

06-017 from a C-RE36A (Commercial Recreation) Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone to allow for an open lot storage facility, in the Yucca vicinity (north of Heritage Road, west of Mohave Central Blvd.) Mohave County, Arizona. **Kingman Area Mesmer, RD for KINGMAN AREA**

10. Evaluation of a request for a RE-ZONING of Assessors Parcel No. 204-450-052 from an A-R15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R10A (Agricultural Residential/Ten Acre minimum lot size) zone to allow for a minor land division, in the Kingman area (south of Jolla Way, south of Peterson Road), Mohave County, Arizona. **Alonso Hernandez, RD for LEGAS, DD**

11. Evaluation of a request for a RE-ZONING of Assessors Parcel No. 204-38-034 through -036 from an A-R10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity (southwest of Interstate 40, east of Blake Ranch Road), Mohave County, Arizona. **Mark and Andrew Taylor on behalf of Sam Speron, MS**

12. Annual Election of Chair and Vice-Chair.

Commissioners comments limited to announcements, availability/limitations of the agenda, and agenda items, request for agenda items for future meetings, and reports from staff.

Call to the Public.

According to the Americans with Disabilities Act (ADA), Mohave County hereby certifies that the agenda of all its programs, facilities, and services to all persons with disabilities. If you need access to the agenda, please contact the Development Services Department at (929) 757-0903, ext. 5816.

Supporting documentation for agenda items may be reviewed at the public hearing by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
Scott Holly, Director
Phone: (929) 757-0903
Order No. 93258

(93263) PUBLIC NOTICE

MOHAVE COUNTY ORDINANCE NO. 2026-04

AN ORDINANCE SETTING FORTH AN AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE TO CONFORM WITH THE AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS TO AMEND THE PUBLIC HEARING NOTICE THAT CONSTITUTES A MAJOR AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, April 6, 2026, a copy of hearing notice was distributed to determine whether approval should be granted for an Amendment to the Mohave County Zoning Ordinance as requested by Mohave County, and

WHEREAS, a Major Amendment is a substantial change to the General Plan or an adopted Area Plan that will cause a substantial alteration of the use mixtures and patterns, as established by the General Plan or Area Plan;

WHEREAS, currently, proposed non-alternative energy projects of 1,800 acres or larger, or as determined by the Board of Supervisors, will require Major Amendments; Major Amendments require a public hearing and an alternative energy project of 1,800 acres or larger in Urban Development and Suburban Development Areas, and for proposed alternative energy projects of 3,000 acres or more in Rural Development Areas; and

WHEREAS, the recently approved Amendment to the Mohave County Zoning Ordinance was changed to identify the new threshold for Major Amendments to the Mohave County Zoning Ordinance to be 640 acres. This amendment is done to codify that change within the public hearing notice.

WHEREAS, the following described amendments to the notice are for the above-captioned item:

- All notices have been advertised as required by the General Plan.
- The proposed action and effect comply with the Mohave County Zoning Ordinance.
- The proposed action and effect comply with the Arizona Revised Statutes.

WHEREAS, at the public hearing before the Mohave County Board of Supervisors, on March 1, 2026, the Commission recommended APPROVAL of the Amendment to the Mohave County Zoning Ordinance, and

WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona; the Spectrum, a newspaper of general circulation in the Kingman vicinity; the Mohave Valley Daily News, a newspaper of general circulation in the Kingman vicinity; the Lake Havasu News-Herald, a newspaper of general circulation in Mohave County, Arizona, on March 18, 2026, and was posted on the Mohave County website on March 20, 2026, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT ORDAINED, that the Mohave County Board of Supervisors at their regular meeting, on Wednesday, April 22, 2026, ADOPTED this amendment to the Mohave County Zoning Ordinance as follows (wording to be deleted, struck and wording to be added is **bolded and double underlined**, as shown below):

SECTION 46.2 AMENDMENTS TO THE MOHAVE COUNTY ZONING ORDINANCE

4. Actions considered a Major Amendment:

The following proposed amendment actions will be considered Major Amendments:

a) an adopted Area Plan which causes a substantial alteration of the use mixtures or patterns, as established for a defined area in the land use element of the General Plan or adopted Area Plan as follows:

ad-For development proposals other than Alternative Energy: however, the each proposal and make that determination. A proposal for a development project over 640 acres will be considered a major amendment, however, the Board of Supervisors may consider a proposal

and make that determination prior to the public hearing on the actual amendment.

b) Any proposed amendment to an Urban Development Area for an alternative energy project consisting of 1,800 acres or more.

c) Any proposed amendment to a Rural Development Area for an alternative energy project consisting of 3,000 acres or more.

d) Any proposed amendment to a Rural Development Area for an alternative energy project consisting of 3,000 acres or more, only the private lands will be counted towards the 3,000-acre threshold.

e) Any proposed amendment to a Rural Development Area for an alternative energy project consisting of 3,000 acres or more, only the private lands will be counted towards the 3,000-acre threshold.

f) Any proposed amendment to a Rural Development Area for an alternative energy project consisting of 3,000 acres or more, only the private lands will be counted towards the 3,000-acre threshold.

g) Any proposed amendment to a Rural Development Area for an alternative energy project consisting of 3,000 acres or more, only the private lands will be counted towards the 3,000-acre threshold.

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IN THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MOHAVE

In the Matter of the Estate of McKenna, (DOB: January 21, 1954) Deceased.

vs.

CHRISTINA SPURLOCK, Clerk

Deputy Clerk

Pub. 04/22/ 04/29, 05/06, 05/13/2026

Order No. 93290

(93291) SUMMONS

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

YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail to do so, judgment by default will be rendered against you for the relief demanded in the complaint.

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

CHRYSTINA SPURLOCK, Clerk

Pub. 04/22/ 04/29, 05/06, 05/13/2026

Order No. 93290

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MOHAVE

In the Matter of the Estate of McKenna, (DOB: January 21, 1954) Deceased.

vs.

CHRISTINA SPURLOCK, Clerk

Deputy Clerk

Pub. 04/22/ 04/29, 05/06, 05/13/2026

Order No. 93296

(93297) SUMMONS

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

YOU ARE HEREBY SUMMONED and required to appear and defend in the above entitled action in the above entitled court, within TWENTY (20) DAYS, exclusive of the day of service, if served within the State of Arizona, or within THIRTY (30) DAYS, exclusive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail to do so, judgment by default will be rendered against you for the relief demanded in the complaint.

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

CHRYSTINA SPURLOCK, Clerk

Pub. 04/22/ 04/29, 05/06, 05/13/2026

Order No. 93296

IN AND FOR THE COUNTY OF MOHAVE

DAVON F AND JANE DOE PHILLIPS, TRUSTEES; MOHAVE COUNTY TREASURER;

vs.

THE UNKNOWN HEIRS OF THE ABOVE NAMED DEFENDANTS IF ANY OF THEM ARE DECEASED, THE ESTATE OF THE ABOVE-NAMED DEFENDANTS, THE UNKNOWN SUCCESSORS IN AND TO THE SUBJECT REAL PROPERTY NAMED HEREIN.

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR AND DEFEND IN THE ABOVE ENTITLED ACTION IN THE ABOVE ENTITLED COURT, WITHIN TWENTY (20) DAYS, EXCLUSIVE OF THE DAY OF SERVICE, IF SERVED WITHIN THE STATE OF ARIZONA, OR WITHIN THIRTY (30) DAYS, EXCLUSIVE OF THE DAY OF SERVICE, IF SERVED OUTSIDE THE STATE OF ARIZONA, AND YOU ARE HEREBY NOTIFIED THAT IN CASE YOU FAIL TO DO SO, JUDGMENT BY DEFAULT WILL BE RENDERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE COMPLAINT.

A COPY OF THE SUMMONS AND COMPLAINT MAY BE OBTAINED FROM THE PLAINTIFFS ATTORNEY, TIMOTHY D. BENNETT, AT 7712 RYE CANYON DRIVE, LAS VEGAS, NV 89123, REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT BY PARTIES AT LEAST 3 WORKING DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

CHRYSTINA SPURLOCK, CLERK

PUB. 04/22/ 04/29, 05/06, 05/13/2026

ORDER NO. 93270

IN AND FOR THE COUNTY OF MOHAVE

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YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR AND DEFEND IN THE ABOVE ENTITLED ACTION IN THE ABOVE ENTITLED COURT, WITHIN TWENTY (20) DAYS, EXCLUSIVE OF THE DAY OF SERVICE, IF SERVED WITHIN THE STATE OF ARIZONA, OR WITHIN THIRTY (30) DAYS, EXCLUSIVE OF THE DAY OF SERVICE, IF SERVED OUTSIDE THE STATE OF ARIZONA, AND YOU ARE HEREBY NOTIFIED THAT IN CASE YOU FAIL TO DO SO, JUDGMENT BY DEFAULT WILL BE RENDERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE COMPLAINT.

A COPY OF THE SUMMONS AND COMPLAINT MAY BE OBTAINED FROM THE PLAINTIFFS ATTORNEY, TIMOTHY D. BENNETT, AT 7712 RYE CANYON DRIVE, LAS VEGAS, NV 89123, REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT BY PARTIES AT LEAST 3 WORKING DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

CHRYSTINA SPURLOCK, CLERK

PUB. 04/22/ 04/29, 05/06, 05/13/2026

ORDER NO. 93270

IN AND FOR THE COUNTY OF MOHAVE

DAVON F AND JANE DOE PHILLIPS, TRUSTEES; MOHAVE COUNTY TREASURER;

vs.

THE UNKNOWN HEIRS OF THE ABOVE NAMED DEFENDANTS IF ANY OF THEM ARE DECEASED, THE ESTATE OF THE ABOVE-NAMED DEFENDANTS, THE UNKNOWN SUCCESSORS IN AND TO THE SUBJECT REAL PROPERTY NAMED HEREIN.

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PUBLIC NOTICES

SECTION 00020
NOTICE INVITING BIDS
Lake Havasu City

PROJECT NO.: B26-PW-103007-500639
PROJECT NAME: PD Facility and Jail Rehab, Phase 2

PRE-BID MEETING: A NON-MANDATORY Pre-Bid Meeting will be held at 900 London Bridge Rd, Lake Havasu City, AZ 86404, Conference Room A101 at 10:00 AM, Arizona Time, on Thursday, April 30, 2026.

BID DUE DATE: May 13, 2026

BID DUE TIME: 3:00 p.m., ARIZONA TIME

PROJECT DESCRIPTION:

This project consists of corrective actions recommended for the subject building to renovate the Police Department Facility and Jail that includes upgrading the roof system, HVAC system for main building, fire alarm system, and second floor plumbing fixture replacement and sewer system repair, and electrical work related to these items.

As part of the project we have six additive alternates that include new flooring and paint in administrative area, upgrade of first and second floor restrooms (floor tile, wall tile partitions, sink countertops, bathroom accessories, and mirrors), new cabinetry in break room first floor, new cabinetry in second floor copy room and coffee area, and HVAC for support building.

QUESTIONS: All questions that arise relating to this solicitation shall be directed in writing to purchasing@hcaz.gov with a copy to capitalprograms@hcaz.gov. To be considered, written inquiries shall be received at the above-referenced email address by May 4, 2026, 3:00 p.m. Arizona Time. Inquiries received will then be answered in an Addendum.

Sealed bids for the project specified will be received by the City Clerk's Office, 2330 N. McCulloch Boulevard, Lake Havasu City, Arizona, 86403, until the time and date stated. Bids received by the correct time and date will be opened and read aloud immediately thereafter in Room 109 of Lake Havasu City Hall. Public openings may be attended virtually by accessing the following video conferencing system:

To join the meeting on a computer or mobile phone:
https://tinyurl.com/3f94b2ww
Meeting ID: 270 366 031 956
Passcode: jvYbKk
Join with a video conferencing device
160264325@teams.hcaz.gov
Video Conference ID: 112 219 692 0

Bids must be clearly addressed to the City Clerk's Office, 2330 McCulloch Blvd. N, Lake Havasu City, Arizona, 86403, and received no later than the exact time and date indicated above. Late bids will not be considered under any circumstances.

Bids must be submitted in a sealed envelope with the Project Number and the bidder's name and address clearly indicated on the envelope. All bids must be completed in ink or typewritten on a form to be obtained from the specifications and a complete invitation for bid returned along with the offer no later than the time and date cited above.

Bidders interested in taking advantage of the streamlined e-Bid and e-Bond process shall submit their bids electronically via the City's DemandStar Network at https://www.demandstar.com/app/buyers/bids/526204/details. Paper bids and paper bid bonds will continue to be accepted. Bidders submitting e-Bids will be required to scan and enclose their paper bid bond/cashier's check with their electronic bid submission. The apparent low bidder shall submit their original bid bond/cashier's check within three (3) business days following the Bid opening.

Bid documents and specifications are available on Lake Havasu City's website at www.hcaz.gov or on DemandStar at www.demandstar.com. For documents obtained outside of DemandStar please contact purchasing@hcaz.gov to be added to the planholders' list.

BONDS:
Bid Bond: 10%
Labor and Material Bond: 100%
Faithful Performance Bond: 100%

Project Completion Date: 150 calendar days after Notice to Proceed.

Lake Havasu City reserves the right to accept or reject any or all bids or any part thereof and waive informalities deemed in the best interest of the City.

Pursuant to the Americans with Disabilities Act (ADA), Lake Havasu City endeavors to ensure the accessibility of all of its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the City Clerk's office at (928) 453-4142 at least 24 hours prior to the meeting so that an accommodation may be arranged.

Publication Dates: TODAY'S NEWS HEARLD - April 15th & 22nd, 2026
ARIZONA BUSINESS GAZETTE - April 16th & 23rd, 2026
Publish: 4-15-2026 & 4-22-2026 1449

NOTICE OF HEARING

Notice is hereby given that on WEDNESDAY, MAY 13, 2026, the Mohave County Planning and Zoning Commission will hold its regular meeting. At this time, all interested persons may appear and be heard at 10:00 A.M. in the Board of Supervisors Auditorium, 700 West Beale Street, Kingman, Arizona, regarding the following items:

- Evaluation of a request for a REZONE of a portion of Assessor's Parcel No. 120-01-062 from an R-E36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M-2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity (north of Fathom Drive, west of London Bridge Road) Mohave County, Arizona. John Gail on behalf of LHC North LLC. VB

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

Supporting documentation for agenda items may be reviewed by CLICKING HERE or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
Scott Holby, Director
Publish: 4-22-2026 1463

Public Notice
Notice of public comment period for the Lake Havasu MPO Transportation Improvement Program (TIP)

Transportation Improvement Program (TIP)

The Transportation Improvement Program (TIP) is a federally mandated four-year program of all surface transportation projects that is consistent with and implements the goals and objectives described in the LHMP's Regional Transportation Plan. The TIP is required to be prepared in complete detail identifying projects, assigning projects in appropriate periods, and identifying costs associated with each project as well as a funding source. All federally-funded transportation projects within the Lake Havasu MPO planning boundary must be programmed in the Lake Havasu TIP.

The Lake Havasu Metropolitan Planning Organization (LHMP) is seeking public input to the FY2027-FY2031 (2026 Update) Transportation Improvement Program (TIP) for the Lake Havasu City region. You are invited to review and comment on the draft Transportation Improvement Program (TIP) projects for the region.

Read the draft TIP at: LHMP.org/TIP
Comments will be accepted until: May 15, 2026
Please submit any questions or comments in writing to:
LHMP
900 London Bridge Road, Bldg. B
Lake Havasu City, AZ 86404
lgjowski@hcaz.gov

Programa de Mejora del Transporte (TIP)

El Programa de Mejora del Transporte (TIP) es un programa cuatrienal, obligatorio a nivel federal, que abarca todos los proyectos de transporte terrestre. Este programa es coherente con las metas y objetivos descritos en el Plan Regional de Transporte de la LHMP y los implementa. El TIP debe elaborarse con todo detalle, identificando los proyectos, asignándolos en periodos apropiados e identificando los costos asociados a cada proyecto, así como su fuente de financiamiento. Todos los proyectos de transporte financiados con fondos federales dentro del perímetro de planificación de la MPO de Lake Havasu deben programarse en el TIP de Lake Havasu.

La Organización de Planificación Metropolitana de Lake Havasu (LHMP) solicita la opinión pública sobre el Programa de Mejora del Transporte (TIP) para los años fiscales 2027-2031 (actualización de 2026) de la región de Lake Havasu City. Le invitamos a revisar y comentar el borrador de los proyectos del TIP para la región. Lea el borrador del TIP en: LHMP.org/TIP

Se aceptarán comentarios hasta el 15 de mayo de 2026.
Por favor, envíe sus preguntas o comentarios por escrito a:

LHMP
900 London Bridge Road, Edificio B
Lake Havasu City, AZ 86404
lgjowski@hcaz.gov

Publish: 4-22; 5-6, 2026 1457

Obituaries: Call 928-764-7210 or email obituaries@havasunews.com.

Circulation: Call 928-764-7657 for renewals, credit card payments or any other questions or email help@rivercitynewspapers.com

Advertising: Classified ads call 928-764-7210 or email: classified@havasunews.com.

Display ads call 928-453-4237, press #5 or email ads@havasunews.com or your sales representative.

Legal notice: call 928-764-0402 or email legals@havasunews.com.

SUDOKU

DIFFICULTY RATING: 青黄☆☆☆

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				8	7			2
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4/23

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PREVIOUS SOLUTION

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5	9	6	3	4	8	7	2	1
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HOW TO PLAY:
Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

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

Posting Information:
DS Building 3250 E. Kino Ave
Posted: April 21, 2024
Time: 9:00 AM
By: Robbie Crockett

**AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
MAY 13, 2026
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 Michael Bradshaw	Robert Arp John Hassett - Chair	Bruce Hubbard Melanie Martin	Cullin Pattillo Rex Ruge	Larry Morse LaJuana Gillette – Vice Chair

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

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

Pledge of Allegiance

Roll Call

Announcements

Approval of Minutes

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

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

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 402-19-004 from a CRE/36A (Commercial Recreation/Thirty-Six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Scenic vicinity (southwest of Peppermill Palms Boulevard, southeast of County Highway 91), Mohave County, Arizona. **Victor R. Cambell on behalf of Oasis Recreational Properties, Inc.** MS

02. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 404-19-170 to allow for a 125-foot wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity (north of Cane Beds Road, southwest of State Highway 389), Mohave County, Arizona. **BMF Development LLC on behalf of A and A Property Consultants LLC. DD**
03. Evaluation of a request for an **EXTENSION OF TIME FOR A SPECIAL USE PERMIT** for Assessor's Parcel No. 402-32-184, to allow for the completion of the conditions of B.O.S. Resolution 2021-145, allowing for a Recreational Vehicle Park in an A-R (Agricultural Residential) zone in southeast of North Street), Mohave County, Arizona. **Vanessa Giebink and Kennedy Alexander II. VB**
04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity (north of Shirley Drive, west of Franhi Road), Mohave County, Arizona. **Brown Consulting Engineers on behalf of 2222 Scenic LLC . JN**
05. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to bring Parcel 402-20-187 into compliance and for a minor land division of Parcel 402-20-005 in the Scenic vicinity (east of Grand Wash Ave, southeast of Toni Drive), Mohave County, Arizona. **Brown Consulting Engineers on behalf of Lee Crew 5 Trust, Yazoo Holdings LLC. VB**

LAKE HAVASU AREA

06. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M-2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity (north of Fathom Drive, west of London Bridge Road) Mohave County, Arizona. **John Gall on behalf of LHC North LLC. VB**

GOLDEN VALLEY AREA

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-23-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (east of Concho Road, south of Tapeats Drive), Mohave County, Arizona. **Mohave Engineering Associates on behalf of James Swan and Patricia Niemela. MS**

MOHAVE COUNTY GENERAL AREA

08. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory structure and an RV as a temporary residence, in the Fort Mohave vicinity (east of La Calzada Drive, north of Los Gauchos Road), Mohave County, Arizona. **Kyle Villamor and Vanessa Villamor. JN**
09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility, in the Yucca vicinity (north of Herridge Road, west of Mohave Center Boulevard), Mohave County, Arizona. **KTH Consulting on behalf of Frank and Amy Mesmer. DD**

KINGMAN AREA

10. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 204-45-052 from an A-R/15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity (east of Jolla Way, south of Peterson Road), Mohave County, Arizona. **Alberto Hernandez and Osvaldo Villegas. DD**
11. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity (southwest of Interstate 40, east of Blake Ranch Road), Mohave County, Arizona. **Shannon R. Denmark and Andrew Taylor on behalf of Sam Speron. MS**

OTHER

12. **Annual Election of Chair and Vice-Chair**
13. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
14. 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 by visiting www.mohave.gov or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

01. **Evaluation of a request for a REZONE of a portion of Assessor's Parcel No. 402-19-004 from a CRE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Scenic vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Victor Campbell on behalf of Oasis Recreational Properties, Inc. of Mesquite, Nevada.

Assessor's Parcel No. 402-19-004 is described as Government Lot 4 and the South1/2 Northeast1/4 of Section 5, except for Peppermill Palms Boulevard, located in Township 39 North, Range 16 West. The southwestern corner of 402-19-004, located south of the irrigation canal, is the portion to be rezoned.

The site is approximately 4.30 acres and is located southwest of Peppermill Palms Boulevard and south/southeast of County Highway 91. The site does not appear to have legal access in Arizona; however, there is possible legal access in Nevada from Interstate 15, then easterly on Old Mill Road to its terminus at the Arizona-Nevada state line, approximately .08 miles south of the southwest corner of the site.

The site appears to have existing agricultural activity including equipment storage and animal enclosures. It has relatively flat terrain and is separated from the rest of the parcel by the Mesquite Irrigation Canal. The surrounding land uses consist of vacant land, single-family homes, and a golf course.

The applicant requests this rezone of the southwestern corner of 402-19-004, labeled as Parcel 2 on Exhibit A, from a CRE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone to allow for agricultural equipment storage and animal pens. The Mohave County General Plan designates this area as Suburban Development Area.

The site is located within the Beaver Dam/Littlefield Fire District. Electric, water, and sewer services do not appear to be available. County Highway 91 is on Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-0391G indicates the northern portion of the parcel described to be in Zone X, not in the Special Flood Hazard Area, with approximately 1.03 acres of the southern portion to be Zone AE, in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other densities and zoning similar to the above-proposed action.
- e. The site does not appear to have legal access.

