE 324-10-260

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a plumbing company, in the Kingman vicinity

Section 31
T 22 N, R 16 W

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



REZONE 324-10-260
REQUEST

REZONE of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a plumbing company, in the Kingman vicinity

Section 31
T 22 N, R 16 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 the 12th day of March 2023, at 10:00 A.M.

Re: Request for a Change in the Zoning of a portion of the property located at 700 W. Beale Street, Kingman, Arizona, from its present zoning of R-1 to R-2.

For further information, please contact the Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona, 931-228-1234.



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 the 12th day of March 2025, at 10:00 A.M.

Re: Petition
For the removal of the property from the Z-100 Zoning District to the Z-100 Zoning District, as shown on the plat attached hereto, and for the removal of the property from the Z-100 Zoning District to the Z-100 Zoning District, as shown on the plat attached hereto, and for the removal of the property from the Z-100 Zoning District to the Z-100 Zoning District, as shown on the plat attached hereto.

FOR MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401

20. **Evaluation of a request for a REZONE of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for 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 Daniel and Tracy Lusco of Kingman, Arizona.

Assessor's Parcel No. 332-24-015D is described as Stockton Hill Ranches Unit 8 Parcel 251-D per PP 12/8, in Section 36, Township 23 North, Range 17 West.

The site is approximately 6.76 acres and is located north of Jane Avenue and east of Parker Street. The site is accessed from Interstate 40, then north Stockton Hill Road, then east on Jane Avenue, then north on Parker Street approximately .17 miles to the southwest corner of the lot.

The site is vacant with varied terrain. The surrounding land uses consists of primarily of single-family homes and vacant land.

The applicant requests this rezone from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Estates.

The site is not located within a fire district. Electric service does appear to be available. Sewer and water services do not appear to be available. Stockton Hill Road is paved and is on the County's road maintenance system. Jane Avenue and Parker Street are unpaved and are on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4300H 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 and unpaved roads.
- f. There are no specific environmental features affecting the site.
- g. Electric service does appear to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 332-24-015D shall be rezoned to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective 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: 332-24-015D Current Zoning: AR/5A Parcel Size 6.76 Acres

Legal Description:

Stockton Hill Ranches Unit 8 Parcel 251 Replatted
as parcel 251-D Per PP 1218 Rec 8/27/96 FN 96-47634
cont 6.76 Acres ML 332-24-015 (332-24-015 A thru E)

Water Provider: Well + Th Electric provider: unisource Sewer provider: Septic

Present use of property: vacant land

Owner Information

Owner Name(must match current deed): Daniel W. Lusco Tracy L. Lusco

Owner Street Address: 7070 N. Parker St. City: Kingman State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: _____

Agent Street Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Request

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

Proposed to be: AR 2A

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:

Subdivision

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]
Tracy Lusco

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 5 A

to

AR 2 A

for the purpose of

subdivision

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

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area 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.

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,

Tracy Lusco
Applicant / agent

Contact information:

[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property:

332-24-015 D Stockton Hill Ranches unit 8 Parc
251 Replatted as parcel 251-D Per PP 1218 Rec 8/27/91
FN 96-47634 Cont 0.76 acres ML 332-24-015 (332-24-
01 5A thru E)