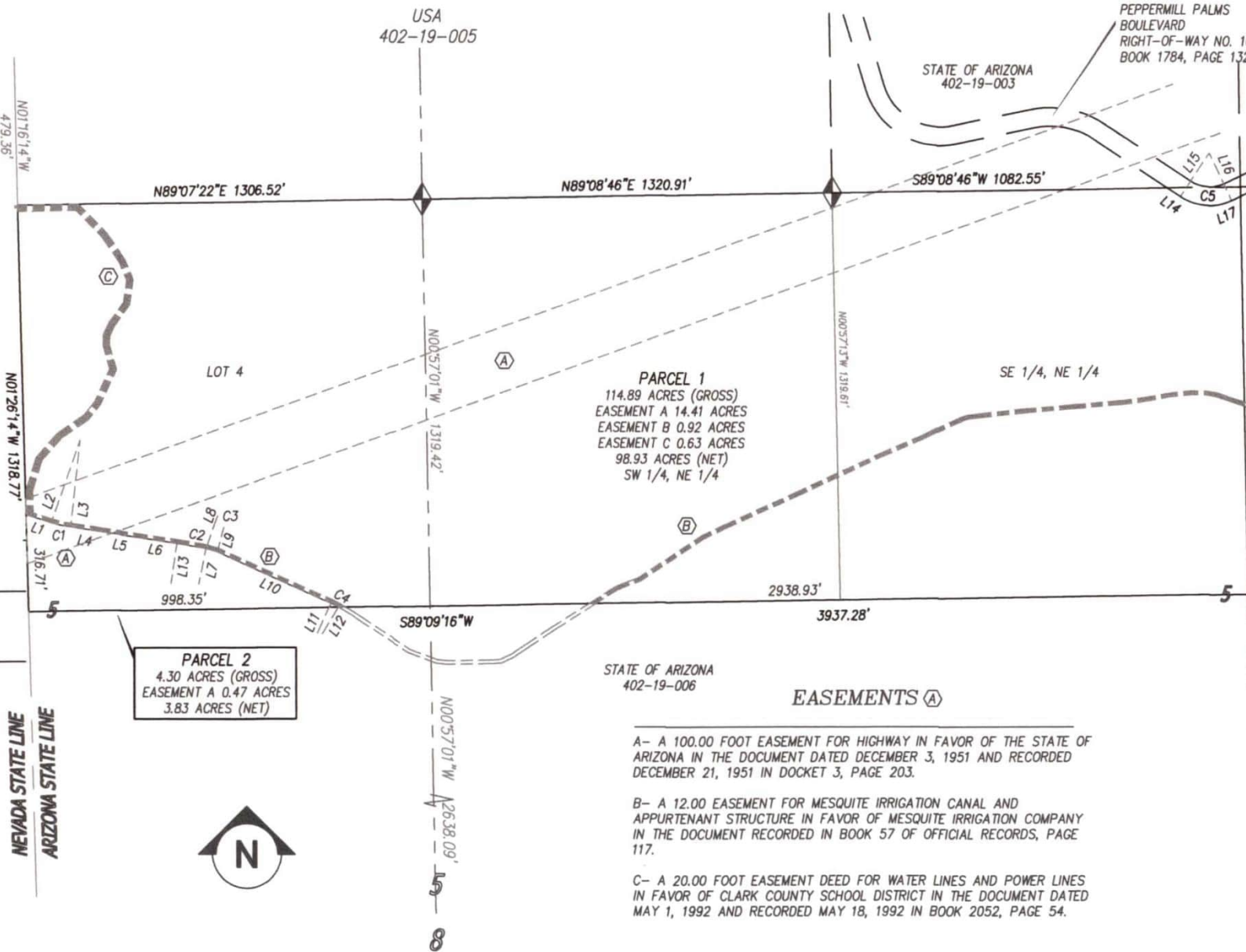
- f. The noted flood zone is a significant environmental feature affecting the site.
- g. Electric, water, and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. A portion of Assessor's Parcel No. 402-19-004, as shown on Exhibit A, will be rezoned from a CRE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone 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 parcel(s) and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and/or dedications, will not ultimately be known until the approval and recordation of a parcel plat for this property.
4. This conditional approval does neither guarantee the applicant the proposed number of parcels, nor relieve them or the County of their obligations to comply with applicable state statutes and county regulations, as a part of this land division. The number of parcels created in conjunction with this rezone, may need to be reduced in order to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties, and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the rights-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 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. The appropriate permits will be obtained prior to new construction. New permits will not be issued until Parcel Plat recordation.
10. 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 ARS 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: 402-19-004 Current Zoning: C-RE Parcel Size 119.19 Acres

Legal Description:
See Attached

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

Present use of property: Agricultural equipment storage and animal pens

Owner Information

Owner Name(must match current deed): Oasis Recreational Properties, Inc.

Mailing Address: 897 W Mesquite Blvd. City: Mesquite State: NV Zip: 89027

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Victor R Campbell

Mailing Address: 505 E Mesquite Blvd City: Mesquite State: MV Zip: 89027

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: A-R

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

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

For the purpose of:

4.30 acres Agricultural equipment storage and animal pens

Authorization

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

X 

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 C-RE
to A-R for the purpose of 4.30 acres Agricultural equipment storage and animal pens

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:

V. TOK CAMPBELL
505 E. MESQUITE BLVD MESQUITE NV 89027

Assessor Parcel Number and Legal Description of proposed subject property: 402-19-004
See Attached

**ZONE CHANGE
OASIS RECREATIONAL PROPERTIES, INC.
LEGAL DESCRIPTION**

Located in Lot 4, Section 5, Township 39 North, Range 16 West, Gila and Salt River Base and Meridian, within Mohave County, Arizona, and being more particularly described as:

Beginning at a point on the Arizona and Nevada State Line at the West Quarter Corner of Section 5, Township 39 North, Range 16 West, Gila and Salt River Base and Meridian as recorded in Survey Book 64, Page 17, Fee No. 2024032312, June 20, 2024, in the official records of Mohave County, Arizona and running;

Thence N01°26'14"W 316.17 feet along the Arizona and Nevada State line to the South Line of the Mesquite Irrigation Ditch:

Thence S71°24'14"E 85.26 feet along the said South Line of the Mesquite Irrigation Ditch;

Thence Southeasterly 63.91 feet along the arc of a 282.84 foot radius curve to the left with a central angle of 12°56'44" and the center bears N19°16'51"E, along the said South Line of the Mesquite Irrigation Ditch;

Thence S81°08'42"E 105.71 feet along the said South Line of the Mesquite Irrigation Ditch;

Thence S81°23'54"E 122.20 feet along the said South Line of the Mesquite Irrigation Ditch;

Thence S81°19'00"E 120.18 feet along the said South Line of the Mesquite Irrigation Ditch;

Thence Southeasterly 95.08 feet along the arc of a 1912.59 foot radius curve to the right with a central angle of 02°50'54" and the center bears S08°27'34"W, along the said South Line of the Mesquite Irrigation Ditch;

Thence Southeasterly 38.60 feet along the arc of a 429.17 foot radius non-tangent curve to the right with a central angle of 05°09'09" and the center bears N19°43'46"E, along the said South Line of the Mesquite Irrigation Ditch;

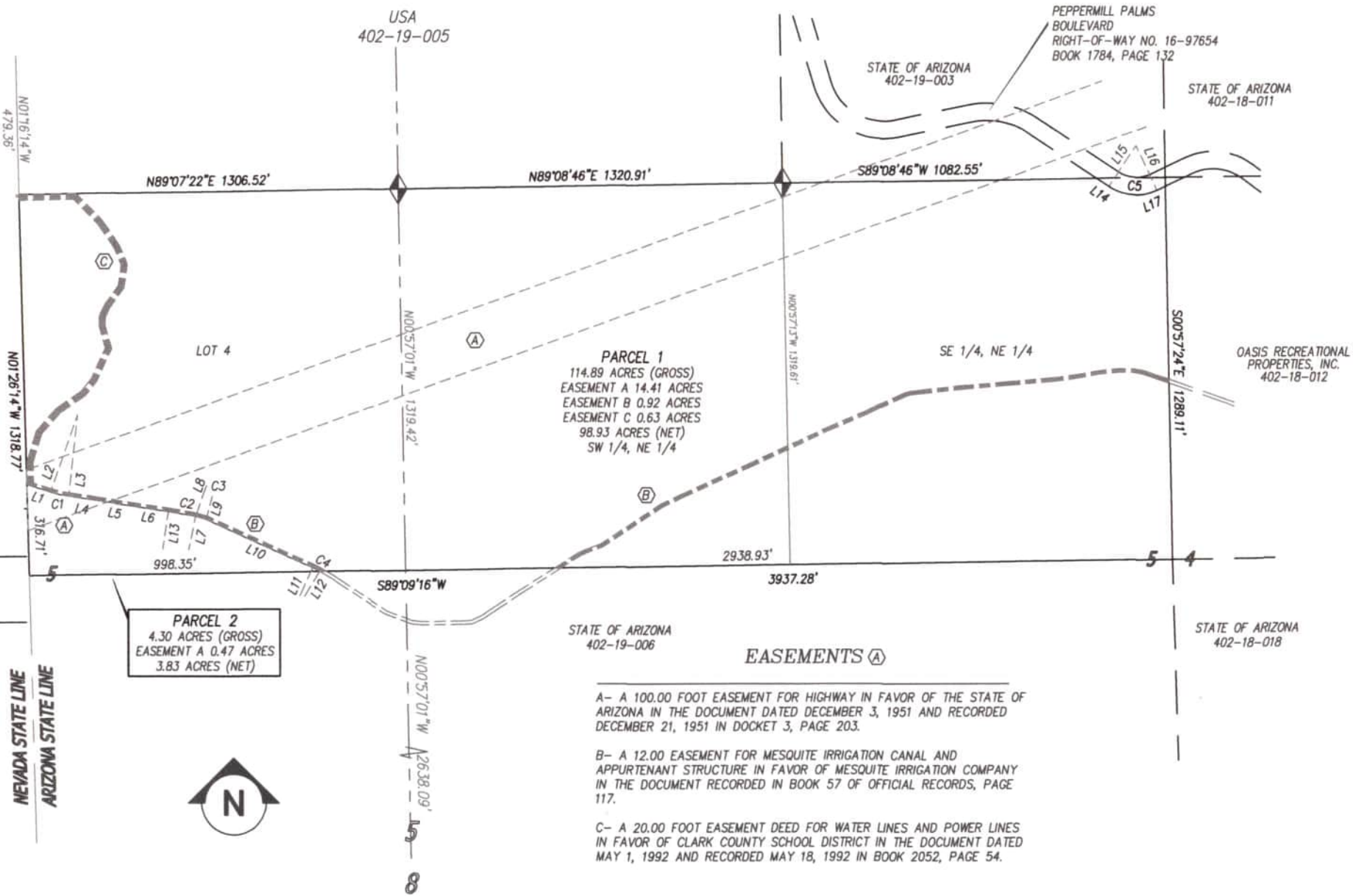
Thence S65°19'42"E 401.43 feet along the said South Line of the Mesquite Irrigation Ditch;

Thence Southeasterly 26.95 feet along the arc of a 241.40 foot radius curve to the right with a central angle of 06°23'50" and the center bears N24°40'43"E, along the said South Line of the Mesquite Irrigation Ditch to the Quarter Section Line of said Section 5;

Thence S89°09'16"W 998.35 feet along the Quarter Section Line of said Section 5 to the point of beginning.

Contains 4.30 acres

Prepared October 8, 2025 by
VVC, LLC
505 E. Pioneer Blvd., Mesquite, NV
Victor R. Campbell, P.L.S.
Arizona License No. 39026



USA
402-19-005

STATE OF ARIZONA
402-19-003

PEPPERMILL PALMS
BOULEVARD
RIGHT-OF-WAY NO. 16-97654
BOOK 1784, PAGE 132

STATE OF ARIZONA
402-18-011

OASIS RECREATIONAL
PROPERTIES, INC.
402-18-012

PARCEL 1
114.89 ACRES (GROSS)
EASEMENT A 14.41 ACRES
EASEMENT B 0.92 ACRES
EASEMENT C 0.63 ACRES
98.93 ACRES (NET)
SW 1/4, NE 1/4

PARCEL 2
4.30 ACRES (GROSS)
EASEMENT A 0.47 ACRES
3.83 ACRES (NET)

STATE OF ARIZONA
402-19-006

EASEMENTS (A)

A- A 100.00 FOOT EASEMENT FOR HIGHWAY IN FAVOR OF THE STATE OF ARIZONA IN THE DOCUMENT DATED DECEMBER 3, 1951 AND RECORDED DECEMBER 21, 1951 IN DOCKET 3, PAGE 203.

B- A 12.00 EASEMENT FOR MESQUITE IRRIGATION CANAL AND APPURTENANT STRUCTURE IN FAVOR OF MESQUITE IRRIGATION COMPANY IN THE DOCUMENT RECORDED IN BOOK 57 OF OFFICIAL RECORDS, PAGE 117.

C- A 20.00 FOOT EASEMENT DEED FOR WATER LINES AND POWER LINES IN FAVOR OF CLARK COUNTY SCHOOL DISTRICT IN THE DOCUMENT DATED MAY 1, 1992 AND RECORDED MAY 18, 1992 IN BOOK 2052, PAGE 54.



N01°16'14"W
479.35'

N89°07'22"E 1306.52'

N89°08'46"E 1320.91'

S89°08'46"W 1082.55'

N01°26'14"W 1318.77'

N00°57'01"W 1319.42'

N00°57'13"W 1319.61'

S00°57'24"E 1289.11'

HUGHES FAMILY TRUST
001-15-101-048

WADE RUTH
001-15-101-016

KRAIG D HAFEN
001-15-101-047

NEVADA STATE LINE
ARIZONA STATE LINE

S89°09'16"W

2938.93'

3937.28'

998.35'

316.71'

271'

271'

271'

271'

271'

271'

271'

271'

271'

271'

271'

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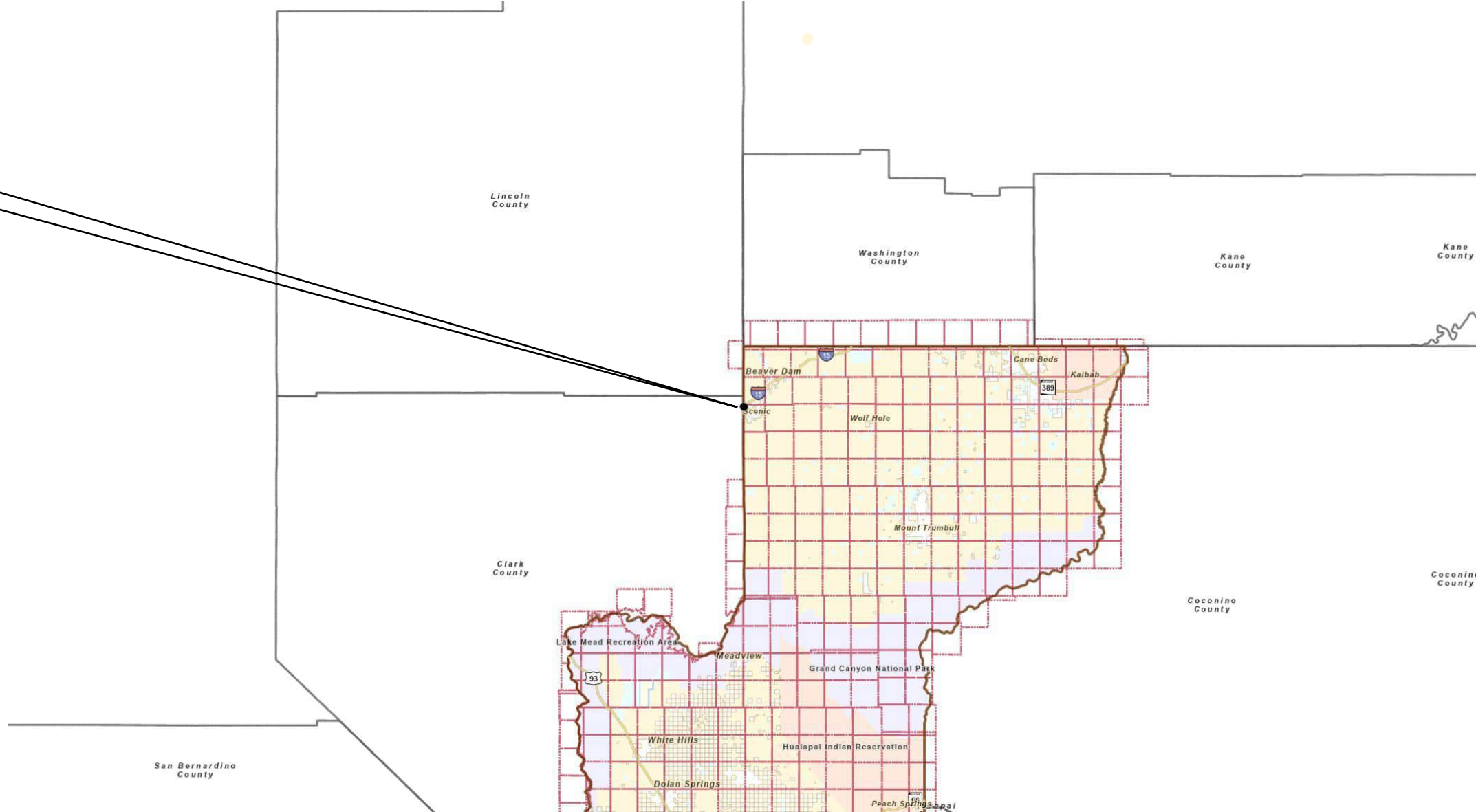
REZONE 402-19-004

GENERAL MAP

REZONE of a portion of Assessor's Parcel No. 402-19-004 from a C-RE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 5
T 39 N, R 16 W

Subject
Property



REZONE 402-19-004

VICINITY MAP

REZONE of a portion of Assessor's Parcel No. 402-19-004 from a C-RE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 5
T 39 N, R 16 W

Lincoln
County

Clark
County



REZONE 402-19-004

SITE MAP

Section 5
T 39 N, R 16 W

REZONE of a portion of Assessor's Parcel No. 402-19-004 from a C-RE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.








































REZONE 402-19-004

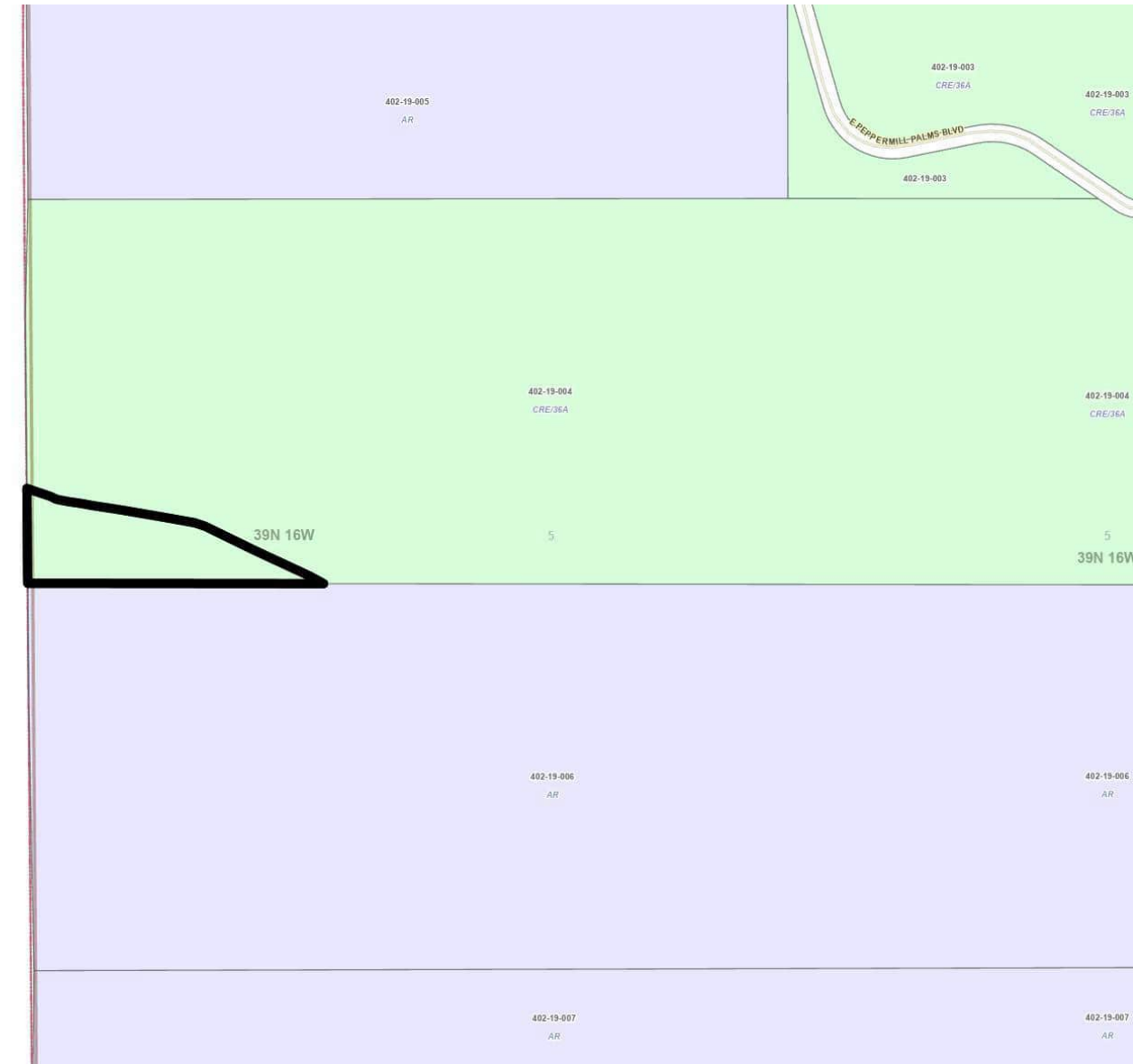
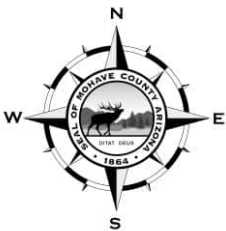
ZONING MAP

REZONE of a portion of Assessor's Parcel No. 402-19-004 from a C-RE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 5
T 39 N, R 16 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	

Clark County











REZONE 402-19-004

RIGHT OF WAY MAP

REZONE of a portion of Assessor's Parcel No. 402-19-004 from a C-RE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 5
T 39 N, R 16 W

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



REZONE 402-19-004 REQUEST

REZONE of a portion of Assessor's Parcel No. 402-19-004 from a C-RE/36A (Commercial Recreation/Thirty-six Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 5
T 39 N, R 16 W





TRUMP
VANCE
MAKE AMERICA GREAT AGAIN

KEEP
OUT

POSTED

NOTICE



POSTED

TRUMP
VANCE

KEEP OUT

KEEP OUT

ZONING
NOTICE

02. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125' wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park 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 BMF Development on behalf of A and A Property Consultants LLC of Centennial Park, Arizona.

Assessor's Parcel No. 404-19-170 is described as a portion of section 17 and 20, Township 41 North, Range 6 West.

The site is approximately 69.78 acres and is located west of State Highway 389 and north of Cane Beds Road. The site is accessed from State Highway 389, then west on Cane Beds Road.

The site is currently vacant. The terrain gradually slopes to the west, with a wash running from the east to south west. The surrounding land uses consist of vacant land, scattered single-family residences and commercial uses.

The applicant requests this Special Use Permit to allow for a 125' wireless communication facility. The Mohave County General Plan designates this site as a 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 on the Arizona Department of Transportation's maintenance system.

A review of FEMA FIRM Panel #04015C-0300G indicates the parcel described to be in Zone D, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. This Special Use Permit is for one (1) 125' wireless communication facility in an A-R (Agricultural Residential) zone.
2. The appropriate permits will be obtained prior to construction.
3. 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.
4. 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: 404-19-170 Current Zoning: AR Parcel Size 69.78 Acres

Legal Description:

BEGINNING AT THE CORNER OF SEC 16, 17, 20 & 21 (SE CORNER OF SEC 17) T41N R6W OF THE G&SRBM AND RUNNING TH N89DEG57'13" W ALONG THE S BOUNDARY OF SAID SEC

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

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): A and A Property Consultants LLC

Mailing Address: 6034 Sunbird Drive City: Las Vegas State: NV Zip: 8915

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Ben Feldman, BMF Development on behalf of SBA

Mailing Address: 1345 East Chandler Blvd #203 City: Phoenix State: AZ Zip: 85048

Phone number: [REDACTED] Email: [REDACTED]

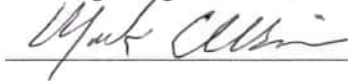
Request

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:

New 125' cell tower within a 50'x60' fenced compound

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 New 125' cell tower within a 50'x60' fenced compound

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:

Ben Feldman

BMF Development, LLC

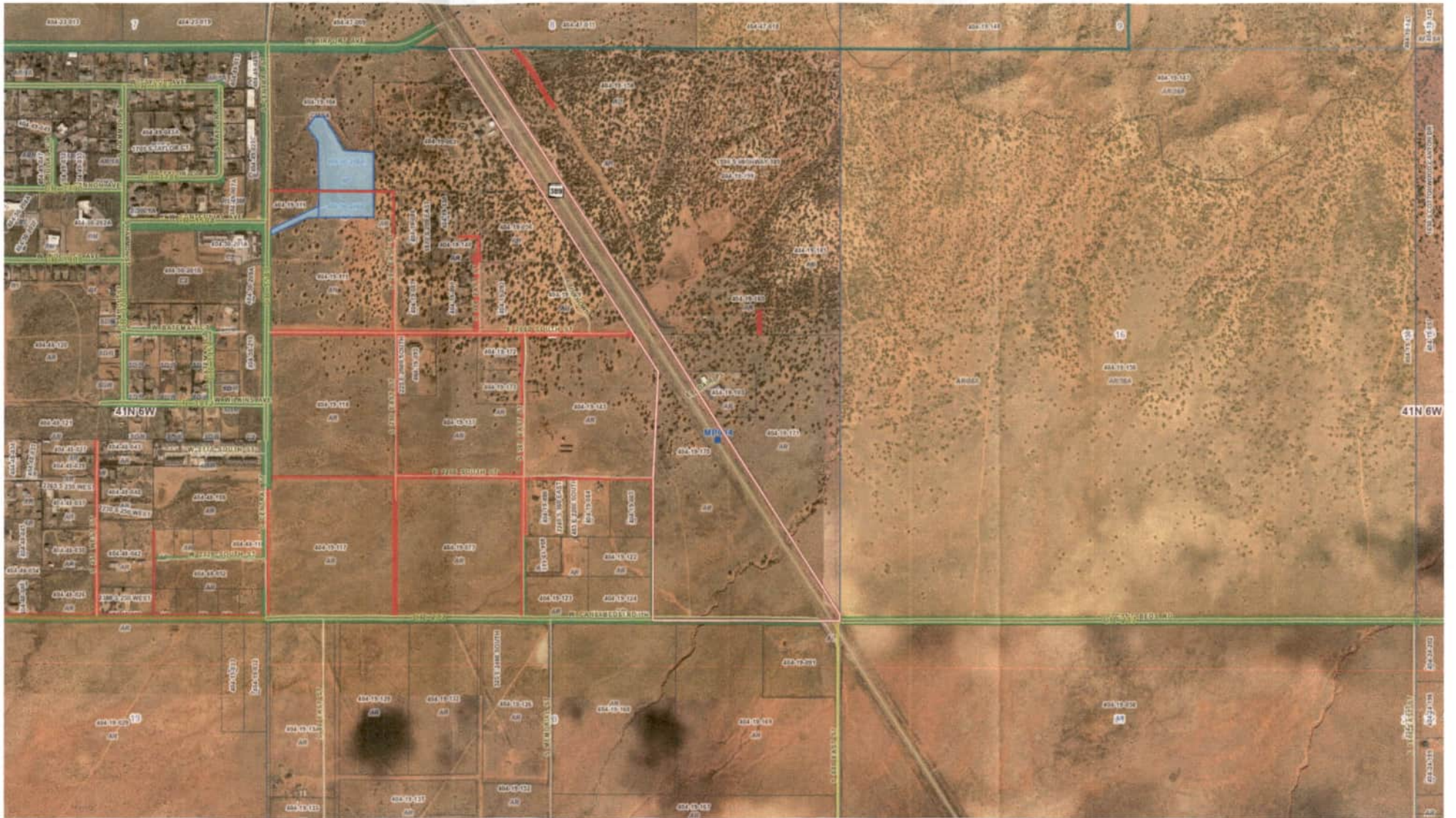
1345 East Chandler Blvd #203

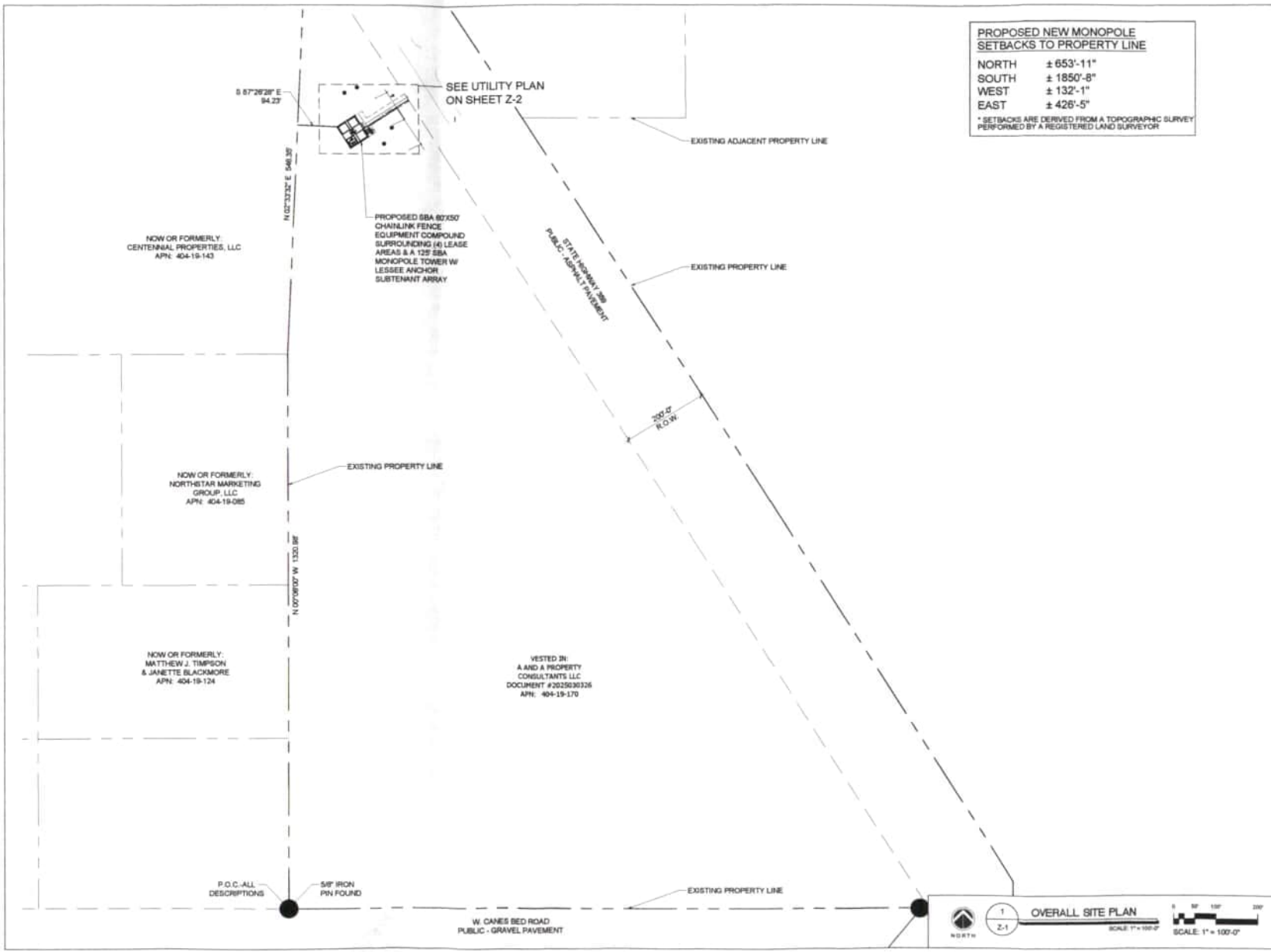
Phoenix, AZ 85048

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

404-19-170

BEGINNING AT THE CORNER OF SEC 16, 17, 20 & 21 (SE CORNER OF SEC 17) T41N R6W OF THE G&SRBM AND RUNNING TH N89DEG57'13" W ALONG THE S BOUNDARY OF SAID SEC 17, 1713.25 FEET; TH N 00DEG06'06" W 1320.98 FEET; TH N 02DEG33'31" E 982.08 FEET TO THE WLY





**PROPOSED NEW MONOPOLE
SETBACKS TO PROPERTY LINE**

NORTH ± 653'-11"
 SOUTH ± 1850'-8"
 WEST ± 132'-1"
 EAST ± 426'-5"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

CLIENT



SBA COMMUNICATIONS CORPORATION
 5800 BROKEN SOUND PARKWAY, NW
 BOCA RATON, FLORIDA, 33487
 PHONE: 1-800-487-7463

PLANS PREPARED BY



architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e-mail: corparis@youngdc.com

CARRIER



2800 W. GERONIMO PL.
 CHANDLER, AZ 85224

SEAL



REVISIONS

NO.	DATE	DESCRIPTION
1	02/18/2016	PRELIM 20%

ARCHITECTS JOB NO.
 YDC-10541

PROJECT INFORMATION

AZ1 COLORADO CITY
 AZ21946-B

2100 STATE HIGHWAY 389
 COLORADO CITY, AZ

SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL



SHEET NUMBER

Z-1

1
 NORTH
 Z-1
OVERALL SITE PLAN
 SCALE: 1" = 100'-0"
 SCALE: 1" = 100'-0"

Narrative for Special Use Permit – Proposed 125-Foot Wireless Communications Tower (SBA Communications / Verizon Wireless)

SBA Communications Corporation (“SBA”) respectfully submits this narrative in support of a Special Use Permit to construct and operate a 125-foot wireless communications tower and associated ground equipment within Mohave County, Arizona. SBA will own and maintain the facility, while Verizon Wireless will serve as the primary carrier colocating on the structure to significantly enhance wireless coverage and network reliability for the surrounding community.

This location has been identified by Verizon Wireless as critical to improving service in an area currently affected by limited coverage and inconsistent signal strength. These deficiencies impact residents, businesses, commuters, and visitors, as well as essential public safety operations. The proposed facility is designed to close this coverage gap and support increasing demand for dependable wireless connectivity that is integral to modern communication, education, commerce, and emergency response.

Enhanced wireless performance at this site will provide substantial benefits to public safety. Reliable wireless networks are central to 911 call routing, field coordination, and communication among police, fire, EMS, and other first responders. By strengthening coverage and network resiliency, the proposed tower will improve response capabilities across the region, supporting the safety and wellbeing of local communities.

The 125-foot monopole structure has been designed to comply with all applicable Mohave County development standards and industry best practices. The tower will be located within a secure, fenced compound and will include low-profile equipment cabinets and supporting utilities. The site generates no light, odor, or emissions, and once constructed, will produce negligible traffic. The monopole design minimizes visual impact and integrates appropriately with the surrounding landscape and existing vertical infrastructure.

This facility represents a long-term investment in the County’s communications infrastructure. In addition to Verizon Wireless, the tower will be capable of supporting multiple carriers, future technologies, and public safety equipment as needed, maximizing the efficient use of vertical infrastructure and reducing the need for future tower construction in the vicinity.

SBA is committed to ensuring the site is constructed and operated in a safe, compliant, and community-focused manner. The proposed wireless facility will improve service quality for residents, enhance access to emergency services, and support the economic vitality of the region by strengthening broadband connectivity.

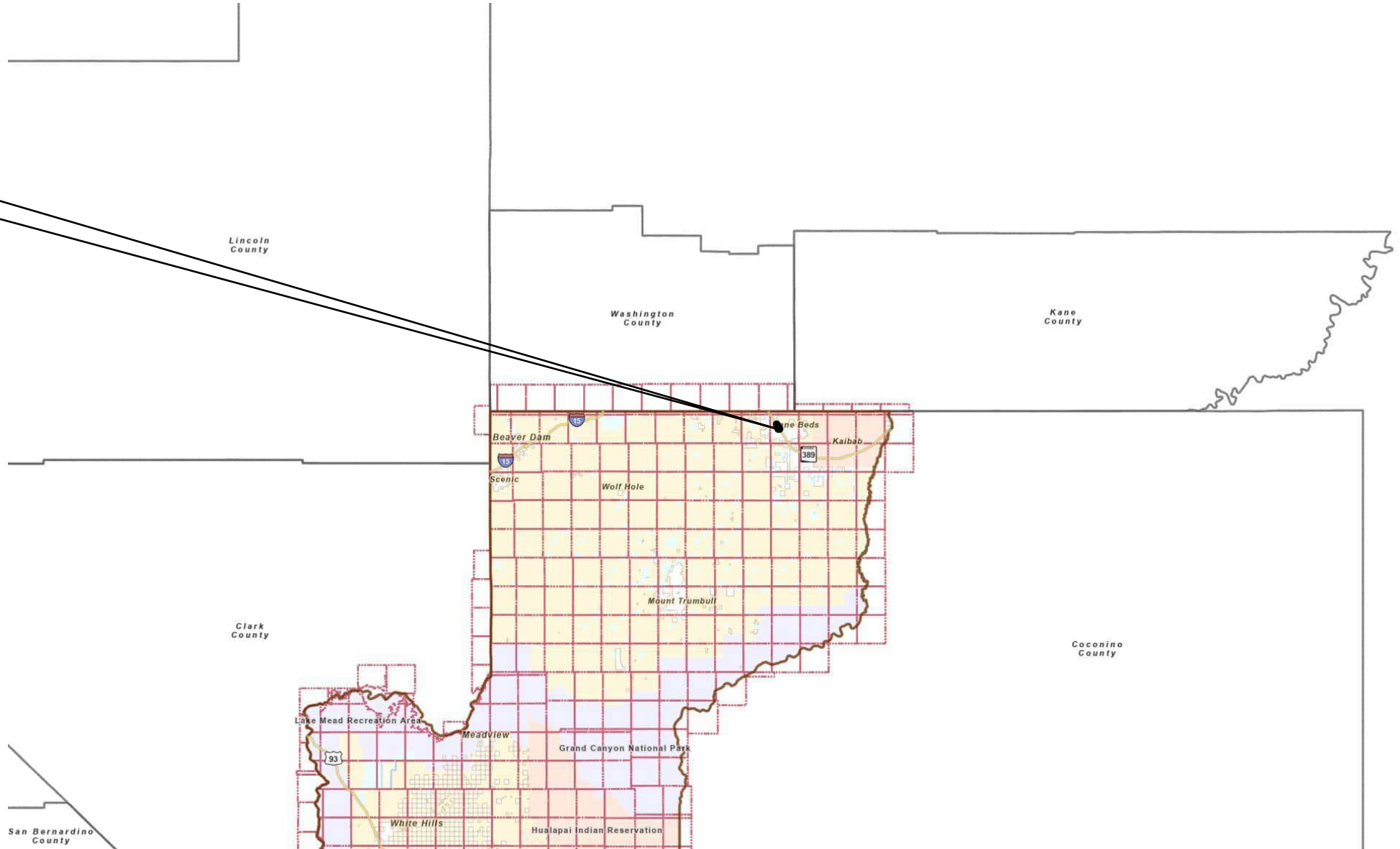
For these reasons, SBA respectfully requests approval of the Special Use Permit, recognizing that this project meets both the public need for improved wireless services and the County’s goals of supporting essential infrastructure.

SPECIAL USE PERMIT 404-19-170 GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W

Subject
Property



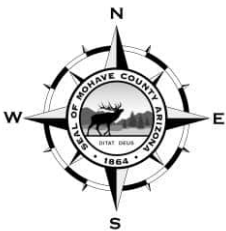
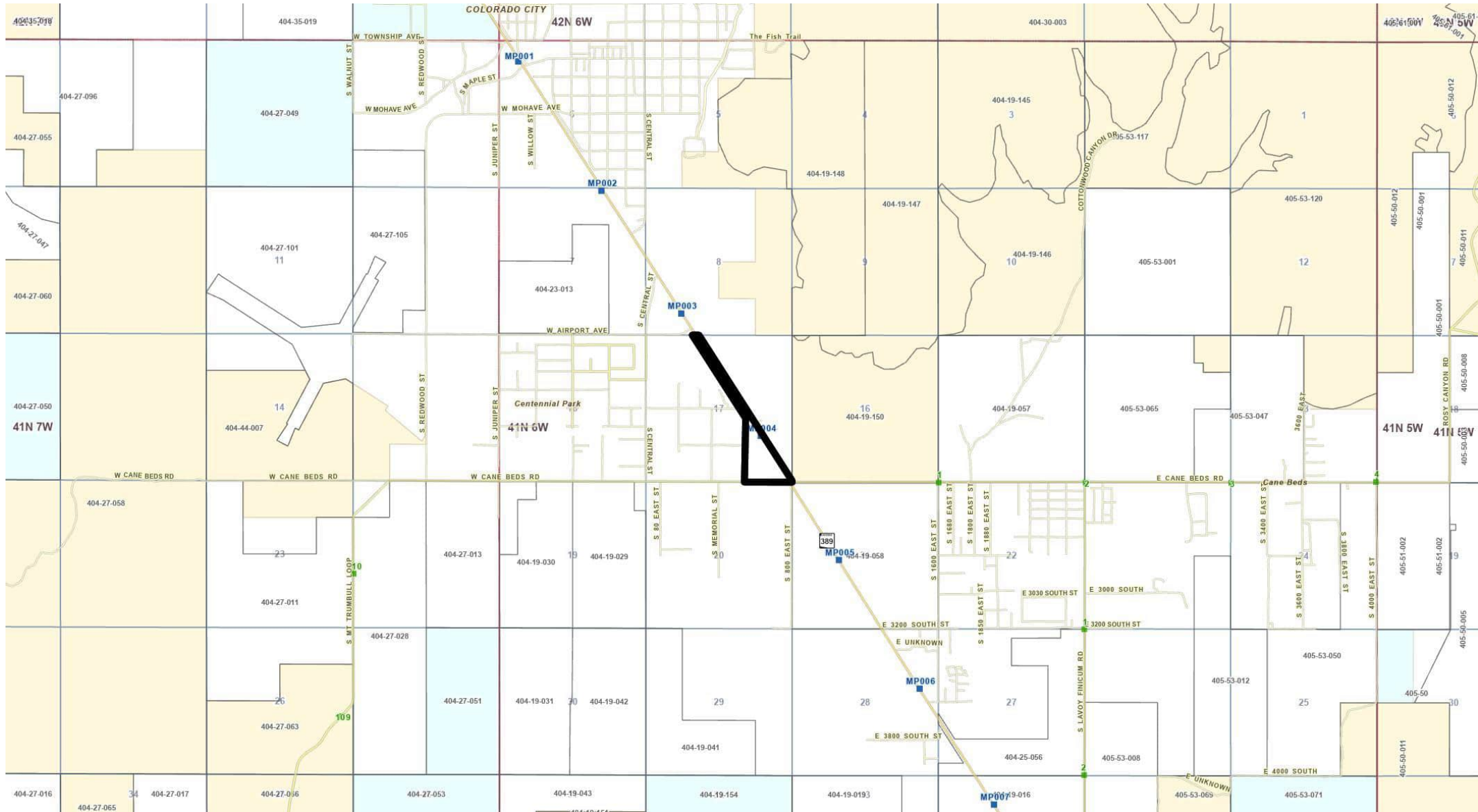
San Bernardino
County