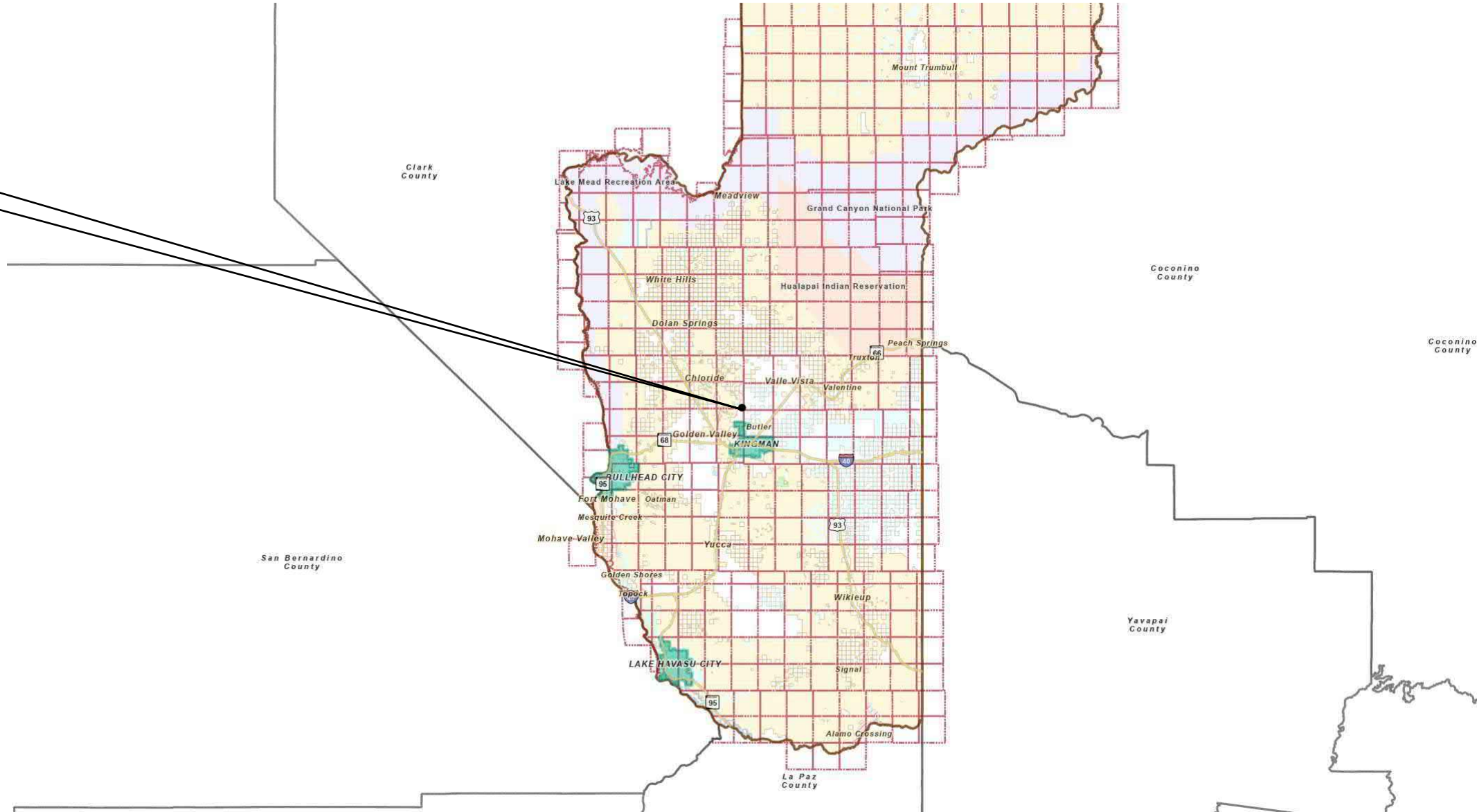
REZONE 332-24-015D

GENERAL MAP

Section 36
T 23 N, R 17 W

Subject
Property

REZONE of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

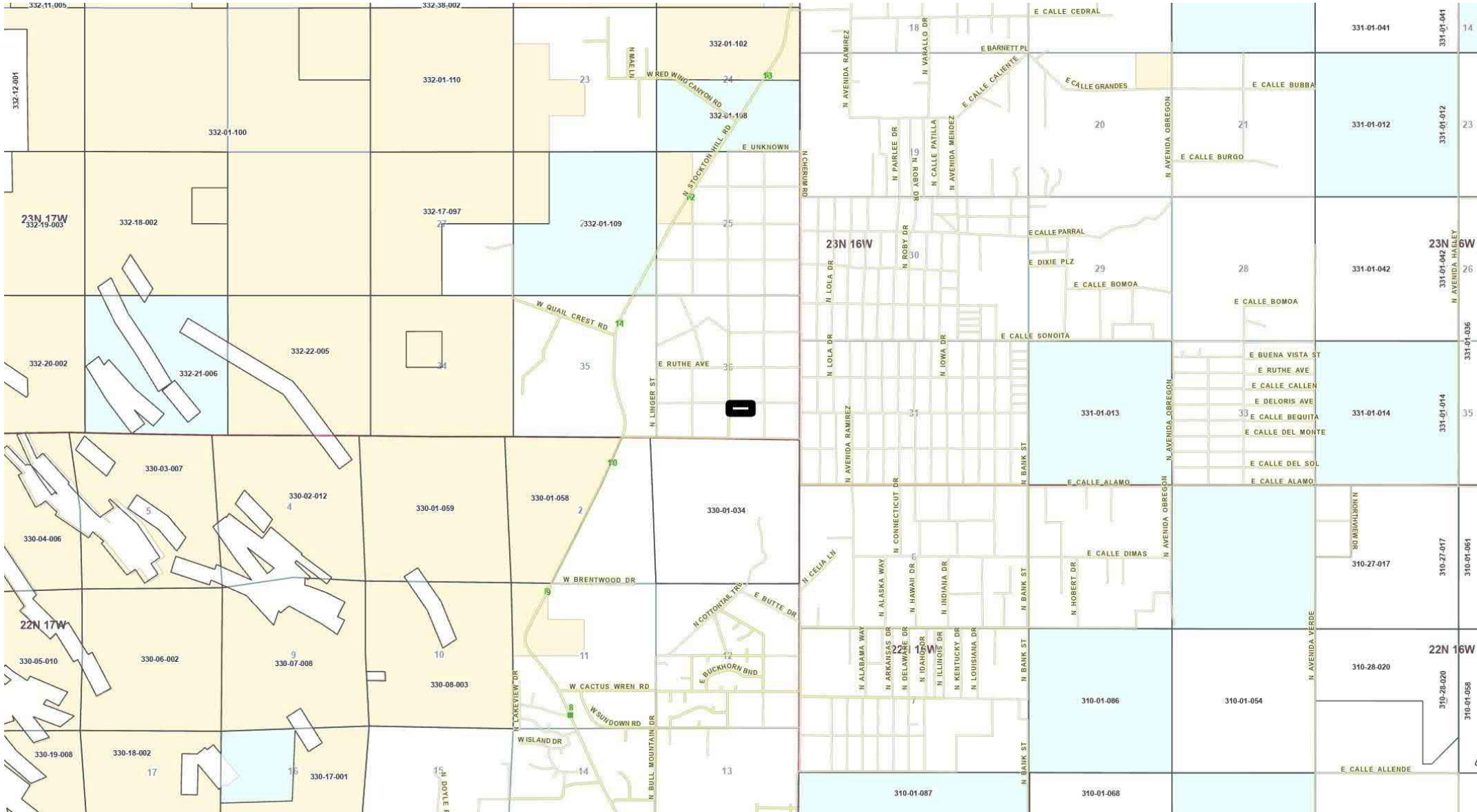


REZONE 332-24-015D

VICINITY MAP

Section 36
T 23 N, R 17 W

REZONE of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

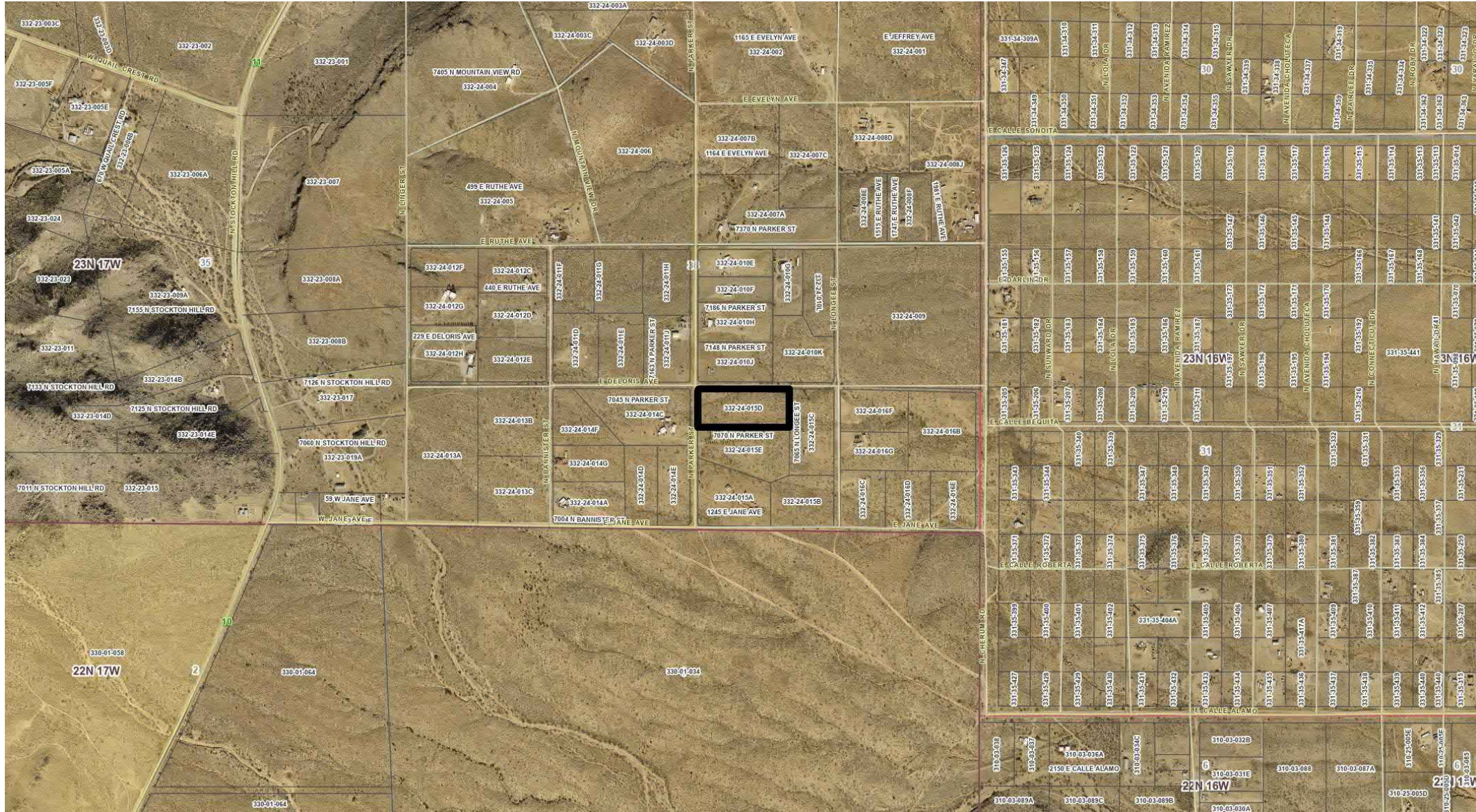


REZONE 332-24-015D

SITE MAP

Section 36
T 23 N, R 17 W

REZONE of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity



ZONING MAP

REZONE of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

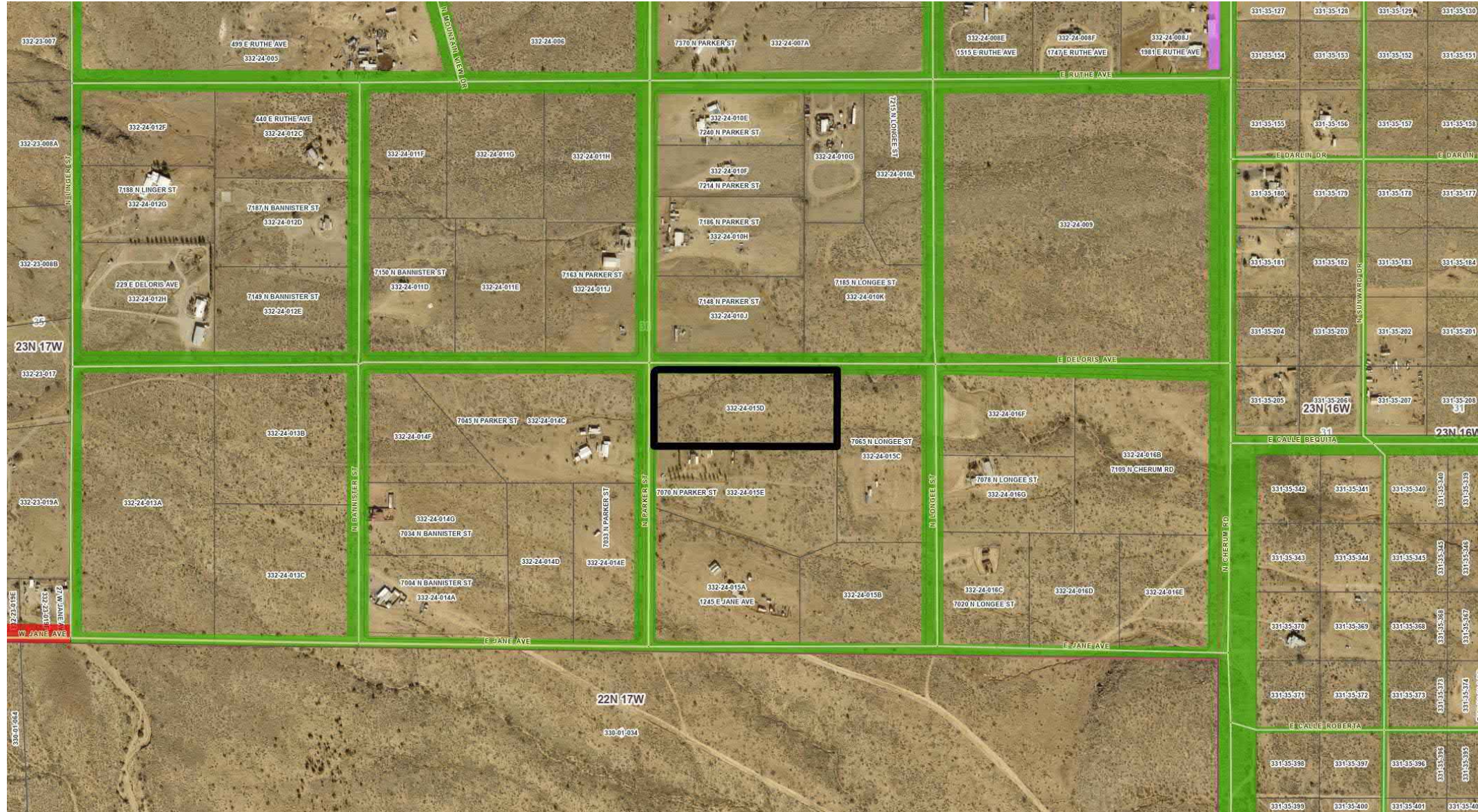
Section 36
T 23 N, R 17 W



REZONE 332-24-015D
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

Section 36
T 23 N, R 17 W



REZONE 332-24-015D REQUEST

REZONE of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

Section 36
T 23 N, R 17 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 the 12th day of March 2025, at 10:00 A.M.**

As Follows:
[Illegible text]

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 1-800-757-0811 OR PLANNING@MOHAVE.CO



[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. Beale Street, Kingman, Arizona, on the 12th day of March 2025, at 10:00 A.M.**

As Follows:

- 1. Consideration of a request for a REZONING of Anthony's Tract.
- 2. Amendment of Resolution No. 2024-001.

As Follows:

Valuation of a receipt by a **RECEIPT** of Andrew's Travel Inc. 332-24-0110 from 4-4-83
(Approved) Receipted by: Ann Johnson, L.A. 332-24-0110 from 4-4-83
Received by Ann Johnson, L.A. 332-24-0110 from 4-4-83
value (date of this rec. out of Peter's Street Address, Arizona, David and Tracy
Lance Inc.

FOR MORE INFORMATION, CONTACT THE MOBILE PLANNING & ZONING DIVISION:

21. **Evaluation of a request for a REZONE of Assessor's Parcel No. 254-39-061 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 Lawrence and Flavia Schott of Lake Havasu City, Arizona.