SPECIAL USE PERMIT 404-19-170

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W

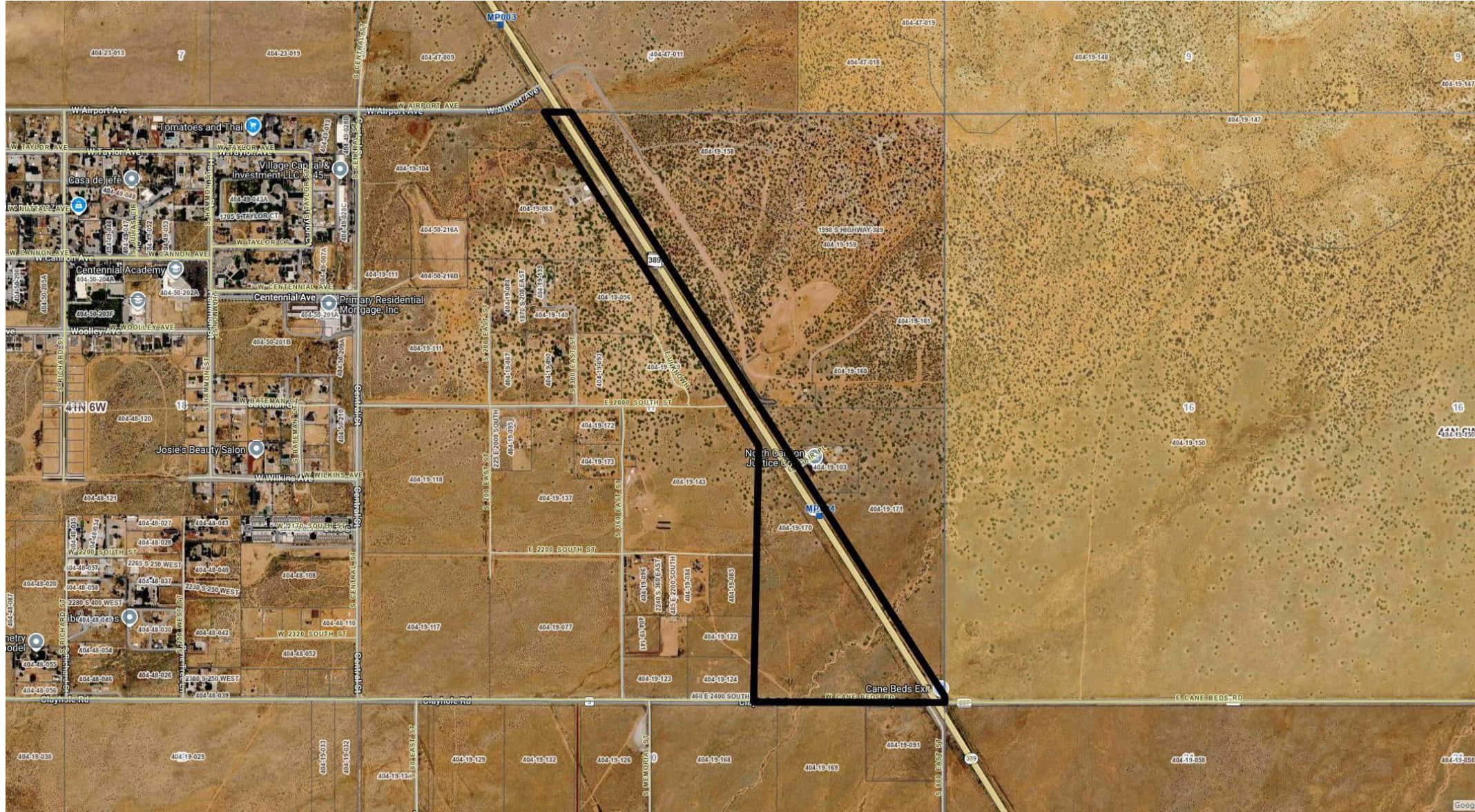


SPECIAL USE PERMIT 404-19-170

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W











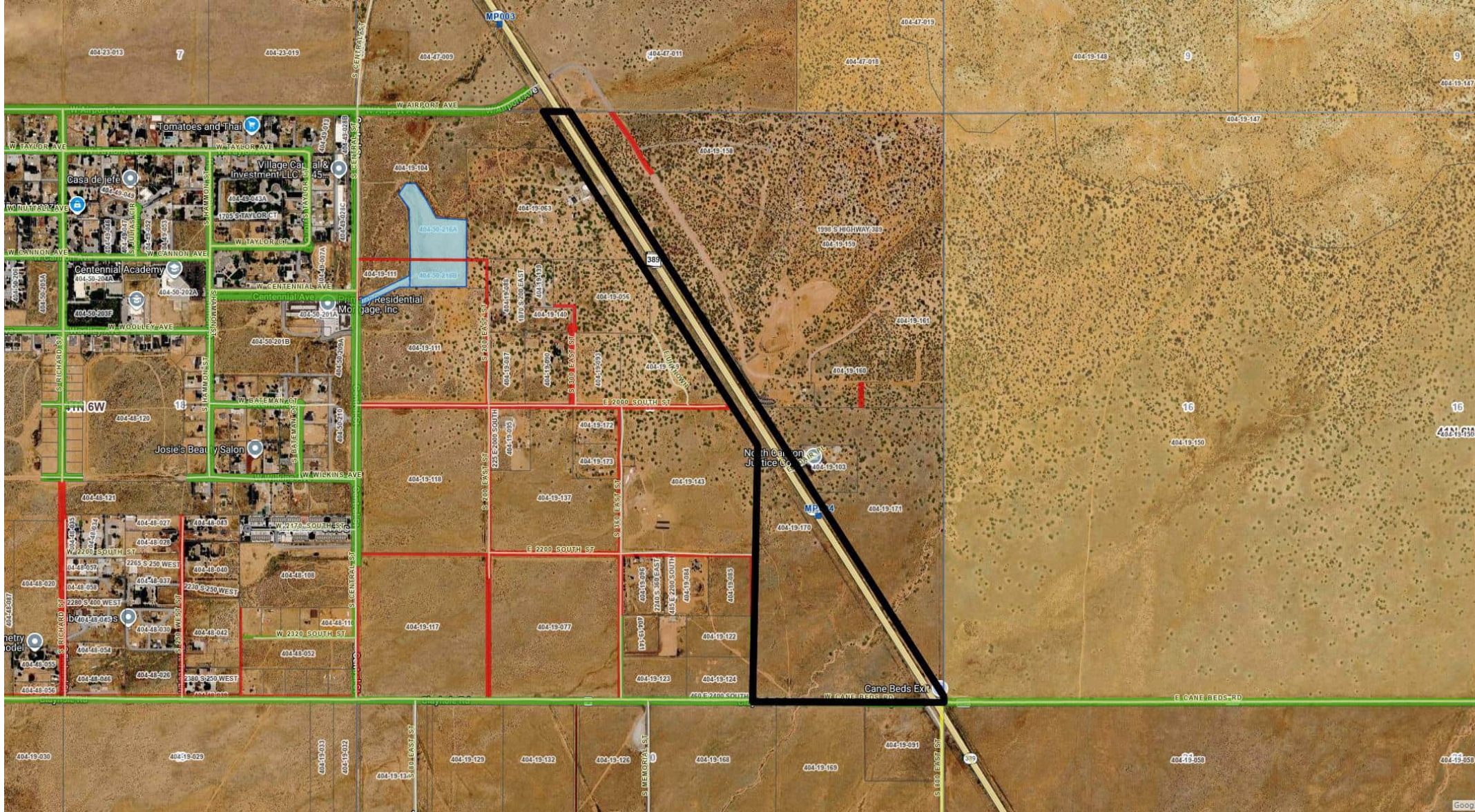
SPECIAL USE PERMIT 404-19-170

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W

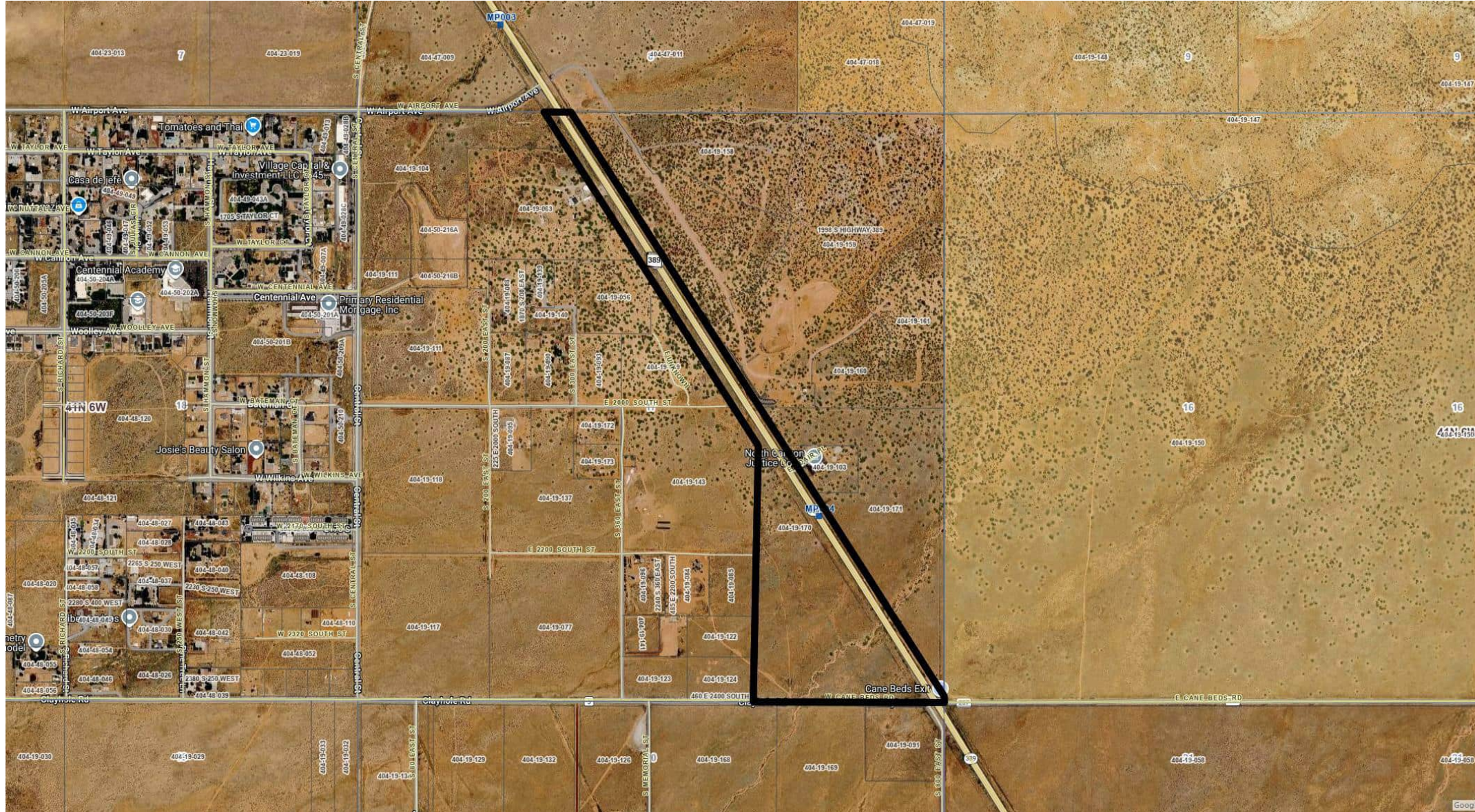
-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W



SPECIAL USE PERMIT 404-19-170 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 404-19-170 to allow for a 125 foot cell tower and communications compound in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity.

Section 17
T 41 N, R 6 W





**ZONING
NOTICE**

NOTICE TO PROPERTY OWNER: This notice is placed on your property to inform you of a zoning violation. The violation is the presence of a structure on the property that is not permitted under the current zoning ordinance. You are required to remove the structure within a specified period of time. Failure to comply may result in enforcement action by the local government.

STORAGE
UNLIMITED SPACE
CALL TODAY



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a zoning map will be filed by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting of the Commission on Wednesday, May 13, 2026, at 10:00 A.M.

SPECIAL INTEREST:

Any person who has a special interest in the proposed zoning map should file a written statement of their interest with the Planning and Zoning Commission at the above meeting. The statement should be filed at least 10 business days before the meeting. The statement should include the name of the person, the address of the property, and a description of the interest. The statement should be filed with the Planning and Zoning Commission, 1000 W. State Street, Suite 100, Prineville, OR 97539.

Planning and Zoning Commission
1000 W. State Street, Suite 100
Prineville, OR 97539
Phone: 531-438-2200
Fax: 531-438-2201
www.mohavecounty.gov/planning-zoning

Drew Diaz

From: John Knudson <johncknudson@gmail.com>
Sent: Monday, April 27, 2026 9:53 AM
To: Drew Diaz
Subject: Proposed Special Use Permit

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

You don't often get email from johncknudson@gmail.com. [Learn why this is important](#)

Hello,

I am writing in response to the notice sent out to Centennial Properties concerning a special use permit application to allow a cell phone tower on parcel number 404-19-170.

We are adamantly opposed to polluting our South and Eastern skyline with this proposed structure. The area that the cell tower is going to service is located further east around the point of the mountain. We feel like there are much better locations that will have MUCH less visual impact to its neighbors.

Please represent to the Planning and Zoning Commission our absolute objection.

Thank you.

John Knudson

03. **Evaluation of a request for an EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 402-32-184, to allow for the completion of the conditions of B.O.S. Resolution 2021-145, allowing for a Recreational Vehicle Park in an A-R (Agricultural Residential) zone in the Littlefield 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 Vanessa Giebink and Kennedy Alexander of Mesquite, Nevada.

Assessor's Parcel No. 402-32-184 is described as a portion of the SE1/4 NW1/4 and SW1/4 NE1/4 of Section 3, Township 40 North, Range 15 West.

The site is approximately 3.55 acres and is located east of Willow Road and southeast of 300 North Street. The site is accessed from Interstate 15, taking Exit 9, then east on Desert Springs Road, then north on Farm Road, then east on Willow Road approximately .20 miles to site.

The site contains a single-family residence and accessory structures. The terrain appears relatively flat. There are no significant environmental features affecting the site. The surrounding land uses consist of single-family residences and vacant land.

The applicant requested the Special Use Permit to allow for a Recreational Vehicle Park in an A-R (Agricultural Residential) zone. The Special Use Permit was originally conditionally approved by the Mohave County Board of Supervisors on September 7, 2021, via B.O.S. Resolution No. 2021-145. The Mohave County General Plan designates this site as a Suburban Development Area.

This is the first Extension of Time requested by this applicant. The Extension of Time is being requested because the site development was not completed by previous owner and new owner was unaware of required items to complete development. New owner has continued working on these development items since parcel purchase. This Extension of Time will allow time for these required items to be completed.

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

A review of FEMA FIRM Panels #04015C-0095G indicates the parcel is 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 comply with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does not contain other uses similar to the above proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There does not appear to be any 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. Compliance with the conditions of B.O.S. Resolution No. 2021-145.
2. This Extension of Time is for Assessor's Parcel No. 402-32-184 and will be in effect until **June 1, 2027**.

Request for an Extension of Time

Approval Information

Approved B.O.S. Resolution No. 2021-145 Dated 9/7/2021

Property Information

Assessor Parcel Number: 402-32-184

Legal Description:

located in a portion of Township 40 North, Range 15 west, Section 3.

Owner Information

Owner Name(must match current deed): Vanessa Giebink and Kennedy Alexander II

Mailing Address: 261 W. 1st N. St. City: Mesquite State: NV Zip: 89027

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 an extension of time to complete conditions of an approved B.O.S. Resolution.

The following conditions HAVE been met:

Crystal in Environmental Quality approved existing septic system.
Submitted Grant of Public Egress & Ingress Easement to Records Office.

The following conditions have NOT been met:

I am working with Vickie Bogan. I have submitted the public easement to the recorders and will follow up to see what else is left to do.

The conditions have not been completed because:

I have been working through the process with all applicable departments. I just need more time to finish up.

The anticipated date for completion of conditions is May 2026

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.

Vanessa Giebink Kennedy Alexander II # _____

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

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. 2021-145 that was approved by the Mohave County Board of Supervisors on 9/7/2021.

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

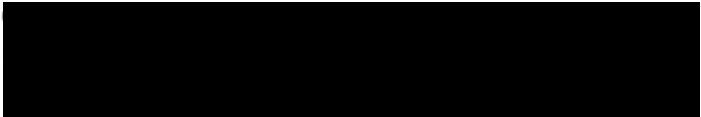
Or email the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip. You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

Vanessa Guehnt
Applicant / agent

Contact information:

261 W. 1st N. St.
Mesquite, NV 89027



Assessor Parcel Number and Legal Description of subject property:

4255 E. Willow Rd. 402-32-184
located in a portion of township 40 North,
Range 15 West, Section 3.

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


FEE# 2021071165

OFFICIAL RECORDS
OF MOHAVE COUNTY
KRISTI BLAIR,
COUNTY RECORDER



09/10/2021 12:24 PM Fee: \$0.00

PAGE: 1 of 3

BOS RESOLUTION NO. 2021-145

A RESOLUTION SETTING FORTH A SPECIAL USE PERMIT FOR ASSESSOR'S PARCEL NO. 402-32-184 TO ALLOW FOR A RECREATIONAL VEHICLE PARK IN AN A-R (AGRICULTURAL RESIDENTIAL) ZONE, IN THE LITTLEFIELD VICINITY, ARIZONA STRIP AREA, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Tuesday, September 7, 2021, a public hearing was conducted to determine whether approval should be granted for a Special Use Permit, the above-described property, as requested by Ronald Frates Jr., of Littlefield, Arizona, and

WHEREAS, Assessor's Parcel No. 402-32-184 is more particularly described as a portion of the SE1/4 NW1/4 & SW1/4 NE1/4 of Section 3, Township 40 North, Range 15 West, and

WHEREAS, the site is approximately 3.55 acres in size and is located easterly of Willow Road and southeast of 300 North Street. The site is accessed from Interstate 15, take Exit 9, then east on Desert Springs Road, then north on Farm Road, then east on Willow Road approximately 0.20 miles to the site, and

WHEREAS, the site currently contains a single-family residence and accessory structures. The terrain appears relatively flat. There are no significant environmental features. The surrounding land uses consist of single-family residences and vacant land, and

WHEREAS, the applicant requests this Special Use Permit, in an A-R (Agricultural Residential) zone to allow for a Recreational Vehicle Park. This site previously was approved for a Special Use Permit to allow for a Recreational Vehicle Park via B.O.S. Resolution 2007-555, which has since expired. The Mohave County General Plan designates the site as a MR (Medium Density Residential) land use designation, while the Virgin River Communities Area Plan designates the site as Medium Density Residential, and

WHEREAS, the site is within the Beaver Dam / Littlefield Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Willow Road is not paved and is not on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-0095G indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area, and

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan and the Virgin River Communities Area Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does not contain other land uses similar to the above proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The terrain does not contain any significant environmental features.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.

WHEREAS, at the public hearing held before the Mohave County Planning and Zoning Commission on August 11, 2021, the Commission recommended APPROVAL of this Special Use Permit subject to the following:

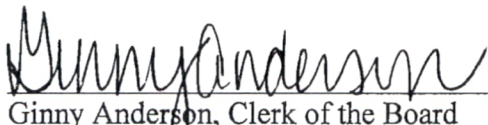
1. This Special Use Permit is for a Recreational Vehicle Park in an A-R (Agricultural Residential) zone.
2. Public access to the site must be obtained to the satisfaction of the County Engineer.
3. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. The Recreational Vehicle Park requires that a park plan be prepared in accordance with Section 37.G (Recreational Vehicle Park Plan Requirements). The Recreational Vehicle Park plan must be completed and approved prior to approval of permits and before establishing the use.
4. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved for uses not included in the Park Plan, 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.N of the Mohave County Zoning Ordinance, prior to establishing the use.
5. The appropriate permits will be obtained prior to construction.
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.

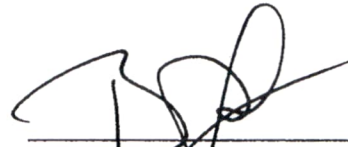
WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, and in The Spectrum, a newspaper of general circulation in the Arizona Strip Area, Mohave County, Arizona, on August 22, 2021, and was posted on August 20, 2021, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors, at their regular meeting on Tuesday, September 7, 2021, **APPROVED** this Special Use Permit as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST


Ginny Anderson, Clerk of the Board


Buster D. Johnson, Chairman

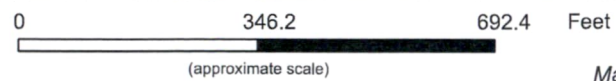




Legend

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

1 : 4,155



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

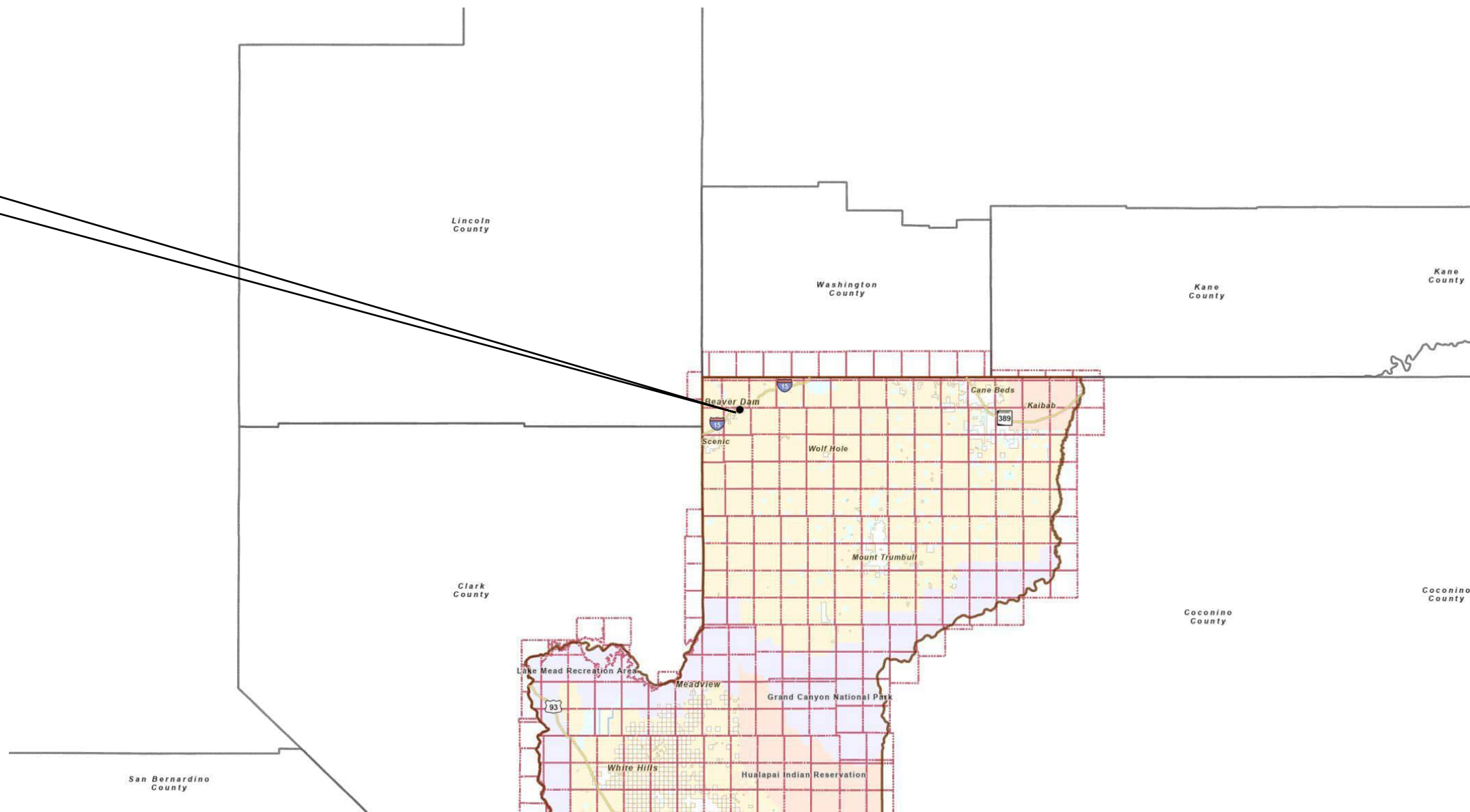
Notes:

EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145 GENERAL MAP

EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145, a Special Use Permit approving a Recreational Vehicle Park on Assessor's Parcel No. 402-32-184, to allow for additional time for the completion, in the Littlefield vicinity.

Section 3
T 40 N, R 15 W

Subject
Property

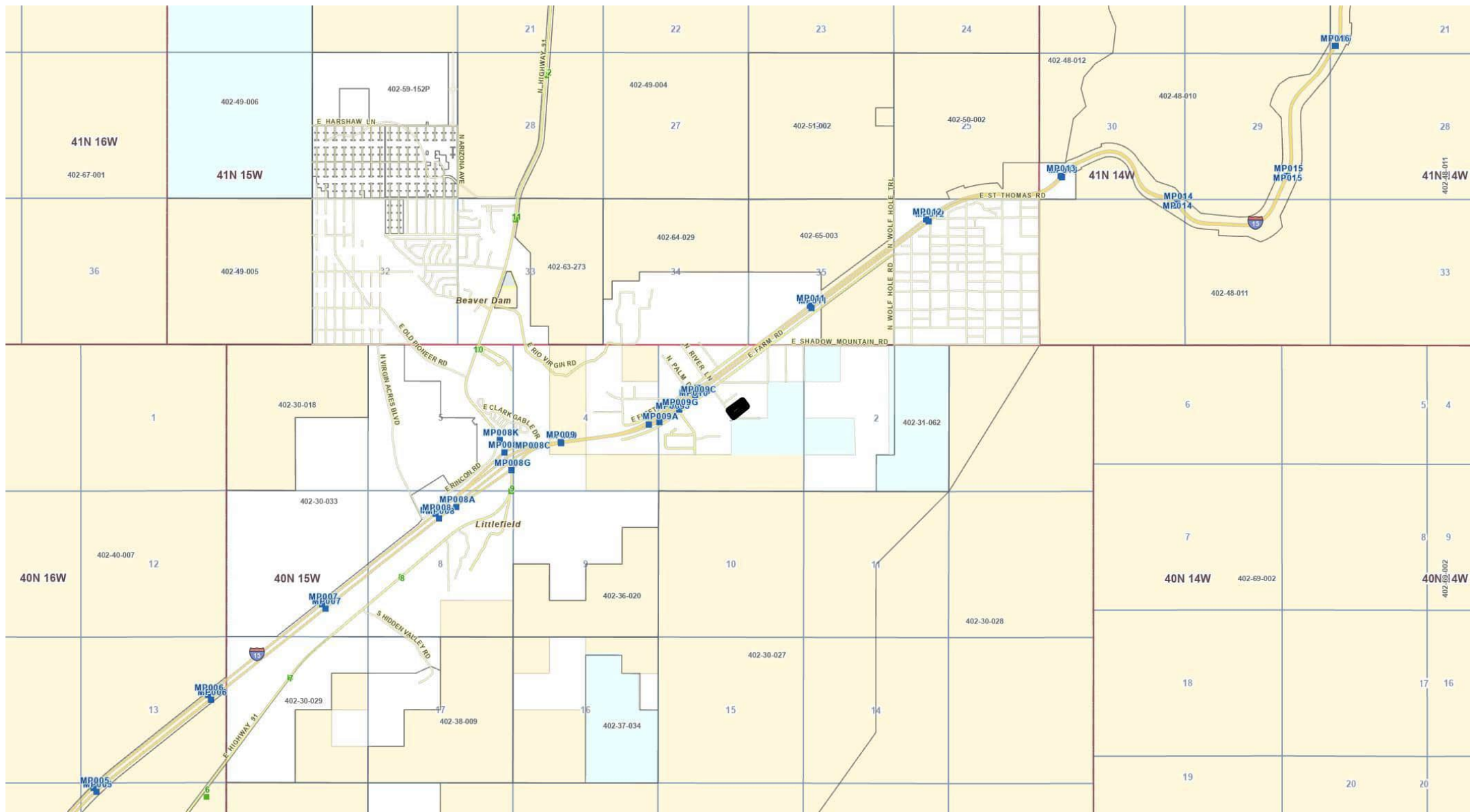


EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145

VICINITY MAP

EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145, a Special Use Permit approving a Recreational Vehicle Park on Assessor's Parcel No. 402-32-184, to allow for additional time for the completion, in the Littlefield vicinity.