Assessor's Parcel No. 254-39-061 is described as NE1/4 NE1/4, of Section 1, Township 20 North, Range 13 West.

The site is approximately 30 acres and is located north of E Turquoise Road and south of E Stone Rush Drive. The site is accessed from Interstate 40 take exit 71, then east on Marble Drive, then south on Rolling Stone Road, then east on Stone Rush Road approximately .31 miles to the site.

The site is currently vacant with varied terrain. The surrounding land uses consist of vacant land.

The applicant requests this rezone 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 this site as Suburban Development Area.

The site is not within a Fire District. Electric, water, and sewer services do not appear to be available. Stone Rush Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4675G indicates the parcel described to be in Zone X, not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 254-39-061 shall be rezoned to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone.

2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective 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: 254-39-061 Current Zoning: AR/10A Parcel Size 30 Acres

Legal Description:

THE SOUTHEAST QUARTER OF THE SOUTWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 1
TOWNSHIP 20 NORTH, RANGE 13 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MOHAVE COUNTY, ARIZONA

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

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Lawrence Frederick Schott IV and Flavia Joanna Schott

Owner Street Address: 3665 Stanford Ct City: Lake Havasu City State: AZ Zip: 86406

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: _____ 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/5A

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

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

For the purpose of:

Lot split at a later date.

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.

Flavia Adiet

Lawrence Schott IV

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/5A for the purpose of Lot split at a later date.

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,



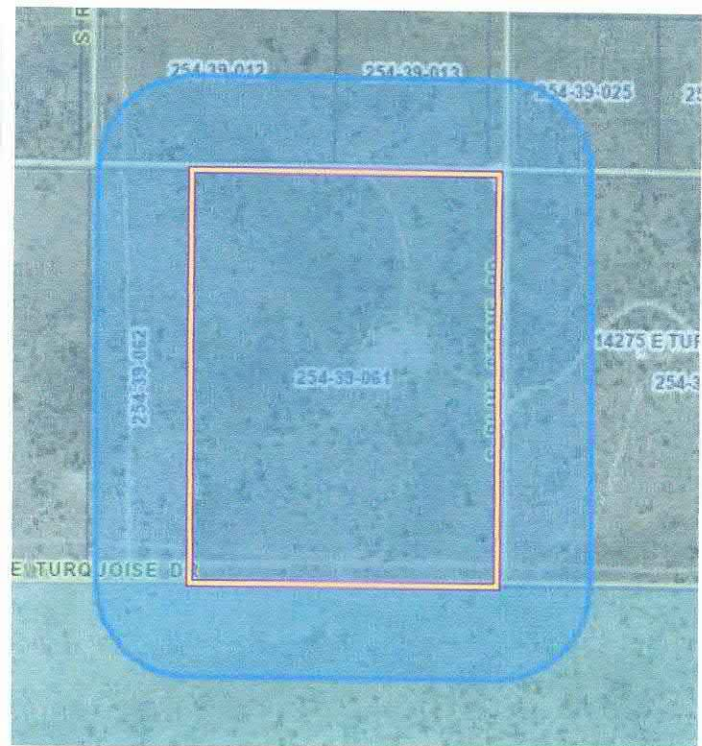
Applicant / agent

Contact information:

[Redacted contact information]

Assessor Parcel Number and Legal Description of proposed subject property: 254-39-061

THE SOUTHEAST QUARTER OF THE SOUTWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 1
TOWNSHIP 20 NORTH, RANGE 13 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MOHAVE COUNTY, ARIZONA



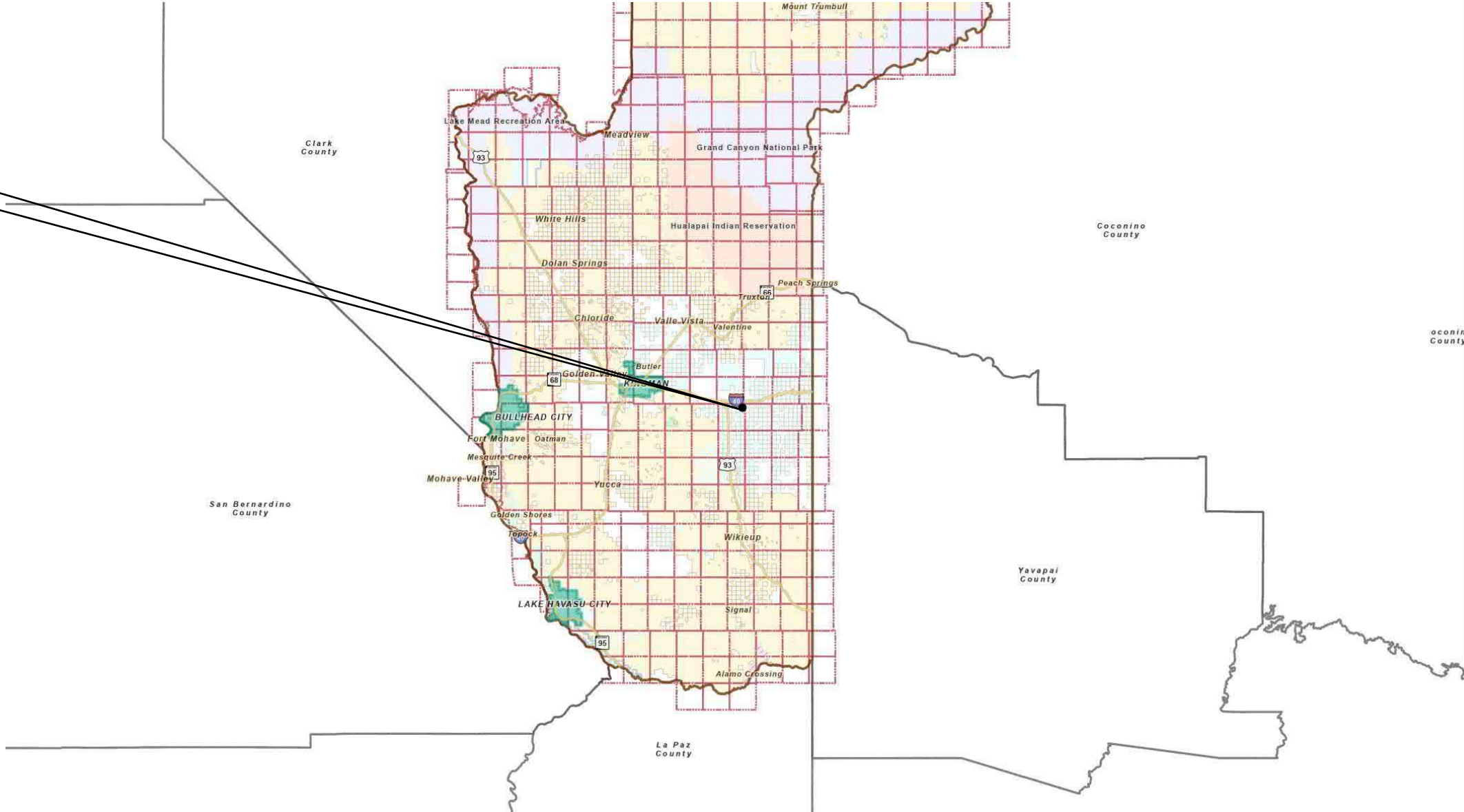
REZONE 254-39-061

GENERAL MAP

Section 1
T 20 N, R 13 W

Subject
Property

REZONE of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Silver Springs Road vicinity

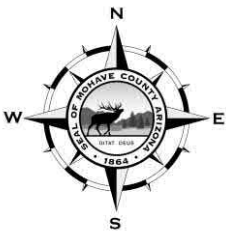
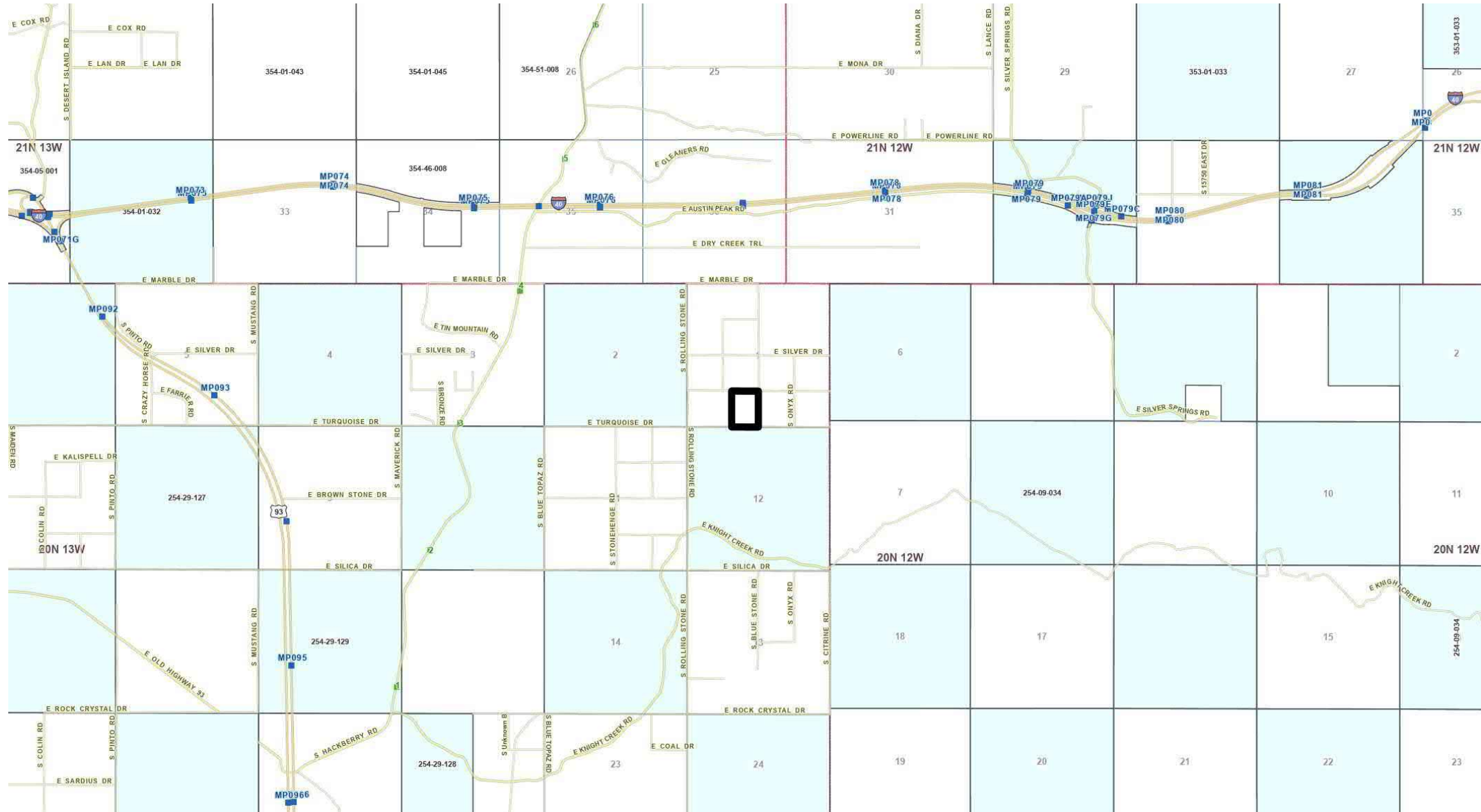


REZONE 254-39-061

VICINITY MAP

Section 1
T 20 N, R 13 W

REZONE of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Silver Springs Road vicinity

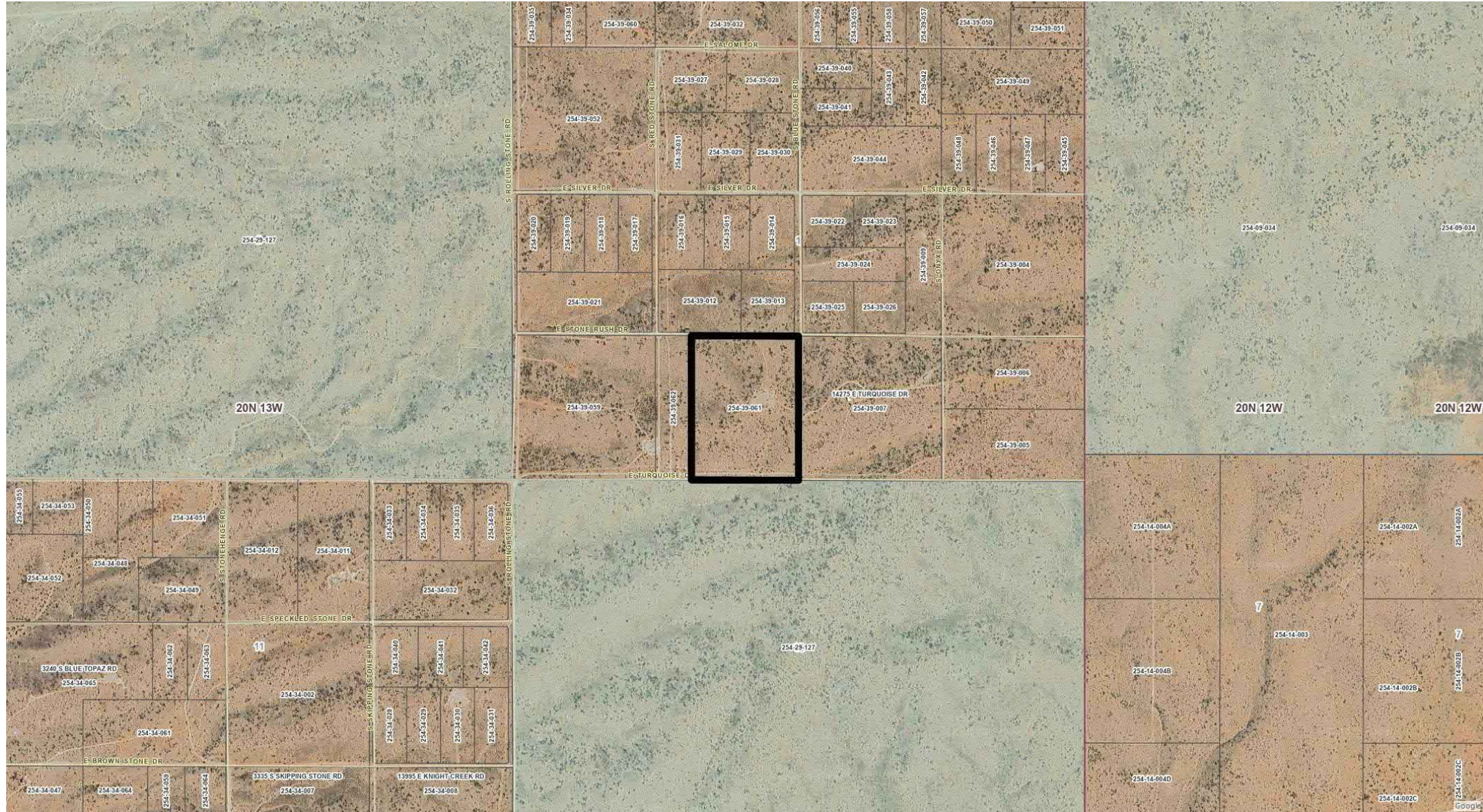


REZONE 254-39-061

SITE MAP

Section 1
T 20 N, R 13 W

REZONE of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Silver Springs Road vicinity



REZONE 254-39-061

ZONING MAP

REZONE of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Silver Springs Road vicinity

Section 1
T 20 N, R 13 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 | |



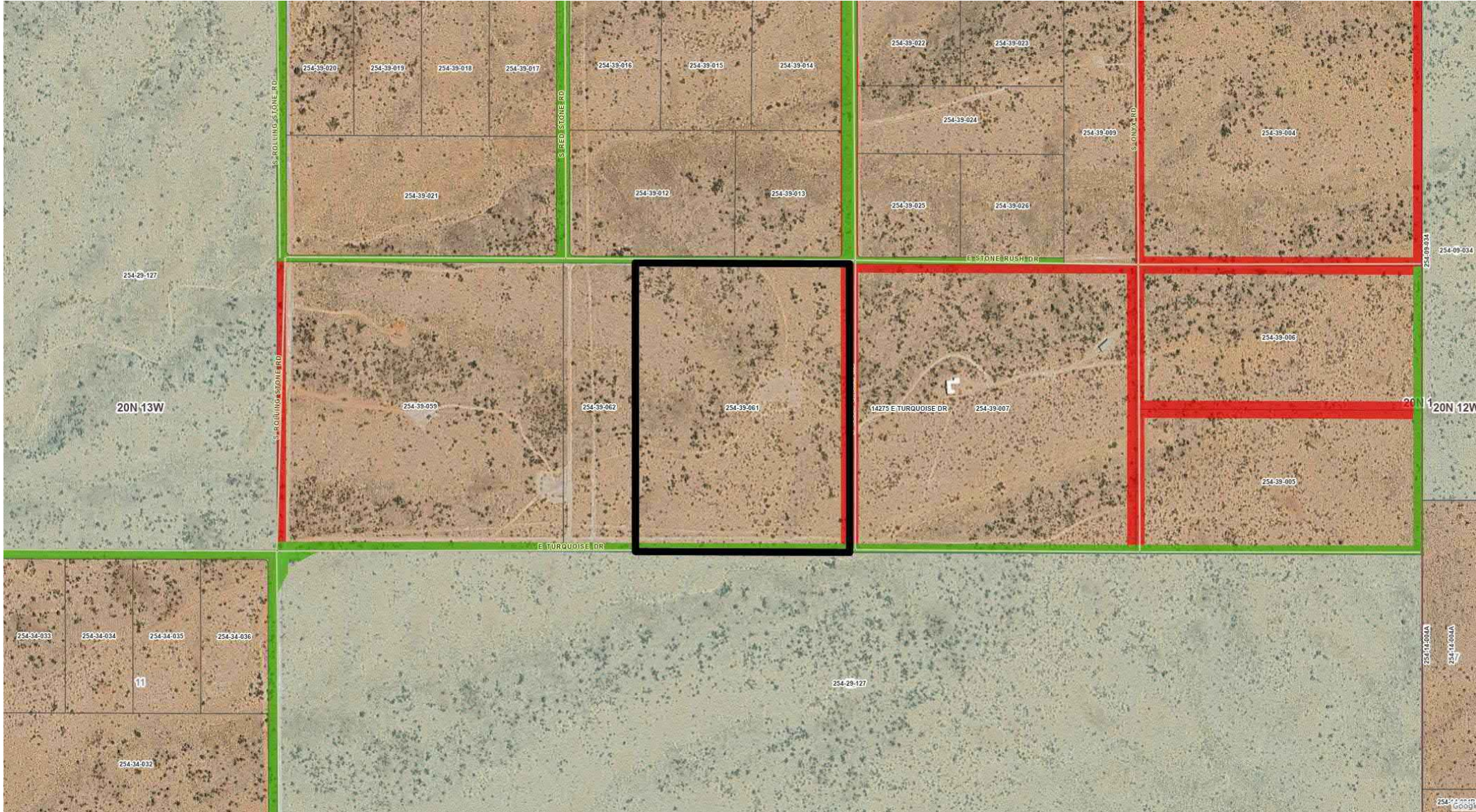
REZONE 254-39-061

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Silver Springs Road vicinity

Section 1
T 20 N, R 13 W

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



REZONE 254-39-061 REQUEST

Section 1
T 20 N, R 13 W

REZONE of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division, in the Silver Springs Road vicinity



ZONING NOTICE

[illegible]

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 the 12th day of March 2025, at 10:00 A.M.

For the purpose of:
1. Reviewing a request for a **REZONE** of Assessor's Parcel No. 234-56, (Mapsheet 66-1-10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 81

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 the 12th day of March 2025, at 10:00 A.M.