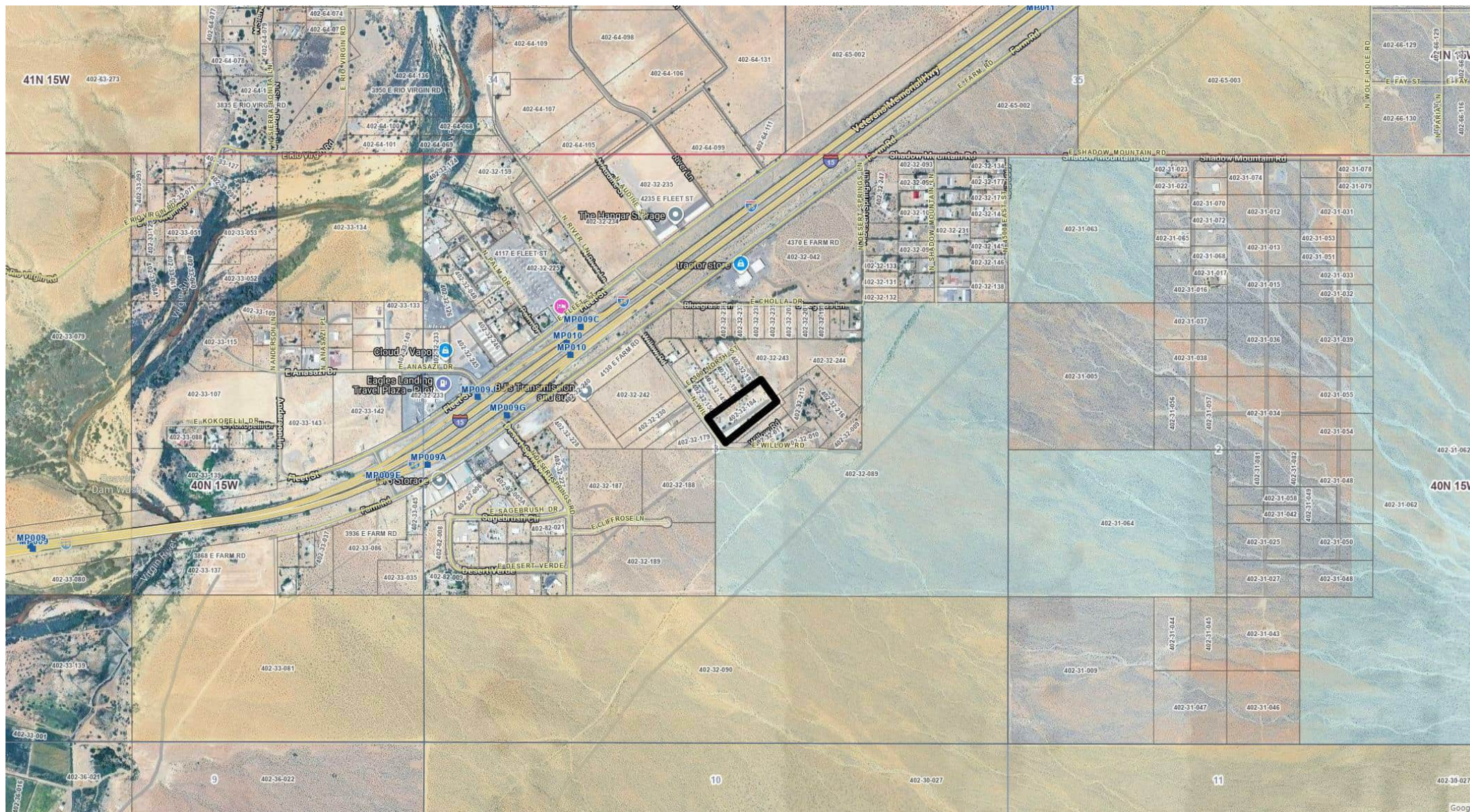
Section 3
T 40N, R 15 W



EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145 SITE MAP

EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145, a Special Use Permit approving a Recreational Vehicle Park on Assessor's Parcel No. 402-32-184, to allow for additional time for the completion, in the Littlefield vicinity.

Section 3
T 40N, R 15W

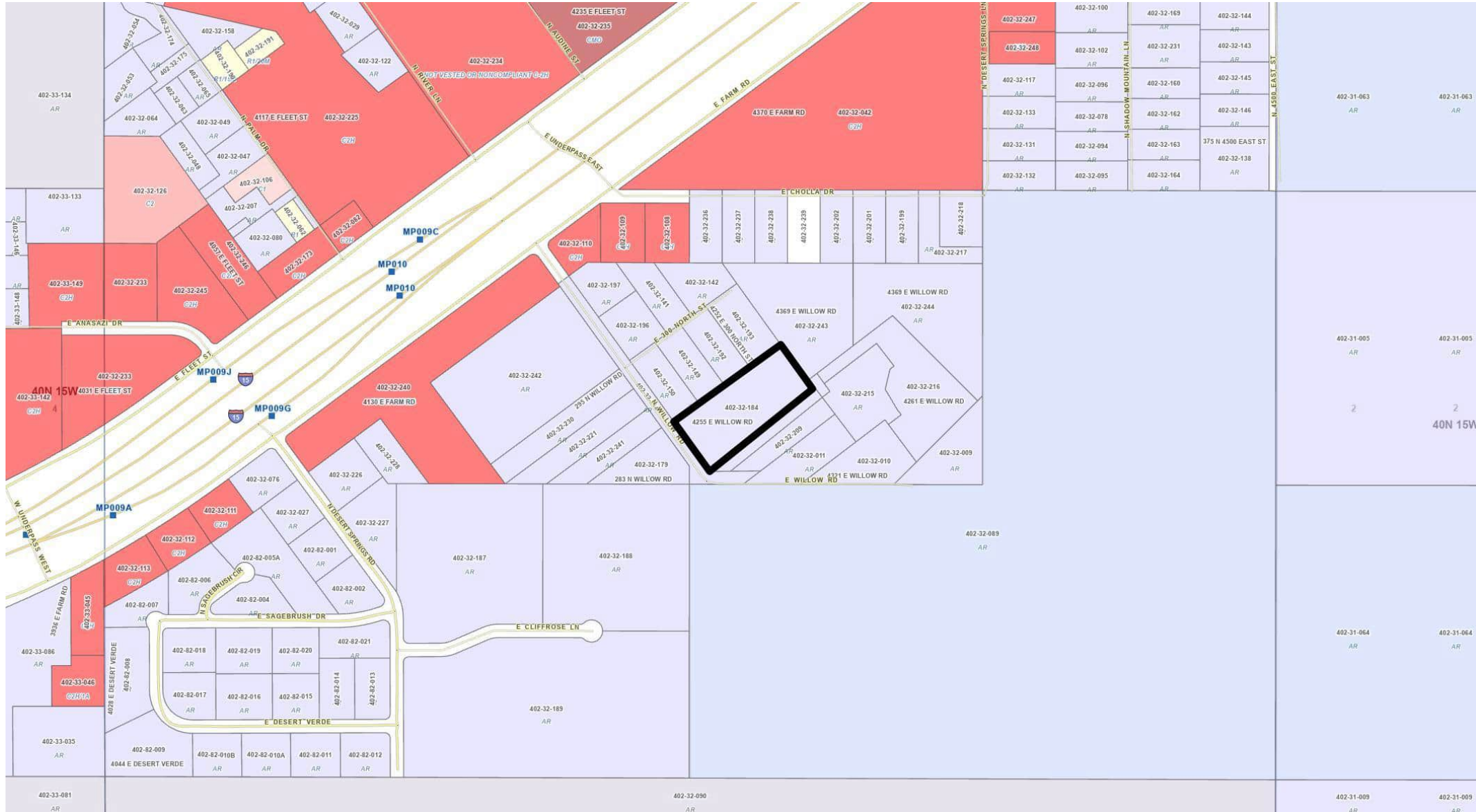


EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145 ZONING MAP

EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145, a Special Use Permit approving a Recreational Vehicle Park on Assessor's Parcel No. 402-32-184, to allow for additional time for the completion, in the Littlefield vicinity.

Section 3
T 40N, R 15W









- | | |
|-------|----------|
| 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 | |

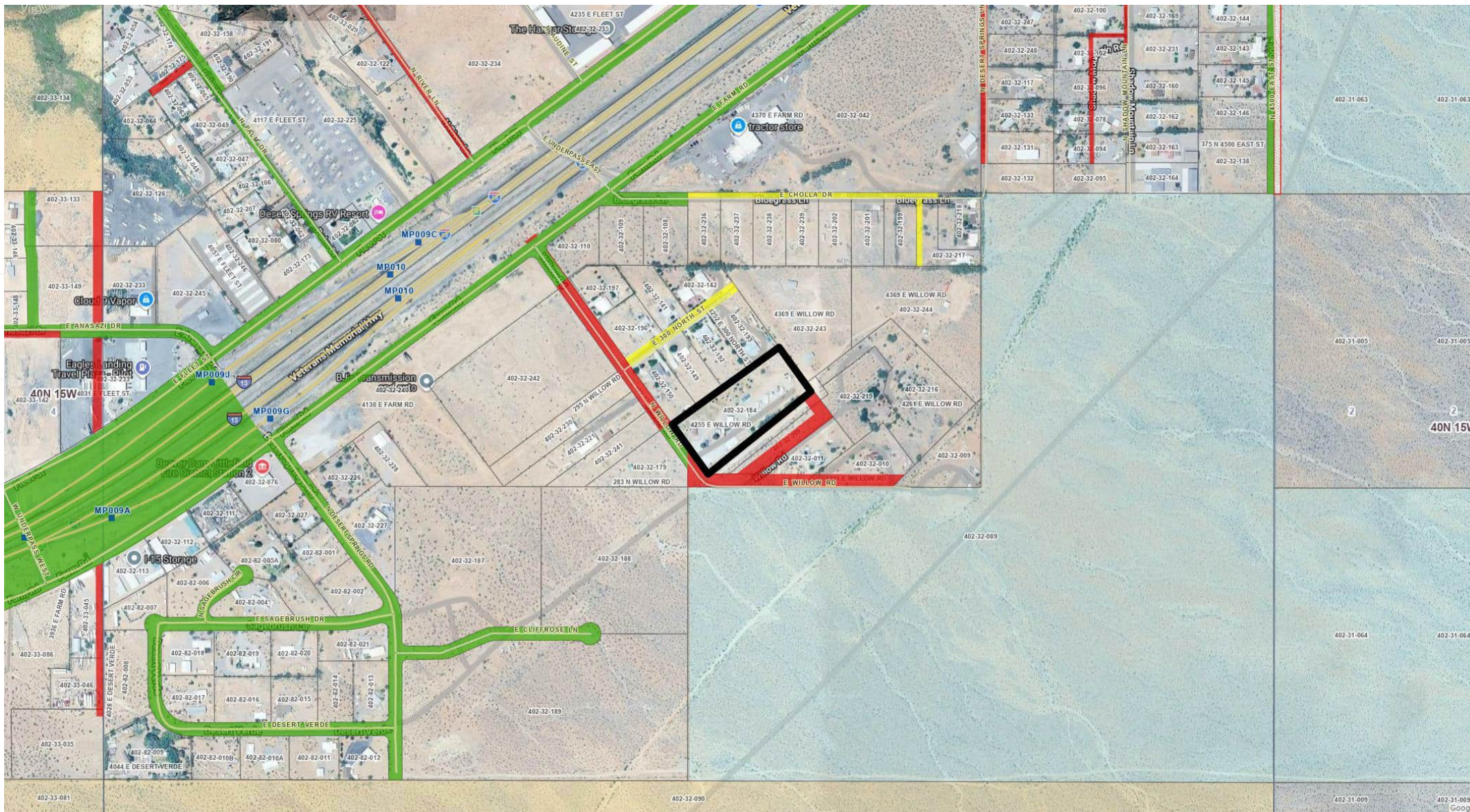


EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145 RIGHT OF WAY MAP

EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145, a Special Use Permit approving a Recreational Vehicle Park on Assessor's Parcel No. 402-32-184, to allow for additional time for the completion, in the Littlefield vicinity.

Section 3
T 40N, R 15W

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



EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145 REQUEST

EXTENSION OF TIME OF B.O.S. RESOLUTION 2021-145, a Special Use Permit approving a Recreational Vehicle Park on Assessor's Parcel No. 402-32-184, to allow for additional time for the completion, in the Littlefield vicinity.

Section 3
T 40N, R 15W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that the City of... has adopted Ordinance... which amends the Zoning Ordinance... to... effective...
The Ordinance... shall be effective...
For more information, please contact the City Clerk at...



ZONING NOTICE

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ZONING ADJUSTMENTS HAS CONSIDERED AND APPROVED THE FOLLOWING ZONING ADJUSTMENT REQUEST FOR THE PROPERTY DESCRIBED BELOW. THE BOARD OF ZONING ADJUSTMENTS HAS DETERMINED THAT THE PROPOSED ZONING ADJUSTMENT IS IN THE BEST INTERESTS OF THE COMMUNITY AND IS CONSISTENT WITH THE ZONING ORDINANCE.

PROPERTY ADDRESS: [REDACTED]

APPLICANT: [REDACTED]

DATE OF HEARING: May 11, 2018, at 10:00 A.M.

COMMISSIONER: COURTNEY L. HARRIS

04. **Evaluation of a request for a REZONE of Assessor's Parcel No. 402-77-007T from an AR/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an AR (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Brown Consulting Engineers, on behalf of 2222 Scenic LLC of Las Vegas, Nevada.

Assessor's Parcel No. 402-77-007T is described as a parcel of land located in the NW 1/4 of SEC 11 T39N R16W G&SRM being a portion of the SE 1/4 of Parcel 7 as shown on Parcel Plats Book 2 at Page 85 of Section 11, Township 39 North, Range 16 West.

The site is approximately 5.26 acres and is located north of Shirley Drive and west of Franhi Road. The site is accessed from County Highway 91, then south on Scenic Boulevard, then east on Shirley Drive approximately 0.18 miles to the site.

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

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

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

A review of FEMA FIRM Panel #04015C-0425G 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. There does not appear to be any environmental features affecting the site.
- g. Electric service appears to be available. Sewer and water services do not appear to be available.

STAFF RECOMMENDATION:

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

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

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-77-007T Current Zoning: AR-10A Parcel Size 5.26 Acres

Legal Description:
ATTACHED

Water Provider: WELL Electric provider: DIXIE POWER Sewer provider: SEPTIC

Present use of property: VACANT LAND/NONE

Owner Information

Owner Name (must match current deed): 2222 SCENIC LLC

Mailing Address: 8229 PEACEFUL CANYON DR. City: LAS VEGAS State: NV Zip: 89128

Phone number: _____ Email: _____

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

Agent Name: BROWN CONSULTING ENGINEERS

Mailing Address: 736 S. 900 E. STE B105 City: ST. GEORGE State: UT Zip: 84790

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:

1 ACRE SINGLE FAMILY 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.

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR-10A
to AR for the purpose of 1 acre single family lots.

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.

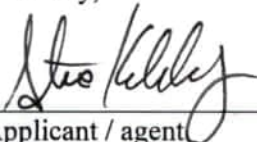
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by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

Brown Consulting Engineers
736 S. 900 E., STE B105
St. George, UT 84790


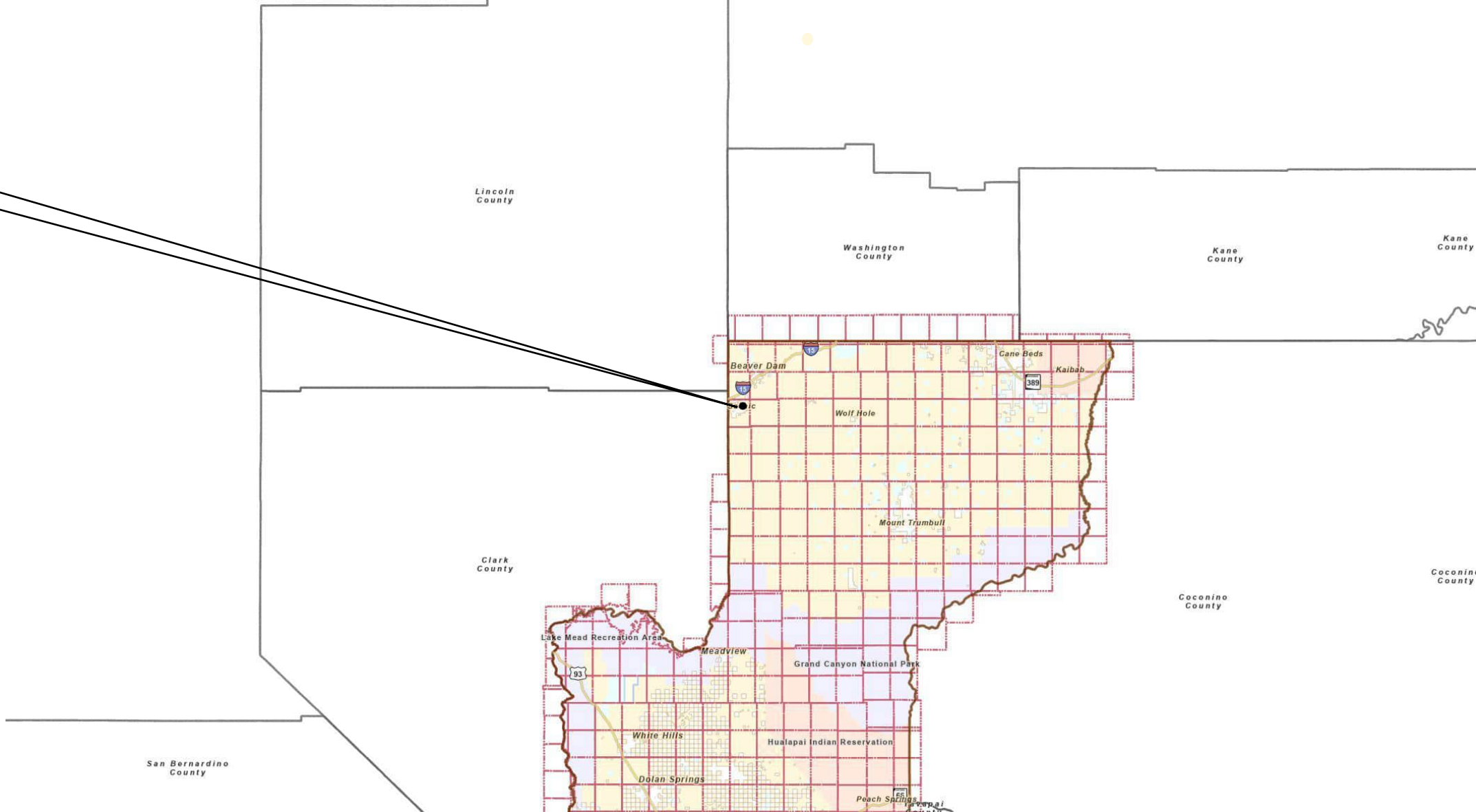
Assessor Parcel Number and Legal Description of proposed subject property: 402-77-007T
attached

REZONE 402-77-007T GENERAL MAP

REZONE of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 11
T 39 N, R 16 W

Subject
Property



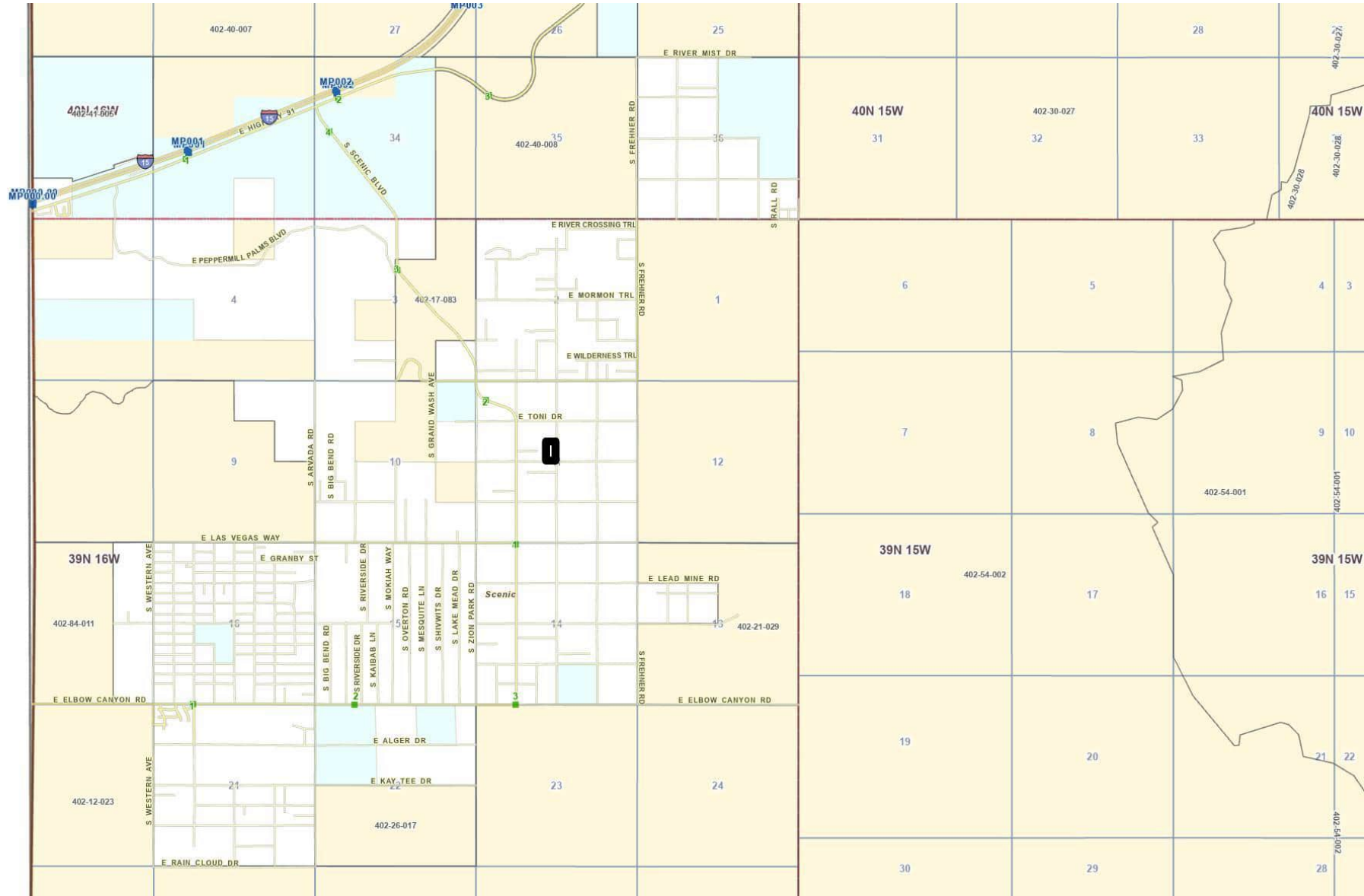
REZONE 402-77-007T

VICINITY MAP

REZONE of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 11
T 39 N, R 16 W

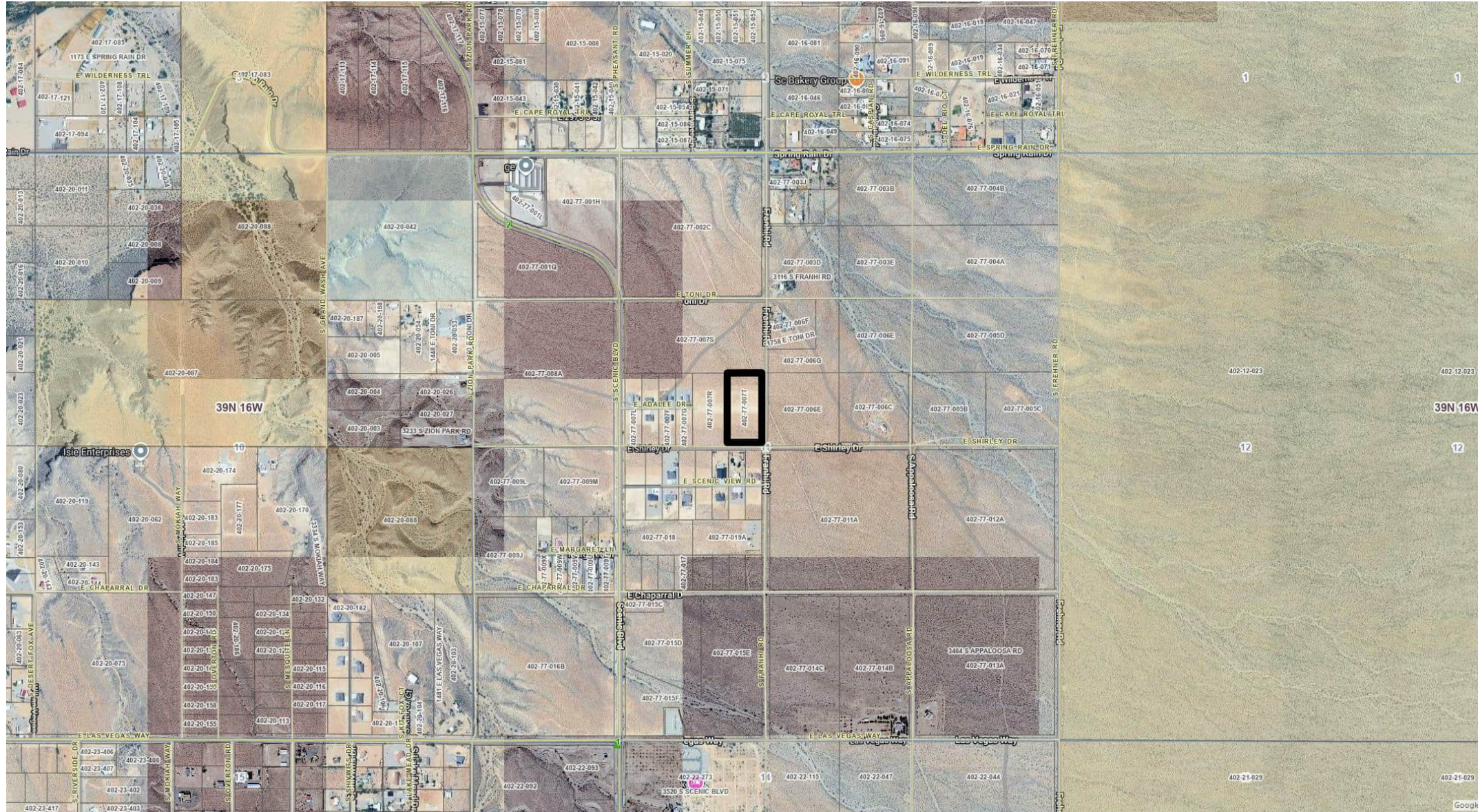
Clark County



REZONE 402-77-007T SITE MAP

REZONE of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 11
T 39 N, R 16 W



REZONE 402-77-007T

ZONING MAP

REZONE of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 11
T 39 N, R 16 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 |
| | 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/M |
| | 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 |