As Follows:

Exclusion of a proposed development from the

As Follows:
Evaluation of a request for a **REZONE** of Assessor's Parcel No. 234-56 (Agricultural Residential) to **Rezone** (Residential) done to an A-RS-A minor land divide, in the Kingman vicinity (Lot Six) zone. An allow for South of El Norte Blvd Driv, Mohave County, Arizona. Lawrence and Flavia Scott, CD

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY
PLANNING & ZONING DIVISION AT (928) 787-0593 OR
PLANNERS@MOHAVE.GOV

22. **Evaluation of a request for a REZONE of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven 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 KTH Consulting for Dennis & Katherine Macklin of Kingman, Arizona.

Assessor's Parcel No. 344-10-005 is described as Stockton Hill Ranches Unit 2 Parcel 118 result of survey in Section 29, Township 24 North, Range 16 West.

The site is approximately 38.28 acres and is located south of Calle Bill, east of Bank Street. The site is accessed from Stockton Hill Road, then east on Calle Ocampo, then south on Bank Street approximately 1.25 miles to site.

The site appears relatively flat with one 3,500 square foot accessory structure. The surrounding land uses consist of primarily vacant various sized lots with a few scattered single-family homes.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Rural Development Area.

The site is not within a Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. This property has an existing well. Stockton Hill Road is paved and on the County's Road maintenance system. Calle Ocampo is unpaved and on the County's road maintenance system. Bank Street is unpaved and not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4025G indicates the parcel described to be in Zone X, not in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 344-10-005 shall be rezoned from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective 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 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: 344-10-005 Current Zoning: AR/10A Parcel Size 38.28 Acres

Legal Description:

STOCKTON HILL RANCHES, UNIT 2, PARCEL 118, PER R.O.S. SEC. 29, T24N,
R16W, BK 404, PGS 123-126, O.R.

Water Provider: EXISTING WELL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: EXISTING 50'x70' STORAGE BLDG & EXISTING WATER WELL ON SITE,

Owner Information

Owner Name(must match current deed): DENNIS E & KATHERINE L. MACKLIN, TRUSTEES

Owner Street Address: 3745 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING, KATHY TACKETT-HICKS

Agent Street Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

Request

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

Proposed to be: AR/7A

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:

creating a maximum of 4 lots @ 7 acre minimum lot size for agricultural-residential
uses.

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.

* Dennis E. Macklin
* Katherine L. Macklin

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/75 for the purpose of creating 4 residential rural lots at 7 Acre minimum lot size.

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

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

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

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


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

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

Sincerely,


Applicant / agent

Contact information:

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


Assessor Parcel Number and Legal Description of proposed subject property: 344-10-005
STOCKTON HILL RANCHES, UNIT 2, PARCEL 11B, PER R.O.S. SEC. 29, T24N, R16W
BK 404, PAGES 123-126, O.R., MOHAVE COUNTY

Site Plan



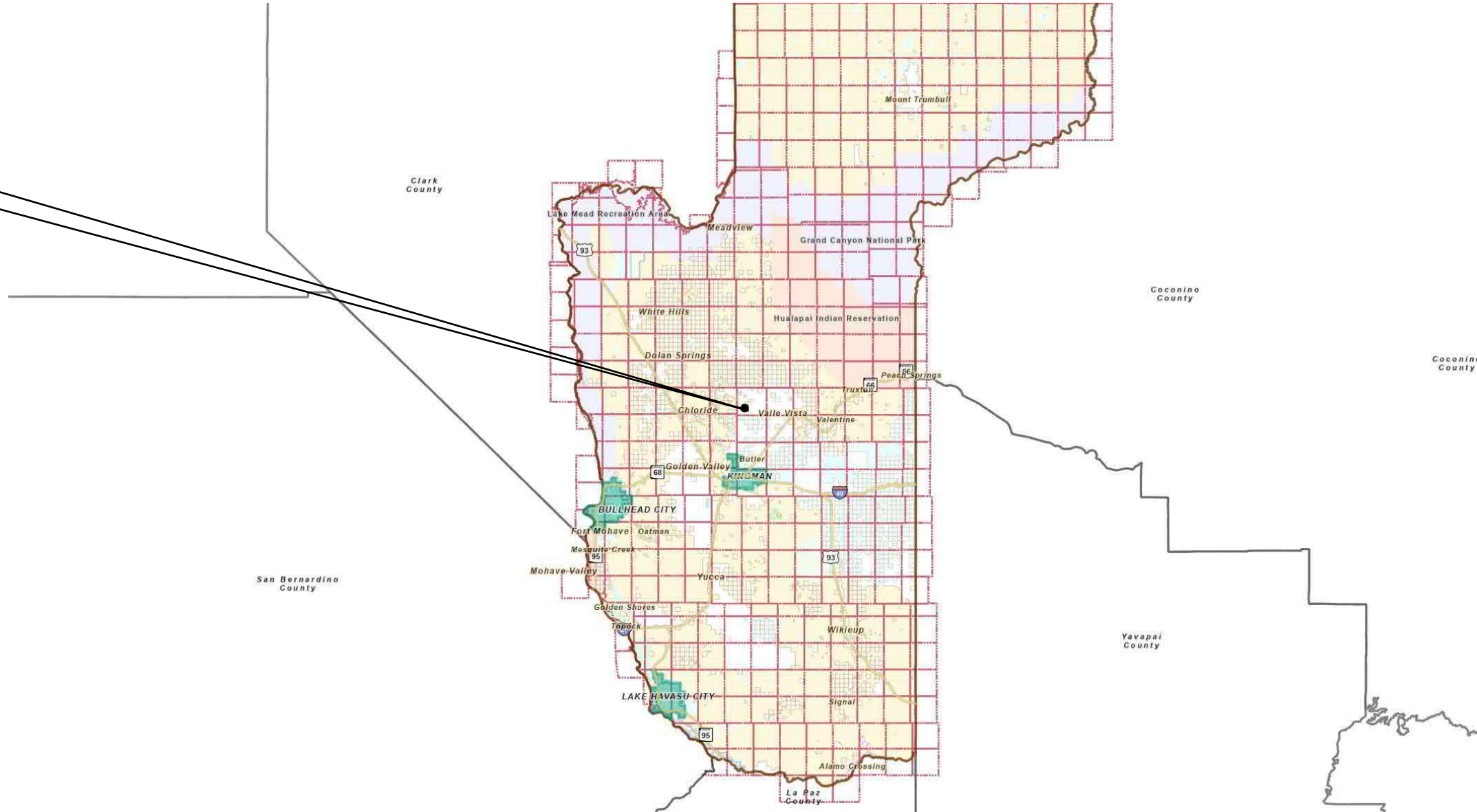
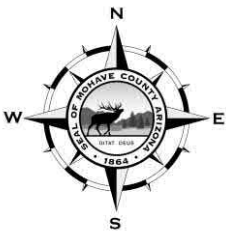
REZONE 344-10-005