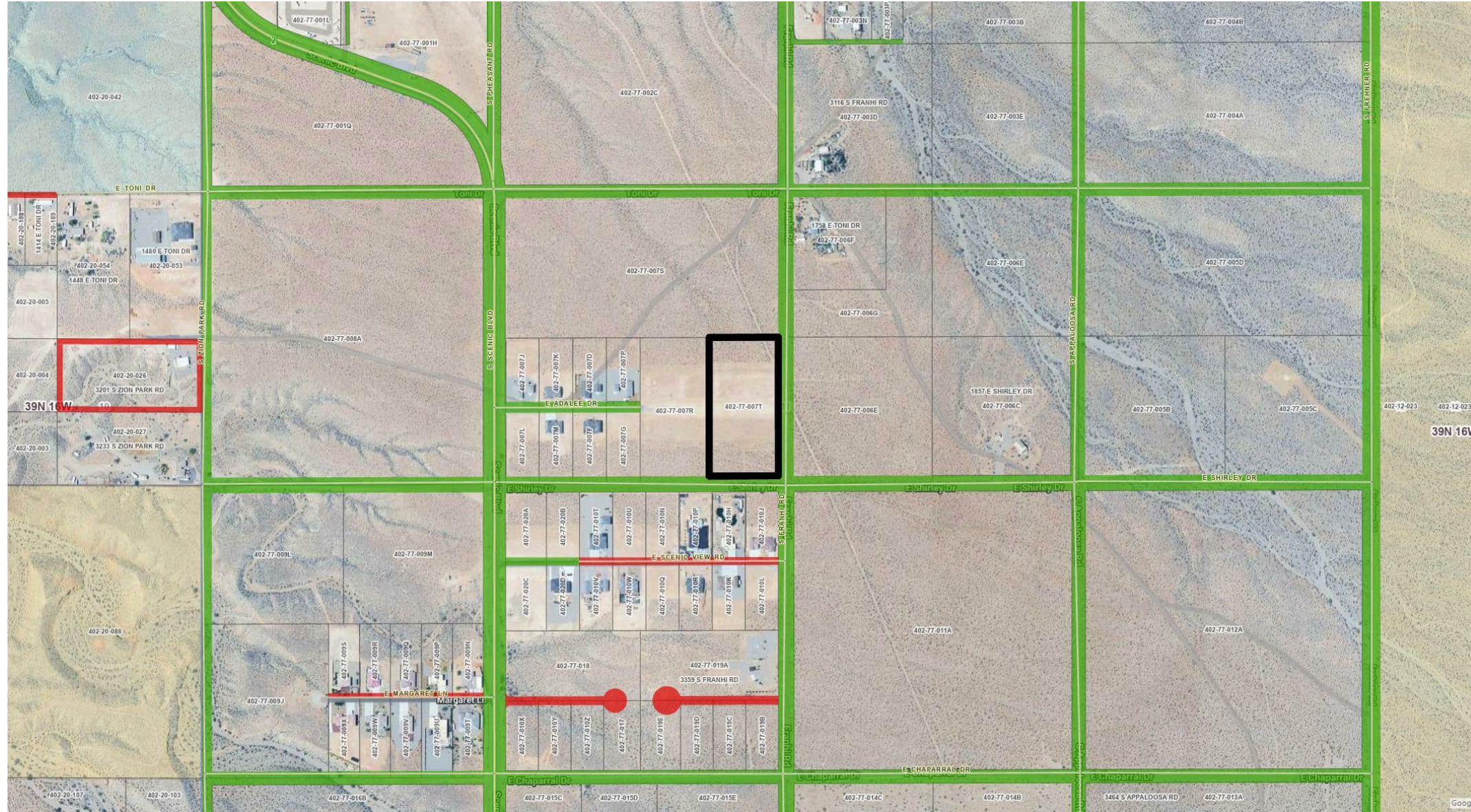
REZONE 402-77-007T

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 11
T 39 N, R 16 W

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



REZONE 402-77-007T REQUEST

REZONE of Assessor's Parcel No. 402-77-007T from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 11
T 39 N, R 16 W





**ZONING
NOTICE**

THE CITY OF PHOENIX HAS ADOPTED A ZONING ORDINANCE THAT WILL AFFECT THE USE OF THIS PROPERTY. THE ZONING ORDINANCE IS AVAILABLE AT THE CITY CLERK'S OFFICE, 150 N. GAVELIN AVENUE, PHOENIX, AZ 85002. FOR MORE INFORMATION, CONTACT THE CITY CLERK AT (602) 350-2200.



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona at the regular meeting room of the Commission, 100 W. Beave Street, Kingman, Arizona on **Wednesday, May 13, 2020, at 10:00 A.M.**

Any interested person may appear at the hearing to present evidence and testimony in support of or in opposition to the proposed zoning change. The hearing will be held in accordance with the provisions of the Arizona Planning and Zoning Act, Title 9, Chapter 45, A.R.S. and the rules and regulations of the Commission.

For more information, contact the Planning and Zoning Commission at (928) 838-2200 or visit the Commission's website at www.maricopa.gov/planning-zoning.

05. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 402-20-005 and 402-20-187 from a R-E/10A (Residential Recreation/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to bring Parcel 402-20-187 into compliance and for a minor land division of Parcel 402-20-005 in the Scenic vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described properties, as requested by Brown Consulting Engineers on behalf of Lee Crew 5 Trust and Yazoo Holdings, LLC of Mesquite, Nevada.

The sites are described as Parcel 402-20-005 – S ½ NW ¼ SE ¼ NE ¼ and Parcel 402-20-187 – Parcel 1 of Record of Survey in Book 65 Page 5, located in Section 10, Township 39 North, Range 16 West.

The sites total approximately 7.66 acres and are located south of Toni Drive and east of Grand Wash Avenue. The sites are accessed from Interstate 15, then south on Scenic Boulevard, then west on Toni Drive approximately .5 miles to the northeast corner of parcel 402-20-187. For Parcel 402-20-005 from Toni Drive, go south on Zion Park Road then west on unnamed easement approximately 657 feet to the southeast corner.

Parcel 402-20-005 is vacant. Parcel 402-20-187 has a manufactured home. The terrain on both parcels appears to vary in range by 50 plus feet. The surrounding land uses consist of vacant land and residential sites.

The applicants request this rezone from RE/10A (Residential Recreation/Ten Acre minimum lot size) zone to A-R (Agricultural Residential) zone to bring Parcel 402-20-187 into compliance with zoning size requirements and Parcel 402-20-005 to allow for a minor land division. The Mohave County General Plan designates this site as Suburban Development.

Parcel 402-20-005 is not within a fire district. Parcel 402-20-187 is within Beaver Dam/Littlefield Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Both Toni Drive and Zion Park Road are not paved and not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-0392G 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 other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads and private easements.
- f. There are no environmental features affecting the site.

- g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. The sites shall be rezoned to an A-R (Agricultural Residential) zone.
2. 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.
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.

In addition to above requirements, Parcel 402-20-005 will require the following:

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. Each parcel shall have legal access.

11. The applicable flood zone(s) shall be noted on the Parcel Plat.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 402-20-005 & 402-20-187 Current Zoning: RE/10A Parcel Size 5 & 2.66 Acres

Legal Description:
attached

Water Provider: Well Electric provider: Dixie Power Sewer provider: Septic

Present use of property: None

Owner Information

Owner Name(must match current deed): Lee Crew 5 Trust, Yazoo Holdings LLC.

Mailing Address: PO Box 130 City: Mesquite State: NV Zip: 89024

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Brown Consulting Engineers

Mailing Address: 736 S. 900 E. STE B105 City: St. George State: UT Zip: 84790

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:

1 acre single family 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.

Lee Crew 5 Trust:

[Signature] [Signature] [Signature] LC5 TRUST

Yazoo Holdings LLC.:

[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 RE/10A to AR for the purpose of 1 acre single family lots.

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,

 LCS TRUST

Applicant / agent

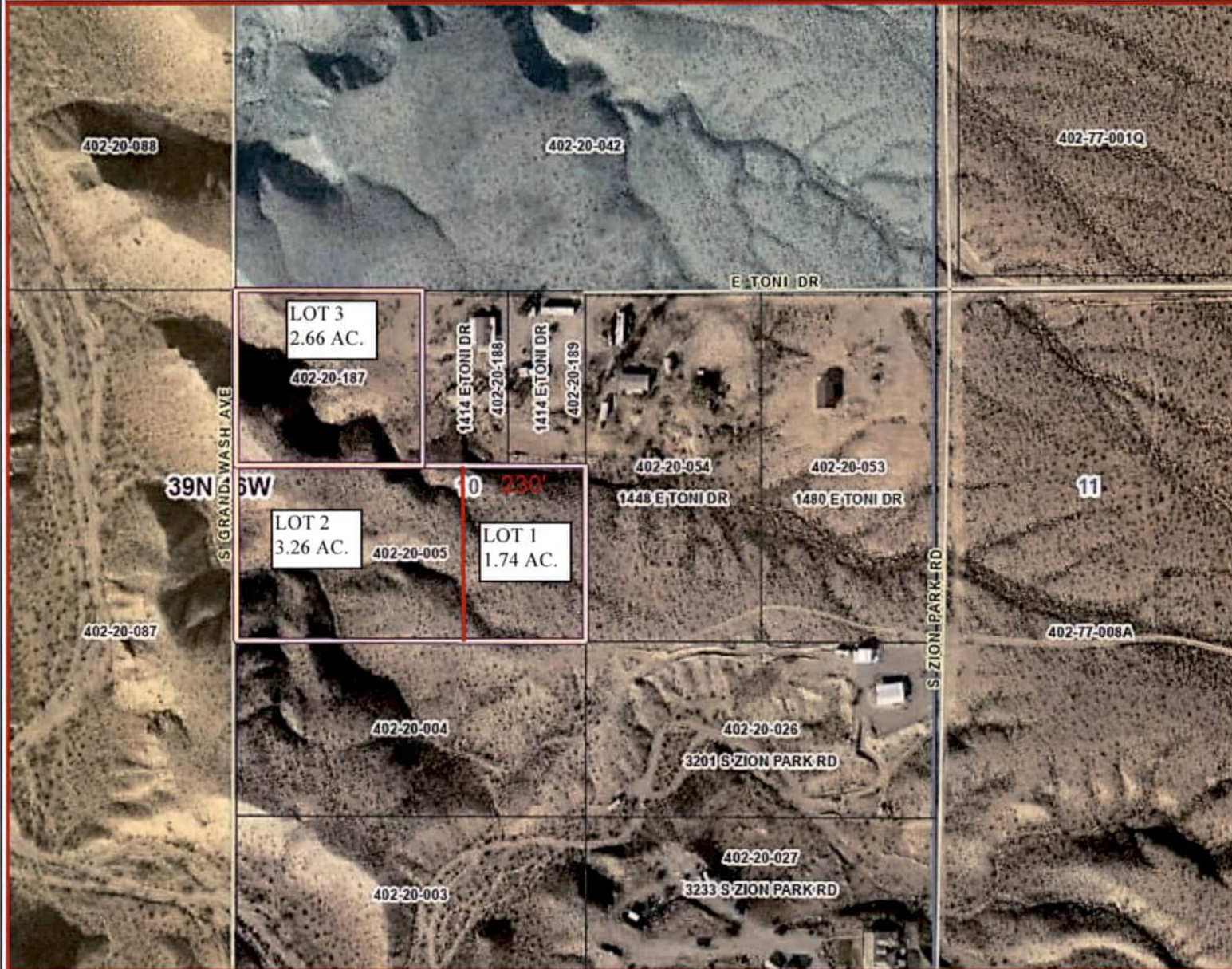
Contact information:

Brown Consulting Engineers

736 S. 900 E., STE B105

St. George, UT 84790

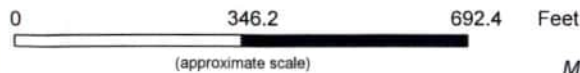
Assessor Parcel Number and Legal Description of proposed subject property: 402-20-005 & 402-20-187
attached



Legend

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

1: 4,155



Map Created: 3/11/2026

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

Notes:

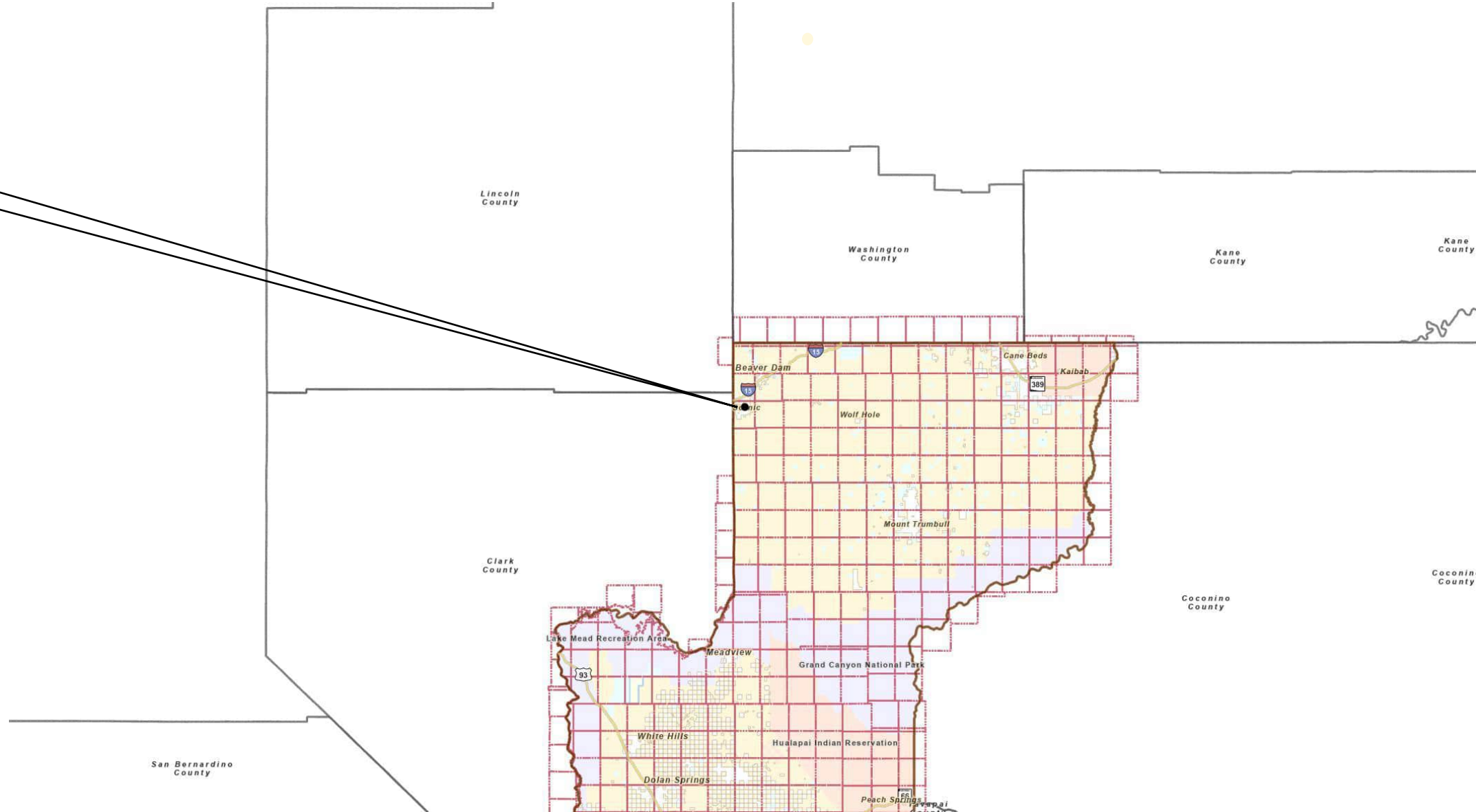
REZONE 402-20-005 and -187

GENERAL MAP

REZONE of Assessor's Parcel No. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 10
T 39 N, R 16 W

Subject
Property



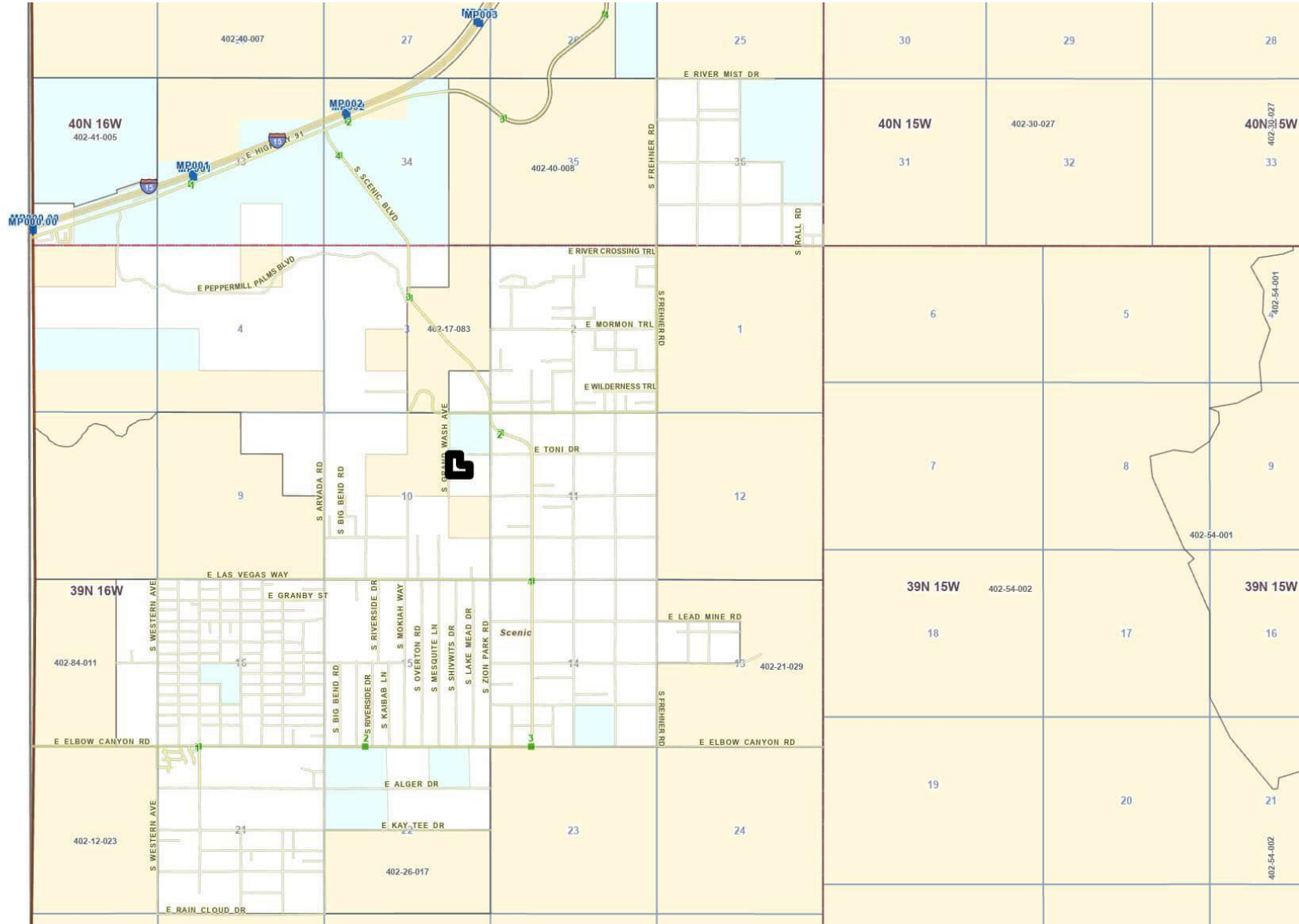
REZONE 402-20-005 and -187

VICINITY MAP

REZONE of Assessor's Parcel No. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 10
T 39 N, R 16 W

Clark County

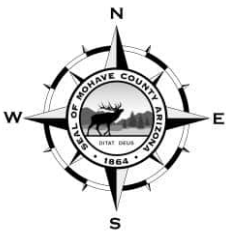
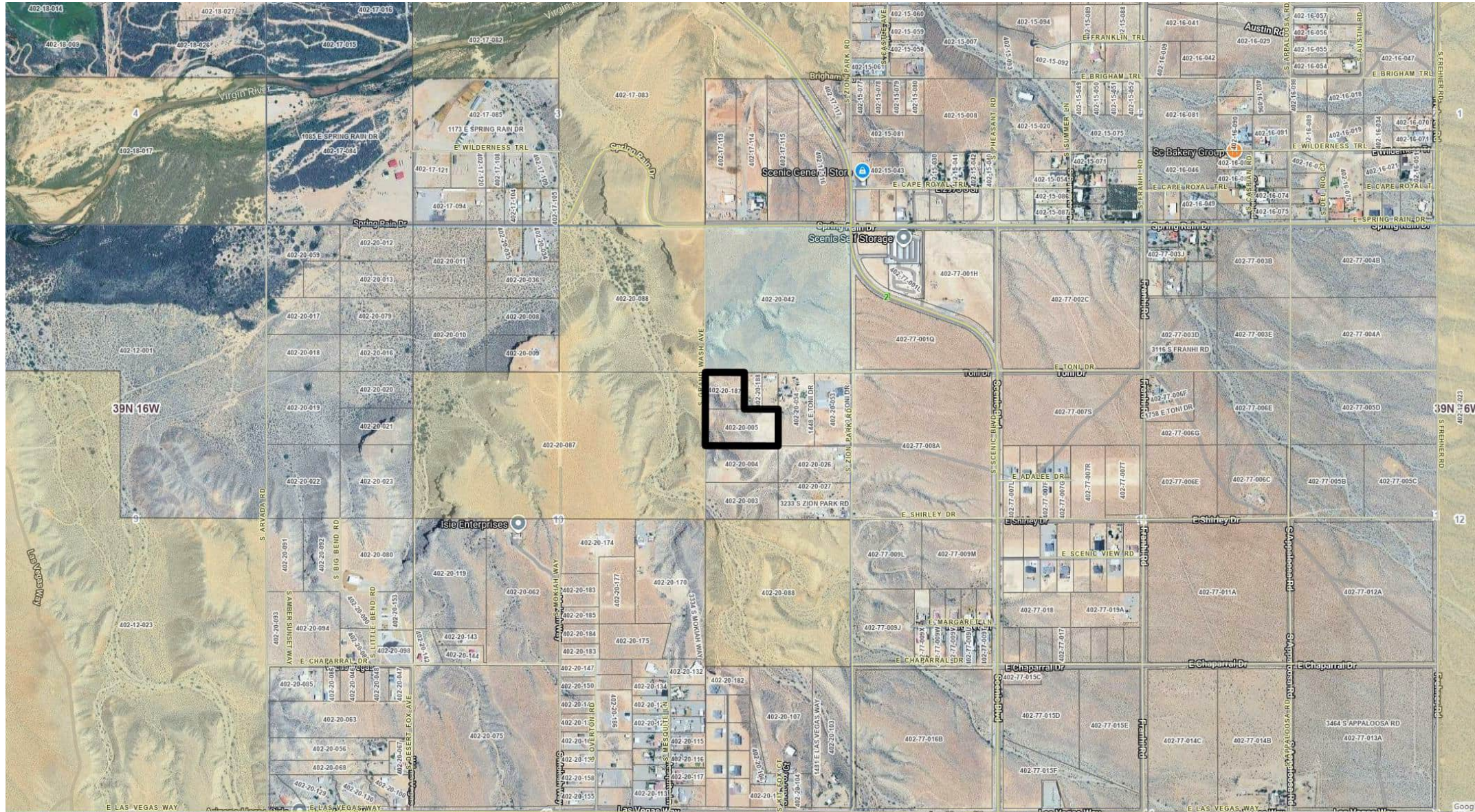


REZONE 402-20-005 and -187

SITE MAP

Section 10
T 39 N, R 16 W

REZONE of Assessor's Parcel No. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.



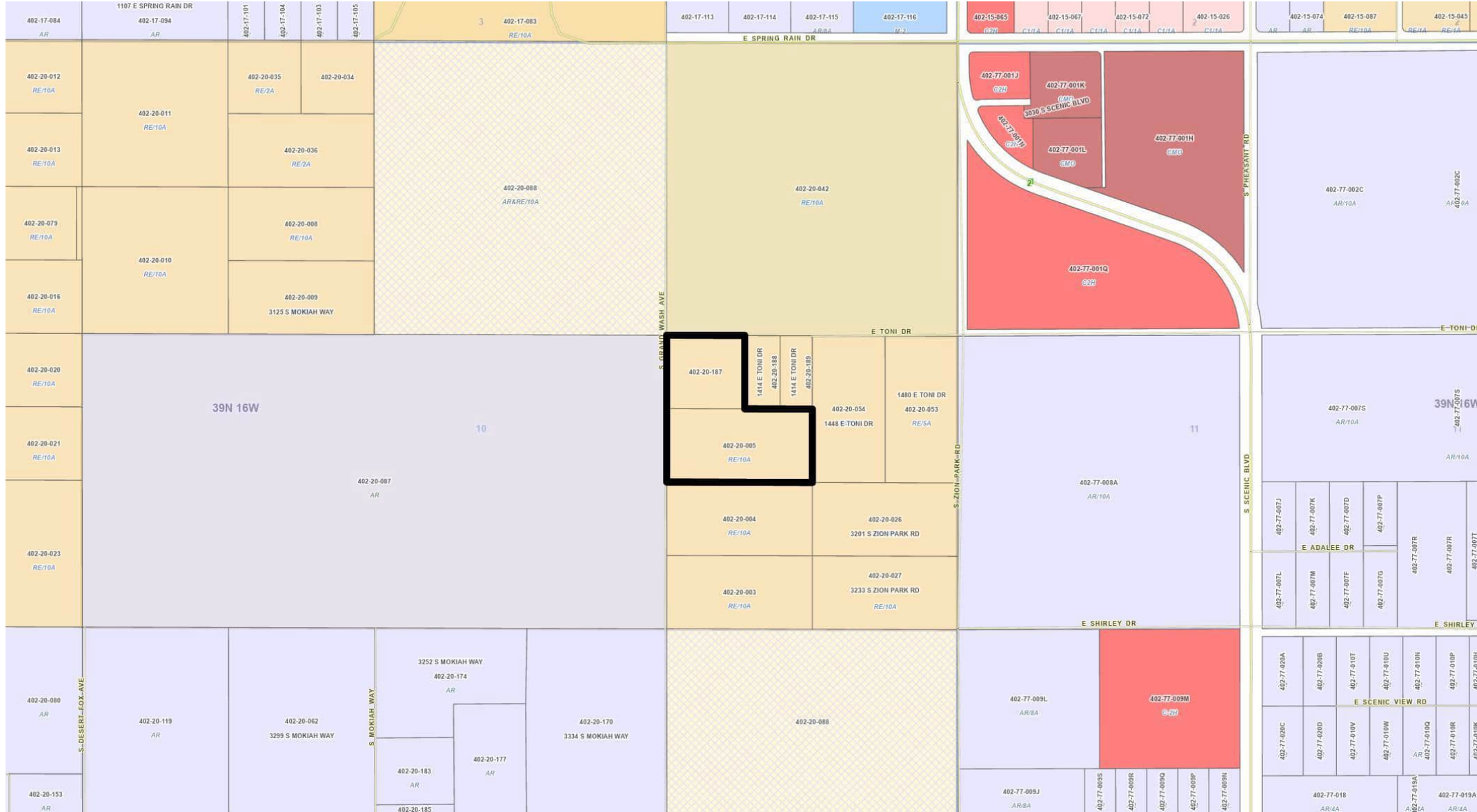
REZONE 402-20-005 and -187

ZONING MAP

REZONE of Assessor's Parcel No. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 10
T 39 N, R 16 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 | | |

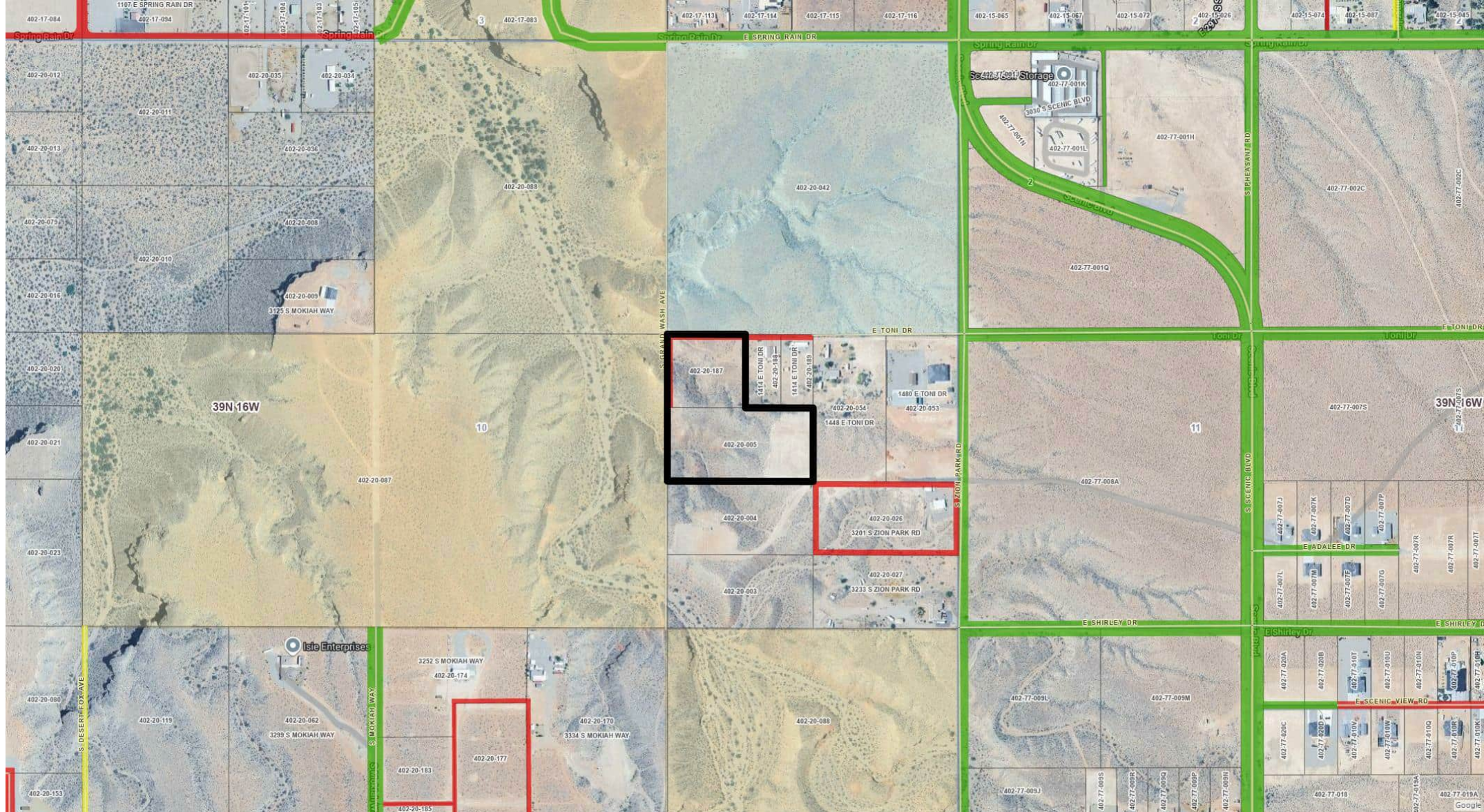


REZONE 402-20-005 and -187 RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 10
T 39 N, R 16 W

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

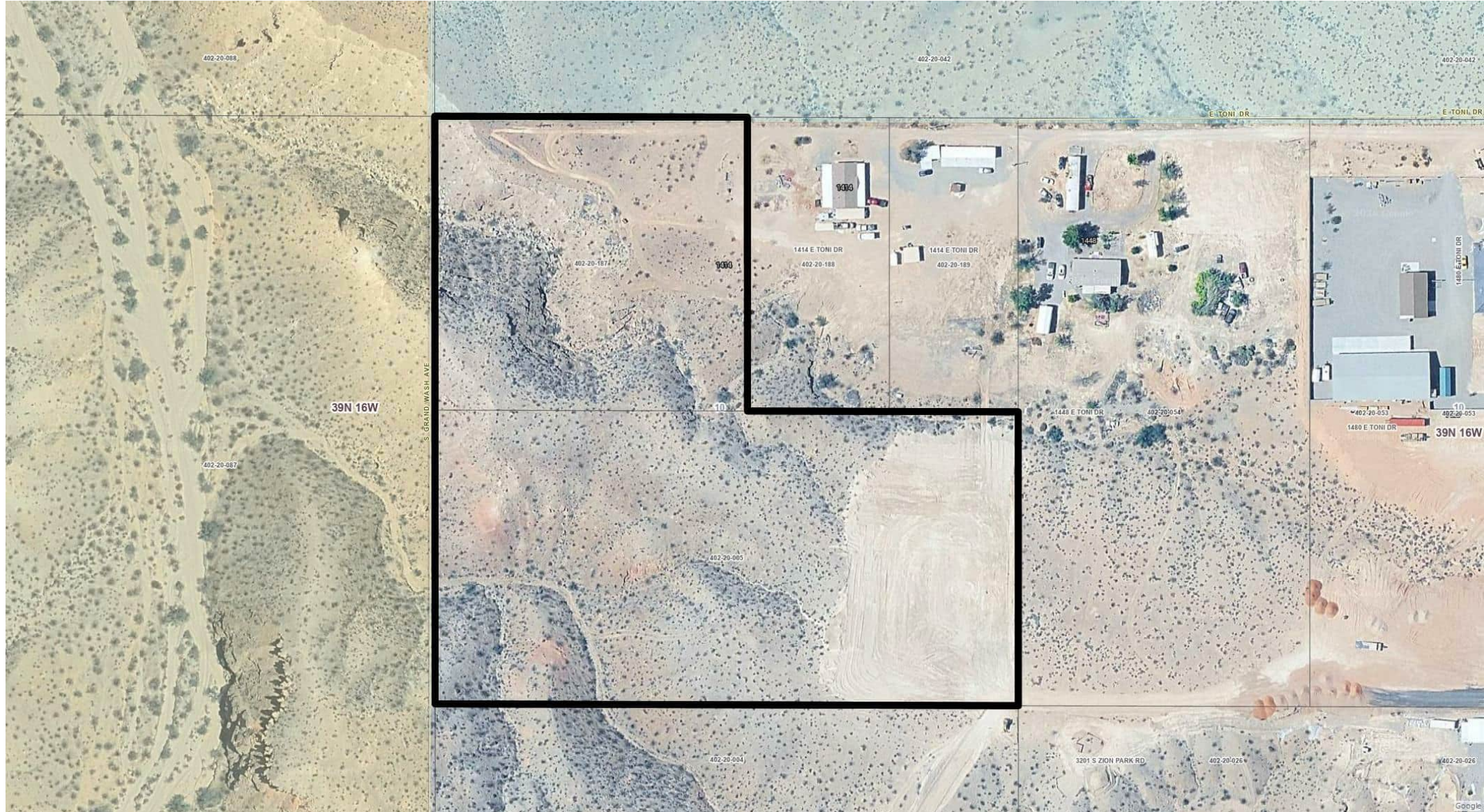


REZONE 402-20-005 and -187

REQUEST

REZONE of Assessor's Parcel No. 402-20-005 and 402-20-187 from an R-E/10A (Residential-Recreation/Ten Acre Minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Scenic vicinity.

Section 10
T 39 N, R 16 W





Office of Service
Professional Planning
1402 TONI DR
AZ 26-038 7

ZONING NOTICE
This notice is posted to inform you of a zoning violation. The property owner is required to correct the violation within a specified time frame. Failure to do so may result in enforcement action. For more information, please contact the Planning Department at (928) 438-1234.

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 held at the Commission, 700 W. Basile Street, Kingman, Arizona, on Wednesday, May 13, 2020, at 10:30 A.M.

AGENDA
1. Approval of the agenda for the meeting.
2. Approval of the minutes of the meeting held on May 11, 2020.
3. Approval of the minutes of the meeting held on May 11, 2020.
4. Approval of the minutes of the meeting held on May 11, 2020.
5. Approval of the minutes of the meeting held on May 11, 2020.
6. Approval of the minutes of the meeting held on May 11, 2020.
7. Approval of the minutes of the meeting held on May 11, 2020.
8. Approval of the minutes of the meeting held on May 11, 2020.
9. Approval of the minutes of the meeting held on May 11, 2020.
10. Approval of the minutes of the meeting held on May 11, 2020.

T17133



15



NO PCBs
(LESS THAN 1 P.P.M.)

THIS UNIT HAS BEEN CLASSIFIED AS:
NO PCBs
(LESS THAN 1 P.P.M.)

THIS UNIT HAS BEEN CLASSIFIED AS:
NO PCBs
(LESS THAN 1 P.P.M.)

06. **Evaluation of a request for a REZONE of a portion of Assessor's Parcel No. 120-01-062 from a R-E/36A (Residential Recreation/Thirty-six-acre minimum lot size) zone to a M-2 (General Manufacturing) zone, to allow for a warehouse distribution center in the Lake Havasu City vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by John Gall on behalf of LHC North, LLC of Lake Havasu City, Arizona.

The site is described as a portion of 120-01-062 north of Fathom Drive and west of London Bridge Road as shown on Exhibit A, located in Section 8, Township 14 North, Range 20 West.

The site is approximately 64.45 acres and is located west of State Highway 95 and within London Bridge Road. The site is accessed from State Highway 95, then southwest on London Bridge Road approximately .30 miles to the site.

The site has an approximate area of 16.75 acres that is being leased by Mohave County Public Works for the purpose of sand & gravel mining, equipment storage, and the storing and hauling of inert road building material for road maintenance. The terrain appears flat. The surrounding land uses consist of vacant land, commercial and residential sites.

The applicant requests this rezone from an R-E/36A (Residential Recreation/Thirty-six-acre minimum lot size) zone to an M-2 (General Manufacturing) zone to allow for a warehouse distribution center. The Mohave County General Plan designates this site as General Commercial and Light Industrial.

The site is within Desert Hills Fire District. Electric and water service appears to be available. Sewer service does not appear to be available. London Bridge Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panels #04015C-5910H, 0415C-5920H, 04015C-5950H and 0415C-5936H indicates the parcel described to be in Zone X, Zone X (shaded) not in the Special Flood Hazard Area, Zone AO and Zone AE in a Special Flood Hazard Area.

FINDINGS OF FACT:

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

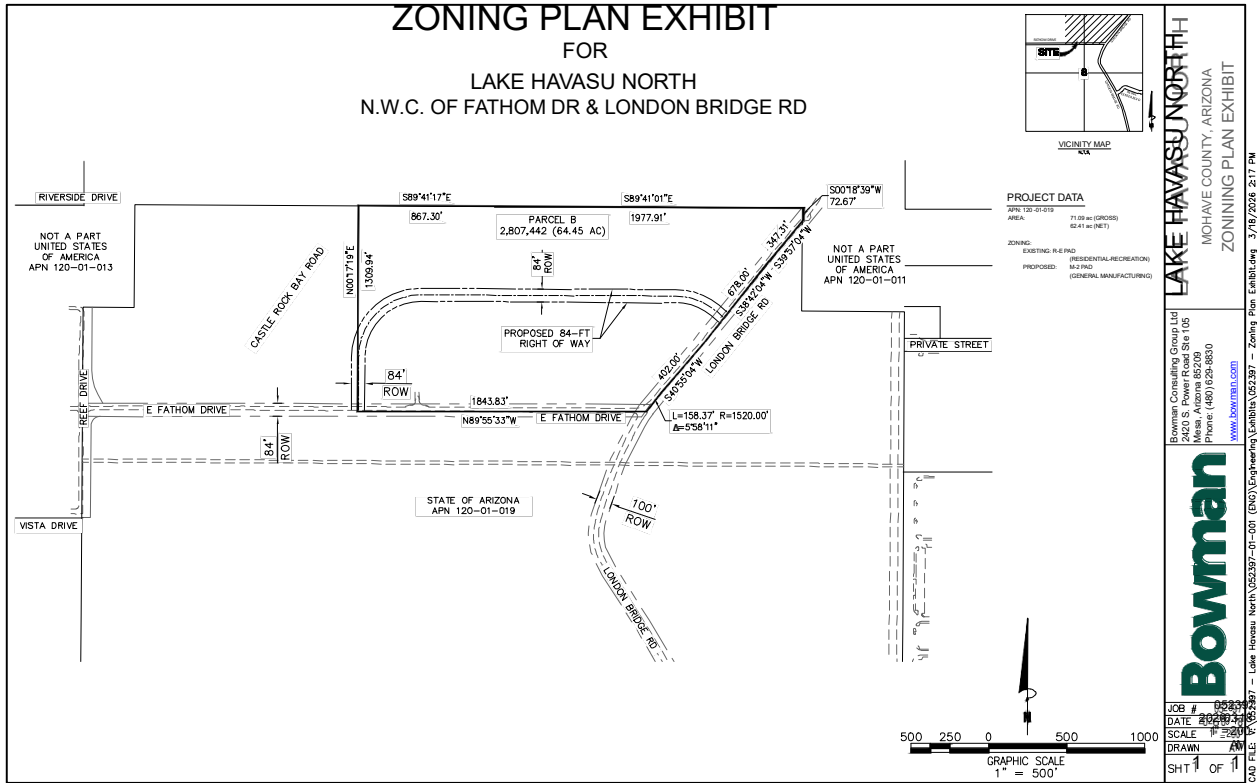
- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed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

STAFF RECOMMENDATION:

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

1. The site will be rezoned to M-2 (General Manufacturing) as shown on Exhibit A.
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least 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



LAKE HAVASU NORTH
MOHAVE COUNTY, ARIZONA
ZONING PLAN EXHIBIT

Bowman

Engineering, Planning, Consulting, Ltd
2400 S. Power Road, Suite 105
Mesa, Arizona 85209
Phone: (480) 629-8850
www.bowman.com

JOB # 052387
DATE 06/20/20
SCALE 1" = 500'
DRAWN AW
SHT 1 OF 1

C:\Users\North\OneDrive\Documents\052387 - Zoning Plan Exhibit.dwg 3/19/2028 2:17 PM

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: TBD 120-01-062 Current Zoning: Unkown Parcel Size 64.45 Acres

Legal Description:
See attached parcel map

Water Provider: Epcor Electric provider: UniSource Sewer provider: Lake Havasu City

Present use of property: vacant land

Owner Information

Owner Name(must match current deed): LHC North LLC

Owner Street Address: 2036 McCulloch Blvd City: Lake Havasu State: AZ Zip: 86403

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: John Gall

Agent Street Address: 2036 McCulloch Blvd City: Lake Havasu State: AZ Zip: 86403

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: M2

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:

Warehouse Distribution

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.

Andrew Opley

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 R-E/36A
to M2 for the purpose of Warehouse Distribution Center.