GENERAL MAP

Section 29
T 24 N, R 16 W

Subject
Property

REZONE of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

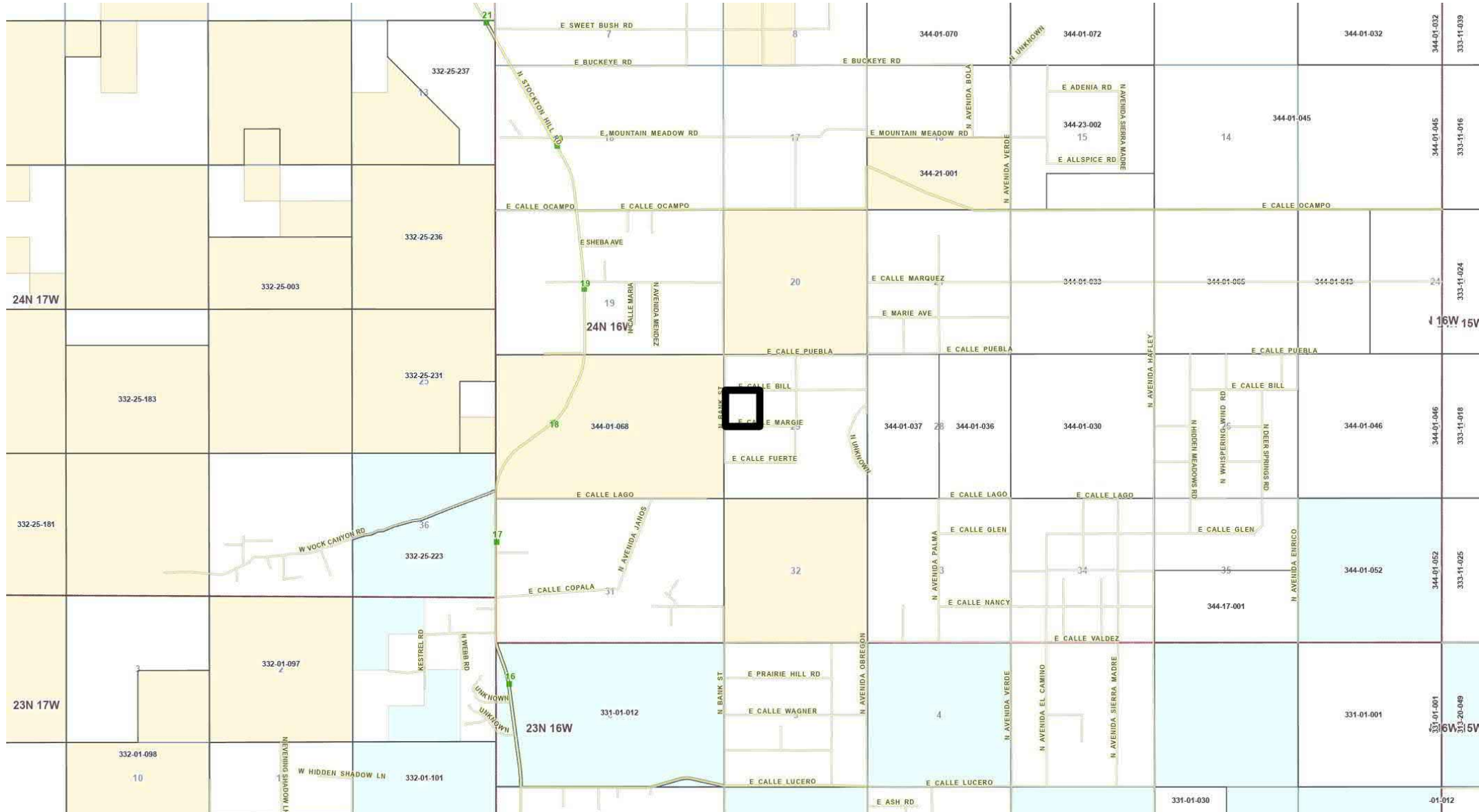


REZONE 344-10-005

VICINITY MAP

REZONE of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

Section 29
T 24 N, R 16 W

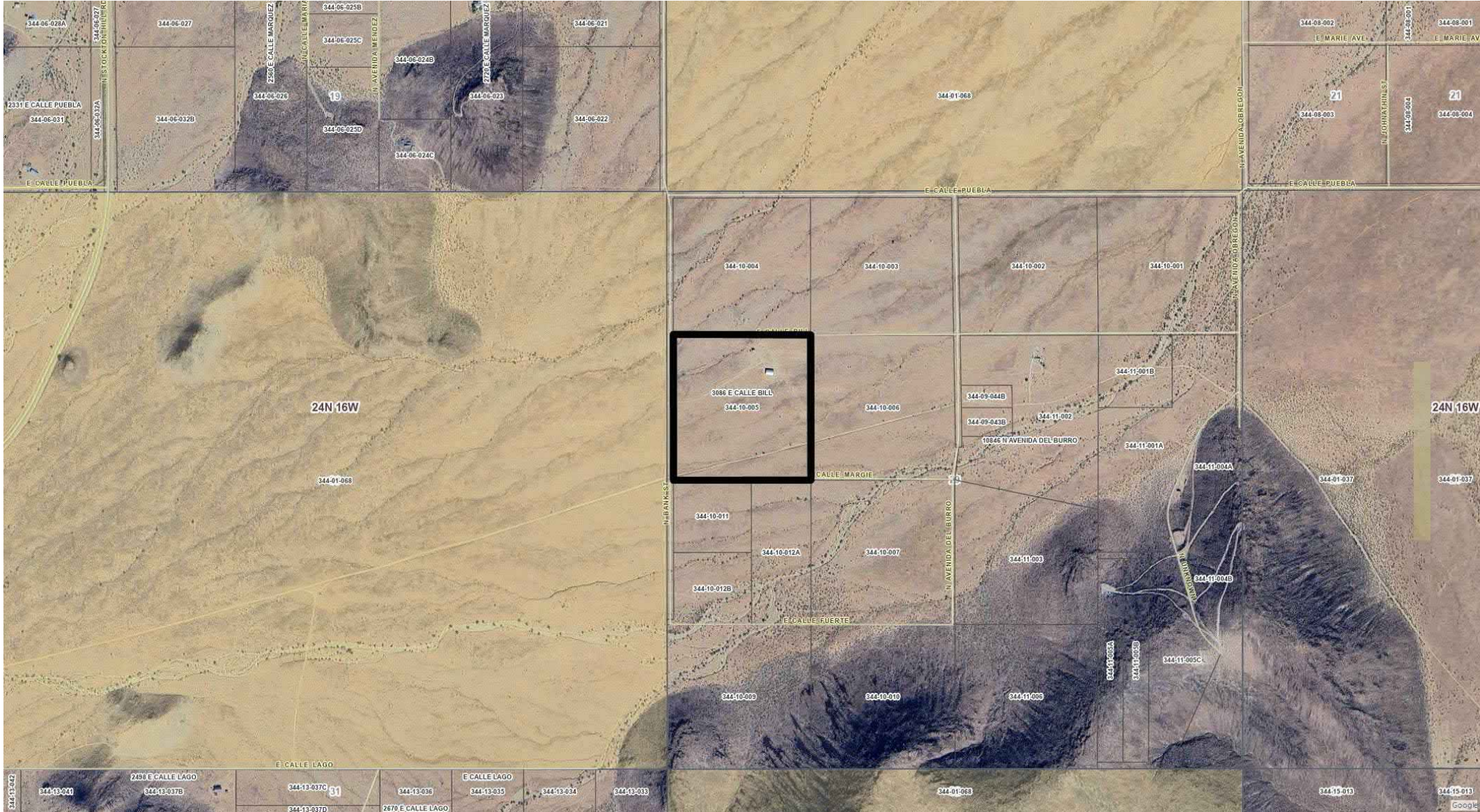


REZONE 344-10-005

SITE MAP

Section 29
T 24 N, R 16 W

REZONE of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity



REZONE 344-10-005

ZONING MAP

Section 29
T 24 N, R 16 W

REZONE of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity



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	

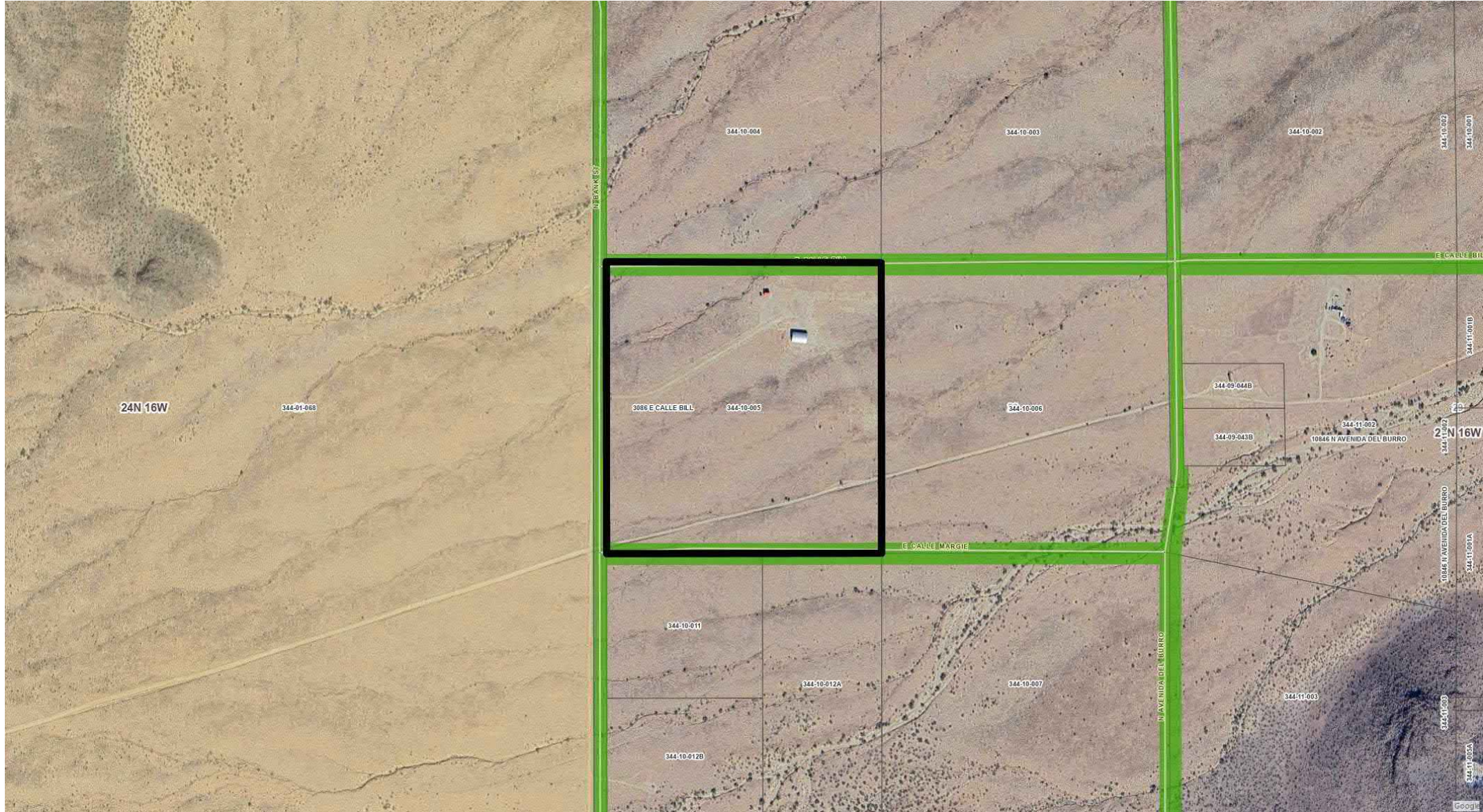
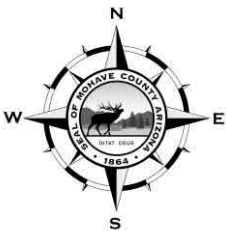


REZONE 344-10-005

RIGHT OF WAY MAP

Section 29
T 24 N, R 16 W

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



REZONE of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity

REZONE 344-10-005 REQUEST

Section 29
T 24 N, R 16 W

REZONE of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity



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 the 12th day of March 2025, at 10:00 A.M.**

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 the 12th day of March 2025, at 10:00 A.M.**

As Follows:
Evaluation of a request for a **REZONE** of Applicant's Parcel No. 144-10-000, from an A-R-10 (Agriculture/Recreation) City Area, Minimum Lot Size 500,000 sq. ft. A-2/FA (Agriculture/Manufacturing Area) Minimum Lot Size 100,000 sq. ft. to a R-10 (Residential Single-Family) and R-20 (Residential Medium Density Single-Family) within the Virginia County South of East Lake Morgan, and North Rock House, Stirling County, Virginia. **NTB**
Consulting for Bureau & Katherine Smith, VA

FOR MORE INFORMATION, CONTACT THE MORRIS COUNTY
PLANNING & ZONING DIVISION AT (978) 757-8003 OR
BY E-MAIL AT PMORRIS@MORRIS.CO.VT



23. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, in the Kingman 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 property owners Carol Wright, Adaiah, Timothy and Jonathan Early of Kelseyville, California.

Assessor's Parcel No. 310-25-001 is described as Stockton Hill Ranches Unit 11 Parcel 521 not including the North 50 feet of lot 44 Sunward Ho Ranches located in Section 5, Township 22 North, Range 16 West.

The site is 49.59 acres in size and is located north of Calle Dimas and east of Bank Street. The site is accessed from Interstate 40, Exit 53, North on Andy Devine Ave, East on Armour Avenue, North on Bank Street, approximately eight (8) miles to the site.

The site is currently vacant. The site appears relatively flat. The surrounding land uses consist of vacant land, scattered Single-Family homes and State Land to the North.

The applicant requests this Special Use Permit to allow for a private family cemetery in an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone. The Mohave County General Plan designates the site as Suburban Residential.

The site is in Northern Arizona Fire District. Water and sewer services do not appear to be available. Electric service appears to be available. Bank Street is paved and is on the County's Road maintenance system. Calle Alamo is not paved, and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4300H 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 comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other uses similar to the above-proposed action.
- e. The site has legal access via paved and unpaved roads.
- f. There does not appear to be any significant environmental features affecting this site.
- g. Water and sewer services do not appear available, electric service appears available.

STAFF RECOMMENDATION:

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

1. This Special Use Permit is for a private family cemetery in an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved prior to 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.E.4 of the Mohave County Zoning Ordinance, prior to establishing the use
4. The appropriate permits and licenses will be obtained prior to establishing the use.
5. The applicant shall comply with all Arizona Department of Real Estate regulations.
6. If the use has not started within one (1) year of approval or has been discontinued for six (6) months, then approval shall terminate at that date.
7. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 310-25-001 Current Zoning: AG1B2 Parcel Size 49.5 Acres

Legal Description: Parcel # 521 as shown on parcel plat (Stockton Hill Ranchos - unit 11), recorded in the office of the county recorder of Mohave County, Arizona, on January 27, 1981 at the fee no. 81-2812 and situate in section 5 township 22, North Range 16 West of the Gila Salt River Base and Meridian

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

Present use of property: Undeveloped

Owner Information

Owner Name(must match current deed): Carol Wright, Adasah Early, Timothy Early, Jonathan Early

Owner Street Address: 450 Lakeport Blvd City: Lakeport State: Ca Zip: 95453

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: _____ Zip: _____

Phone number: _____ Email: _____

Request

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

A private family cemetery

Authorization

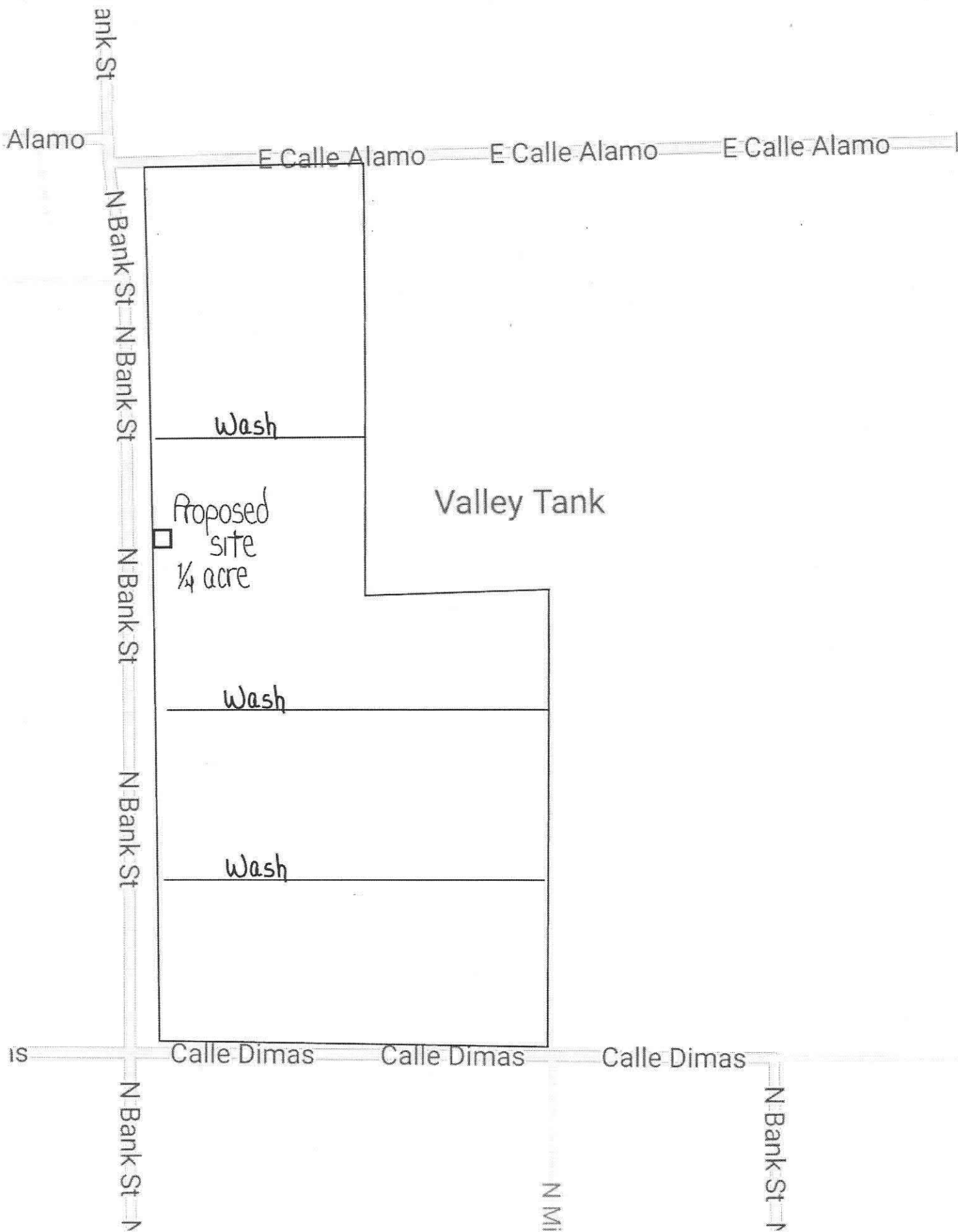
By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

Carol E Wright Timothy Early Jonathan Early
Adasah Early

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

kingman new butler

X



RECORDING REQUESTED BY:
Chicago Title Agency, Inc., an AZ corporation
2699 E. Andy Devine Ave.
Kingman, AZ 86401

WHEN RECORDED MAIL TO:
Carol Wright
5025 Willow Avenue
Kelseyville, CA 95451

FEE# 2020039237

OFFICIAL RECORDS OF MOHAVE COUNTY
KRISTI BLAIR, COUNTY RECORDER
07/16/2020 12:22 PM Fee \$30.00
PAGE: 1 of 1

Escrow No.: CTM20051526EG

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Alice Kuenzli, a Widow

does hereby convey to

Carol Wright, an unmarried woman

the following real property situated in County of Mohave, State of Arizona:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOHAVE, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 521, AS SHOWN ON PARCEL PLAT (STOCKTON HILL RANCHOS- UNIT 11), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, ON JANUARY 27, 1981 AT FEE NO. 81-2812 AND SITUATE IN SECTION 5, TOWNSHIP 22 NORTH, RANGE 16 WEST OF THE GILA SALT RIVER BASE AND MERIDIAN.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

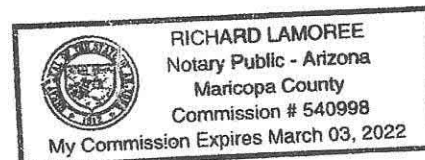
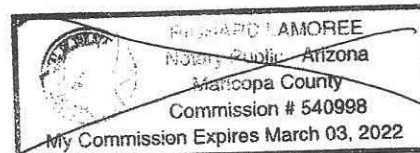
Dated: June 11, 2020

Alice Kuenzli by Dawn M. Stoddard, her attorney in fact
Alice Kuenzli by Dawn M. Stoddard, her attorney in fact

State of Arizona
County of Maricopa

This instrument was acknowledged before me on this 13 day of June, 2020, by Alice Kuenzli by Dawn M. Stoddard, her attorney in fact.

[Signature]
Notary Public
My Commission Expires: 3/3/2022
[SEAL]



ACKNOWLEDGMENT
(States Other Than California)

State of Arizona)
County of Mohave) ss.

On this 30th day of July, 2021, before me, the undersigned Notary Public,
personally appeared _____

known to me 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: _____ Notary Public

If acknowledged in State of Florida, complete section below:
(Check One) ☐ Personally Known (or) ☐ Produced Identification

Seal

If applicable, Type of Identification Produced: _____

ACKNOWLEDGMENT
(State Of California)

State of California)
County of Lake) ss.

On this 30th day of July, 2021, before me, C.R. Boardman
_____, the undersigned Notary Public, personally appeared,

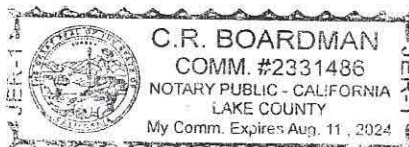
Carol Wright

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is(are) subscribed to the attached instrument and acknowledged to me that he (she)(they)
executed the same in his (her)(their) authorized capacity(ies), and that by his (her)(their) signature(s) on
the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

C.R. Boardman
Notary Public

Seal



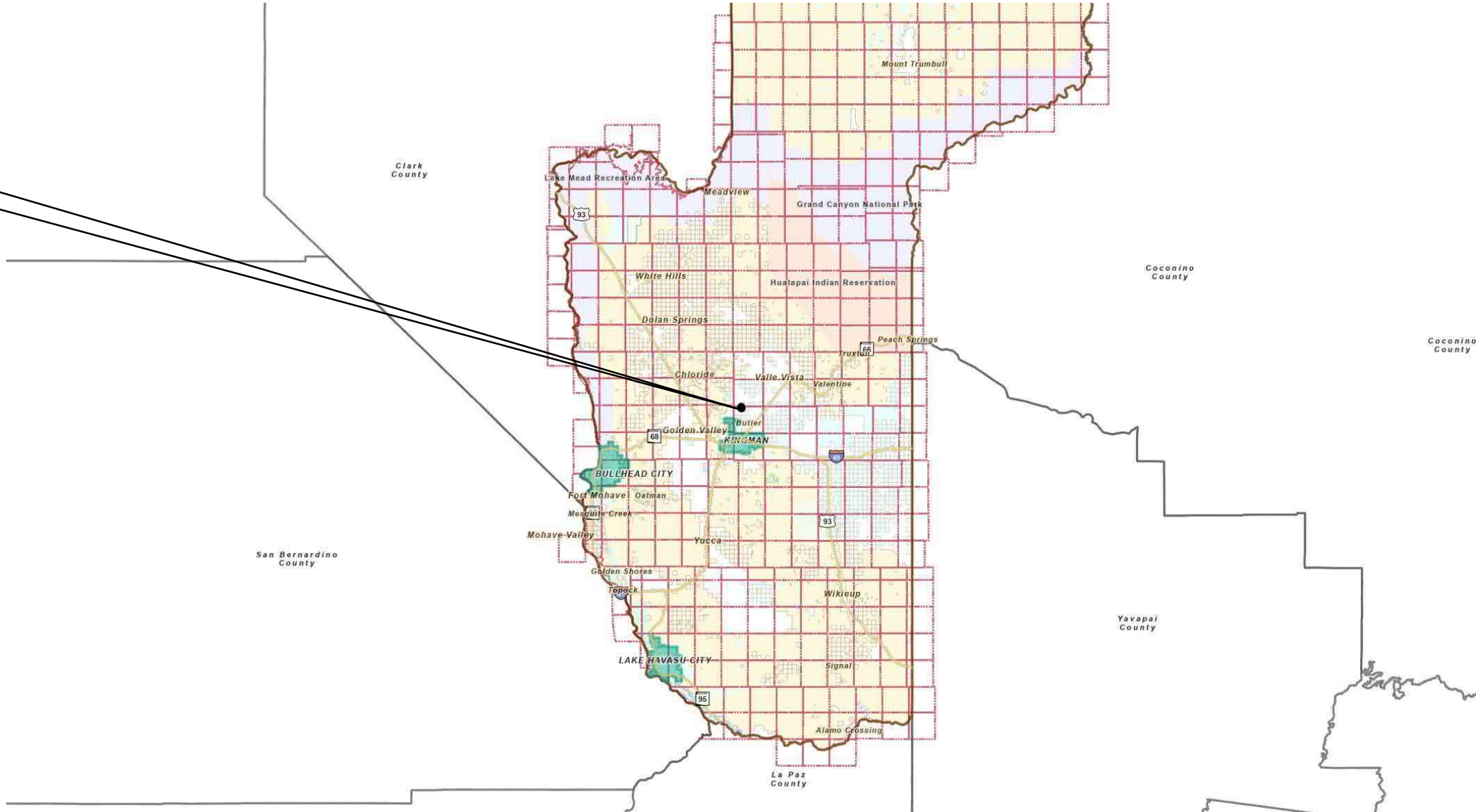
SPECIAL USE PERMIT 310-25-001

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property

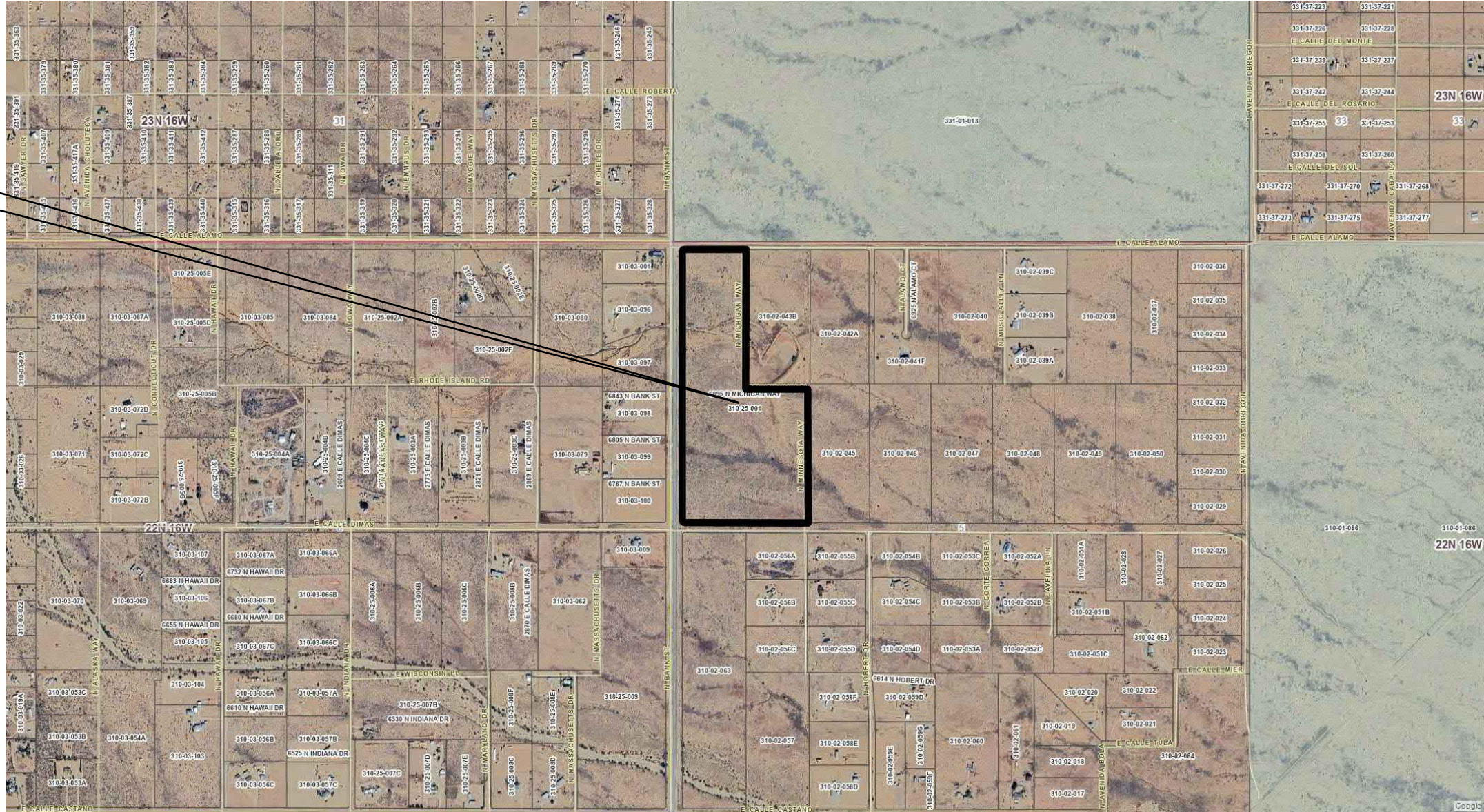


SPECIAL USE PERMIT 310-25-001 SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property



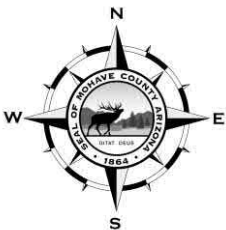
SPECIAL USE PERMIT 310-25-001

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property



SPECIAL USE PERMIT 310-25-001 RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property

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



SPECIAL USE PERMIT REQUEST 310-25-001

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a Petition will be filed by the Planning and Zoning Commission of Maricopa County, Arizona at the Planning Meeting Room of the Commission, 700 W. Baseline Street, Phoenix, Arizona at the 12th day of February, at 10:00 A.M.

at Maricopa County, Arizona.

FOR MORE INFORMATION CONTACT THE MARICOPA COUNTY PLANNING & ZONING COMMISSION AT 602-995-1111 OR VIA EMAIL AT PLANNING@MARICOPA.CO.AZ



ZONING NOTICE

NOTICE: This property is located within the unincorporated area of the City of Las Vegas, Nevada. The property is subject to the City of Las Vegas Zoning Ordinance, which is available at the City of Las Vegas Planning and Development Department, 450 N. Rainbow Blvd., Las Vegas, NV 89107. The property is currently zoned R-1 Single-Family Residential. Any proposed use of the property must comply with the requirements of the R-1 zoning. For more information, please contact the City of Las Vegas Planning and Development Department at (702) 799-4000.

FOR MORE INFORMATION, CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS AT (702) 799-4000.

Vickie Bogan

From: Tracy Garrison <tracylorraine7@gmail.com>
Sent: Tuesday, February 11, 2025 9:13 PM
To: Planners
Subject: special use permit 310-25-001

You don't often get email from tracylorraine7@gmail.com. [Learn why this is important](#)

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

This email is in regard to special use permit application 310-25-001 for a private family cemetery.

I intended to attend the meeting tomorrow, February 12, 2025 at 10:00am, but am unable to make it.

While I understand the desire for a family cemetery, I respectfully oppose the use of this property for such purpose for the following reasons.

- 1) Typically private family cemeteries are developed well before non relative residences and structures are built surrounding said property which, in this case, residences surround this property on three sides.
- 2) Property values in an area of any cemetery decrease in value and average of 12.3%. (If this permit is approved I will be appealing my current increase in value that I recently received from the Mohave county tax assessors office).
- 3) Cemeteries contaminate the ground water with a multitude of toxins including, but not limited to, arsenic and formaldehyde. Our homes are not hooked up to city water and we rely on well water (whether we have our own wells or haul water from a nearby well). Contaminated water in our area has the potential to seriously harm or kill our residents.
- 4) the proposed cemetery would be across the street from a school bus stop.
- 5) Cemeteries, whether public or private have attracted unwanted visitors who could disrupt our quiet community and potentially vandalize the area.

Even though I am unavailable to attend the meeting in person, I am available by phone at (907)612-0486.

Thank you for your time,

Tracy Garrison
full time resident/home owner
3543 E Buena Vista St
Kingman, AZ 86409