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:

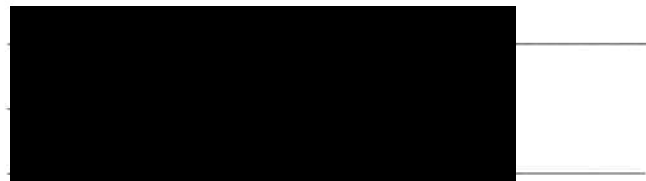
Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

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

Sincerely,

John Gall
Applicant / agent

Contact information:



Assessor Parcel Number and Legal Description of proposed subject property: 120-01-062

ZONING PLAN EXHIBIT

FOR

LAKE HAVASU NORTH

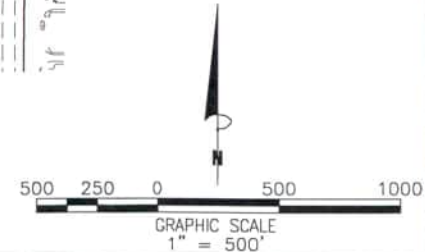
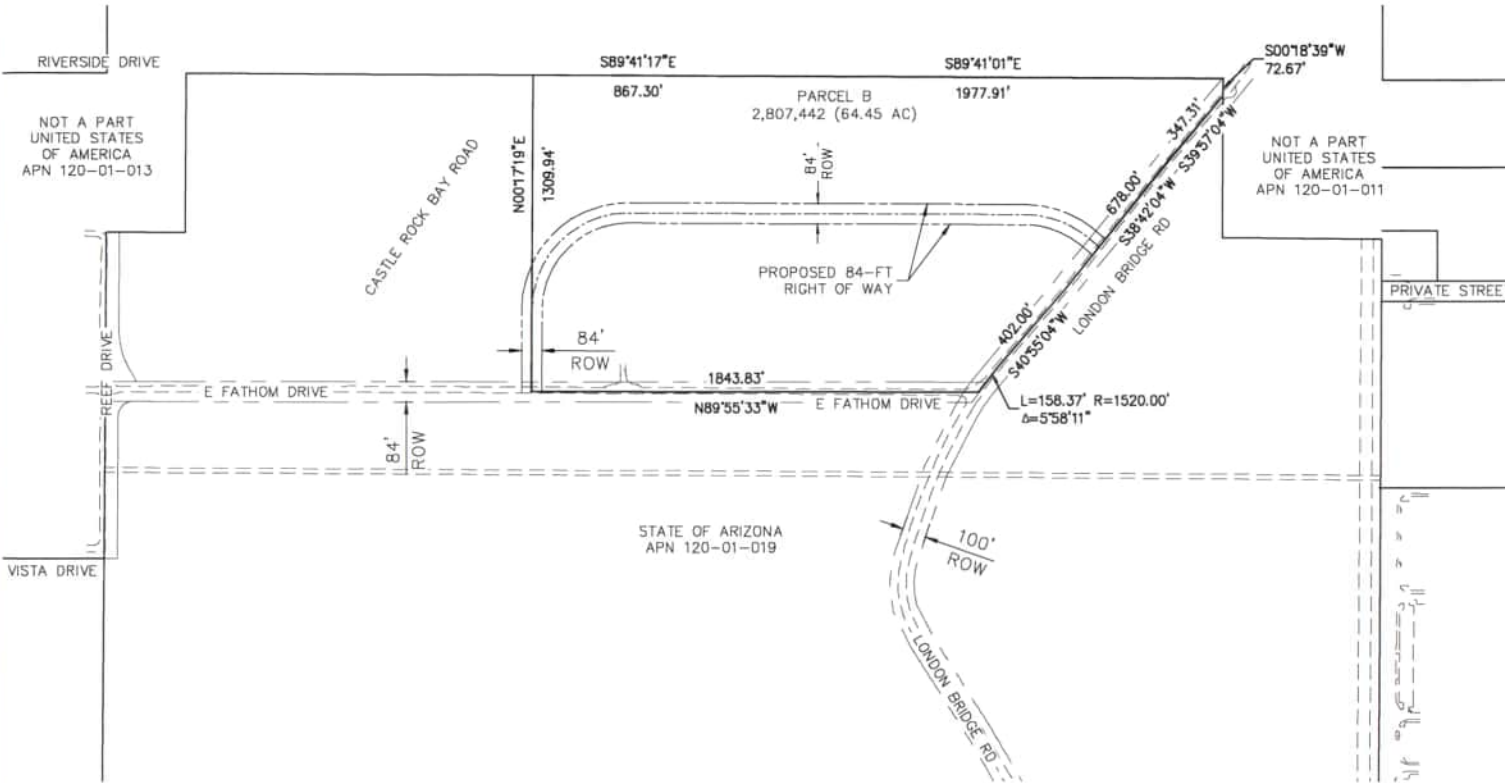
N.W.C. OF FATHOM DR & LONDON BRIDGE RD



PROJECT DATA

APN: 120-01-019
 AREA: 71.09 ac (GROSS)
 62.41 ac (NET)

ZONING:
 EXISTING: R-E PAD (RESIDENTIAL-RECREATION)
 PROPOSED: M-2 PAD (GENERAL MANUFACTURING)



LAKE HAVASU NORTH
 MOHAVE COUNTY, ARIZONA
 ZONING PLAN EXHIBIT

Bowman Consulting Group Ltd
 2420 S. Power Road, Ste 105
 Mesa, Arizona 85209
 Phone: (480) 629-8830
 www.bowman.com



JOB #	052397
DATE	2026-03-18
SCALE	1" = 200'
DRAWN	AM
SHT1 OF 1	

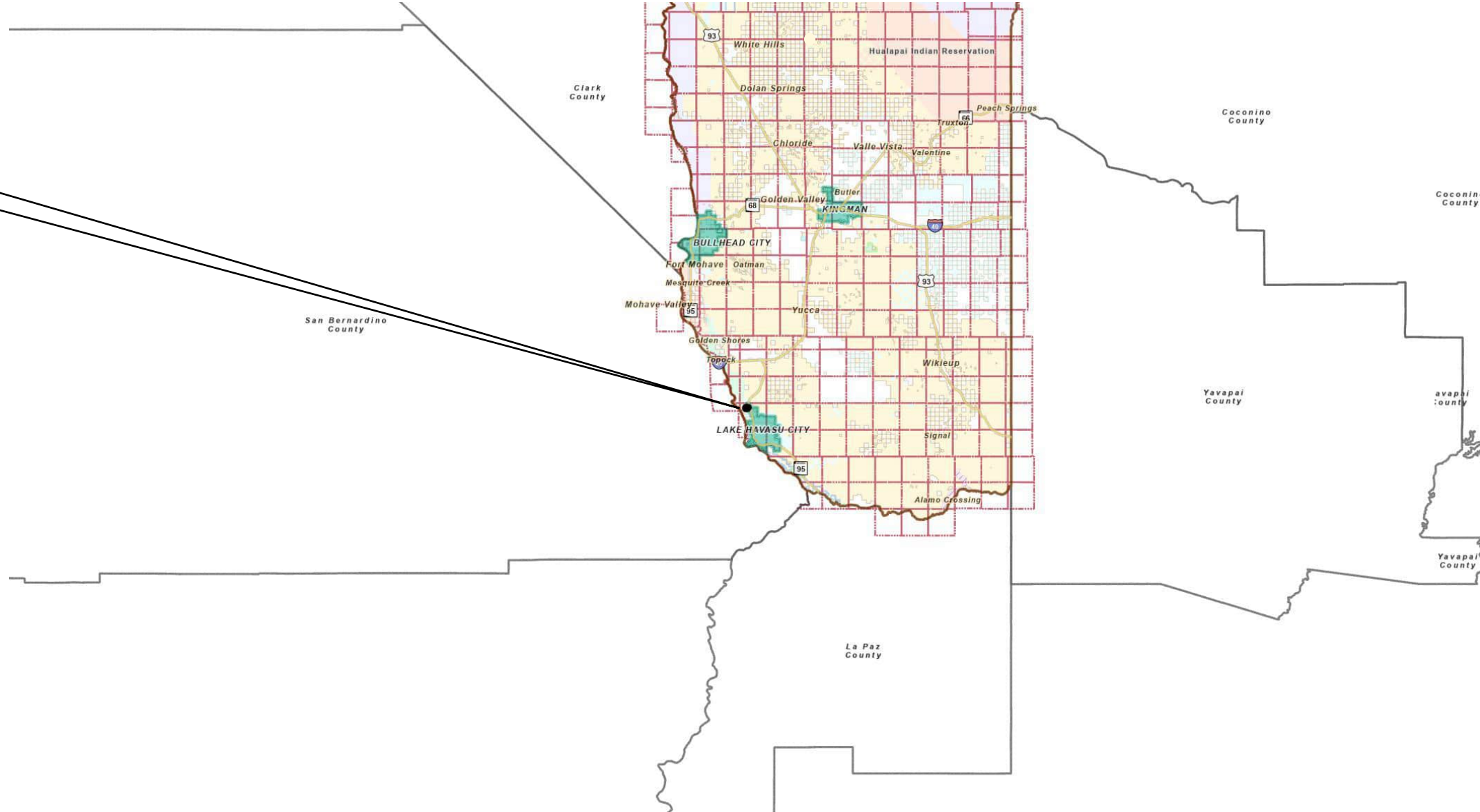
REZONE 120-01-062

GENERAL MAP

REZONE of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity.

Section 8
T 14 N, R 20 W

Subject
Property

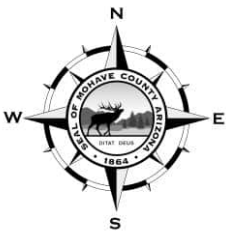
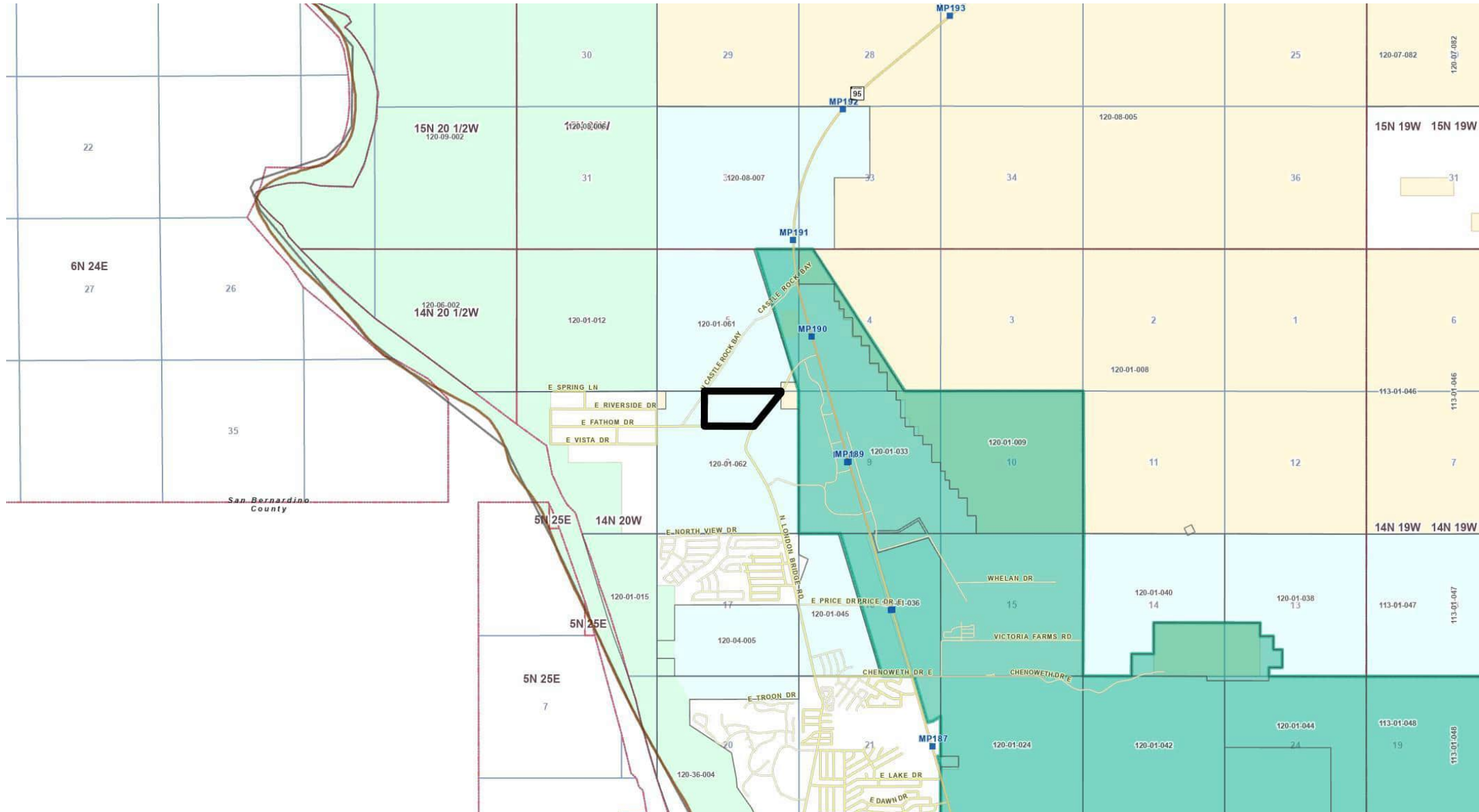


REZONE 120-01-062

VICINITY MAP

REZONE of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity.

Section 8
T 14 N, R 20 W

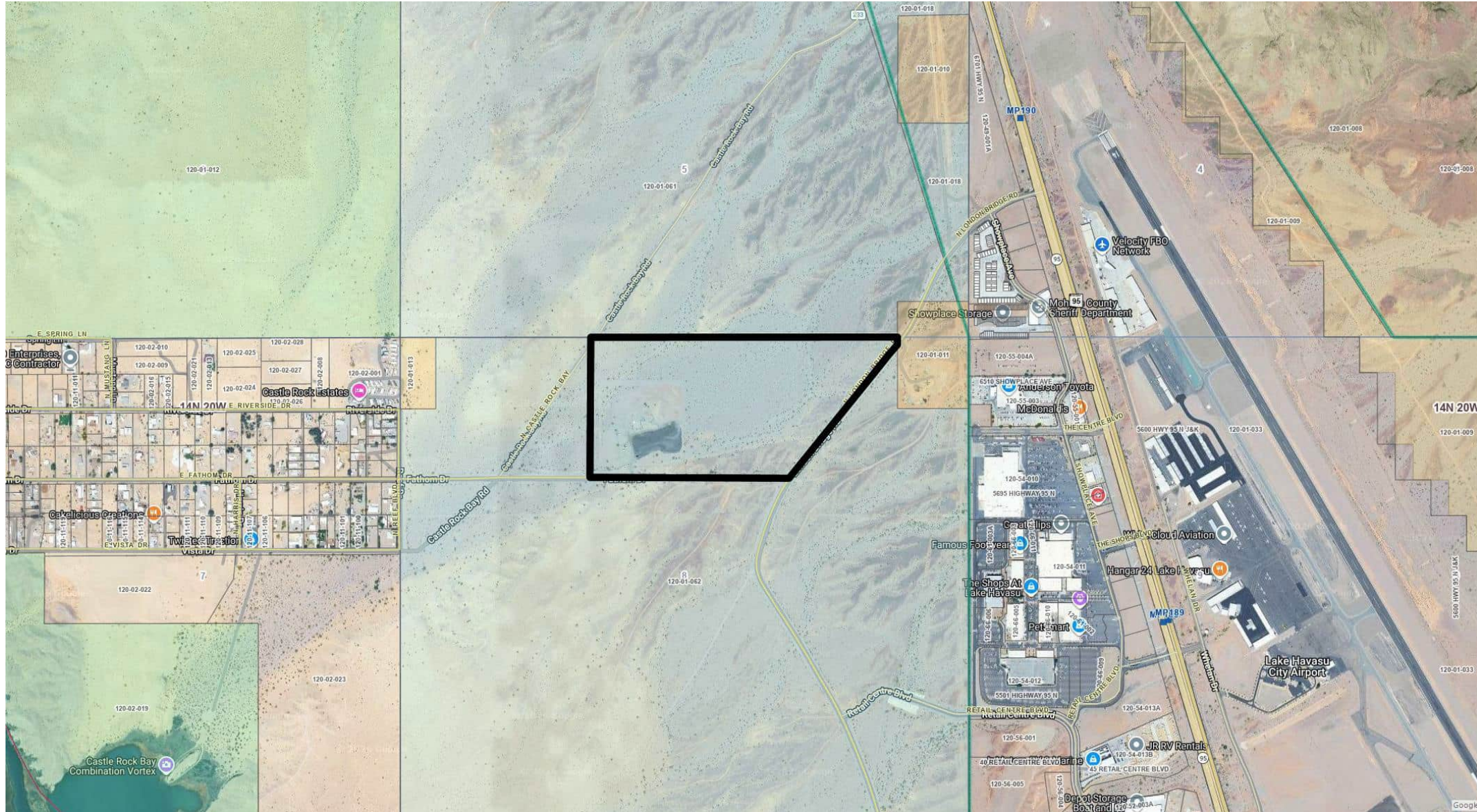


REZONE 120-01-062

SITE MAP

Section 8
T 14 N, R 20 W

REZONE of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity.








































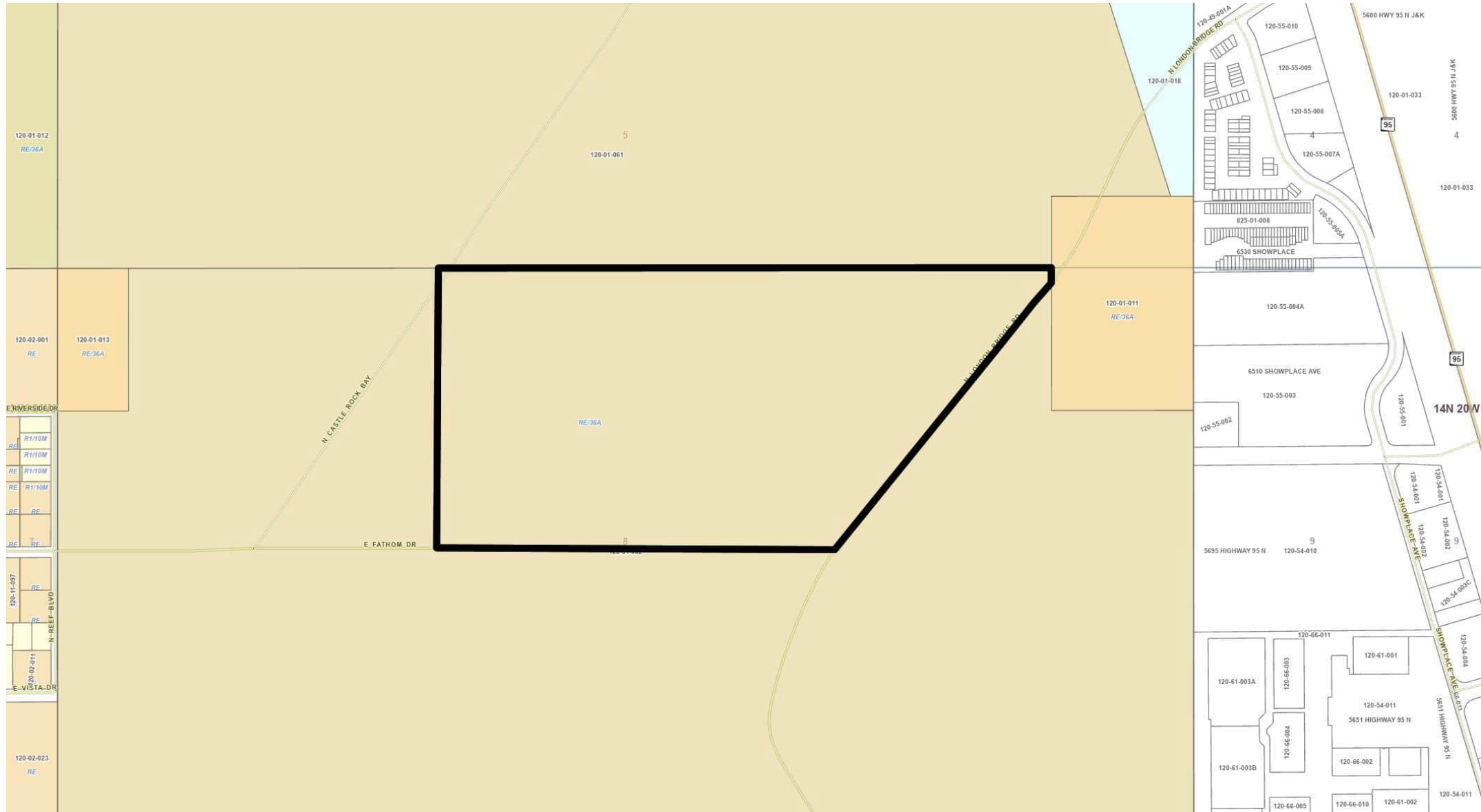
REZONE 120-01-062

ZONING MAP

REZONE of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity.

Section 8
T 14 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 | |











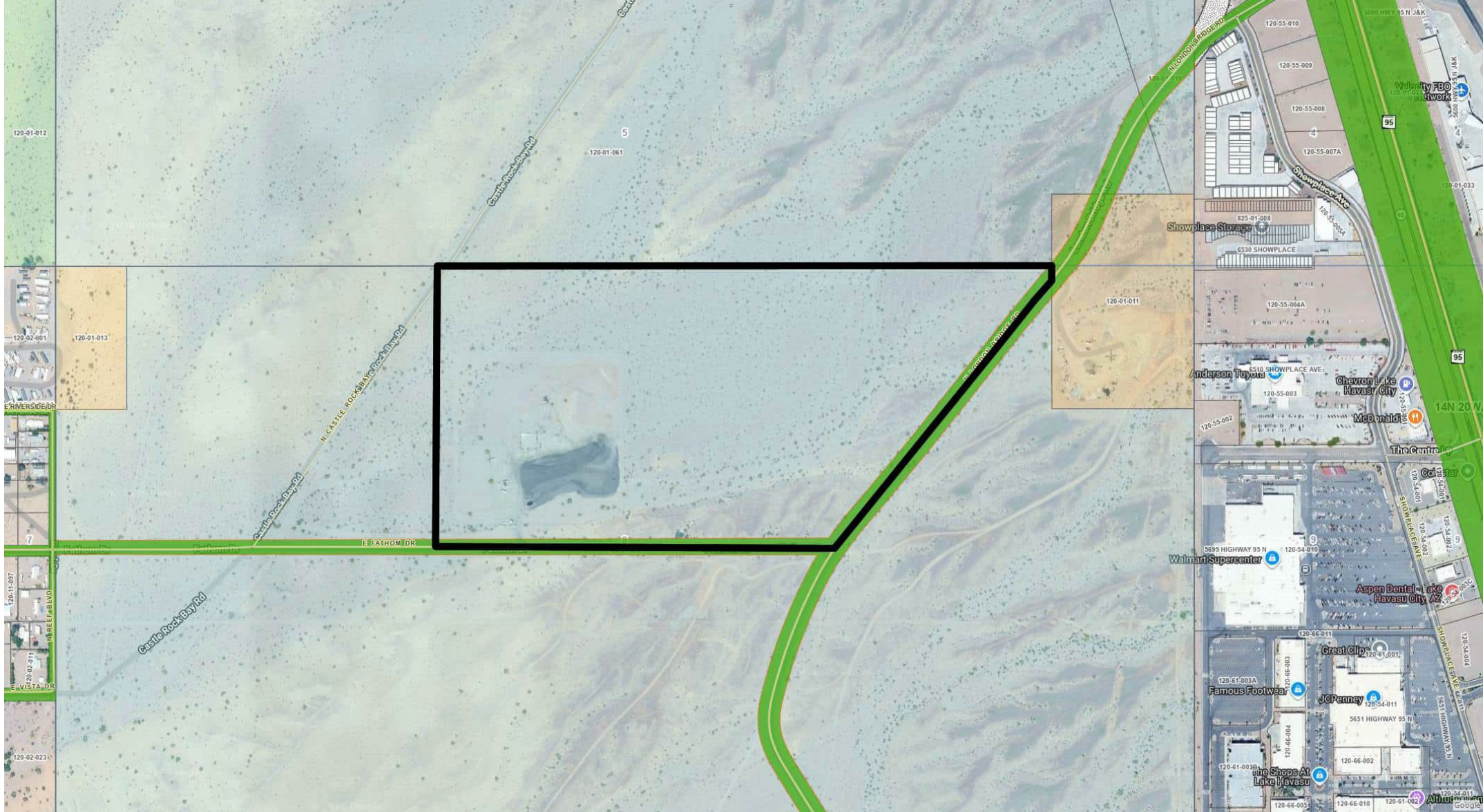
REZONE 120-01-062

RIGHT OF WAY MAP

REZONE of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity.

Section 8
T 14 N, R 20 W

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

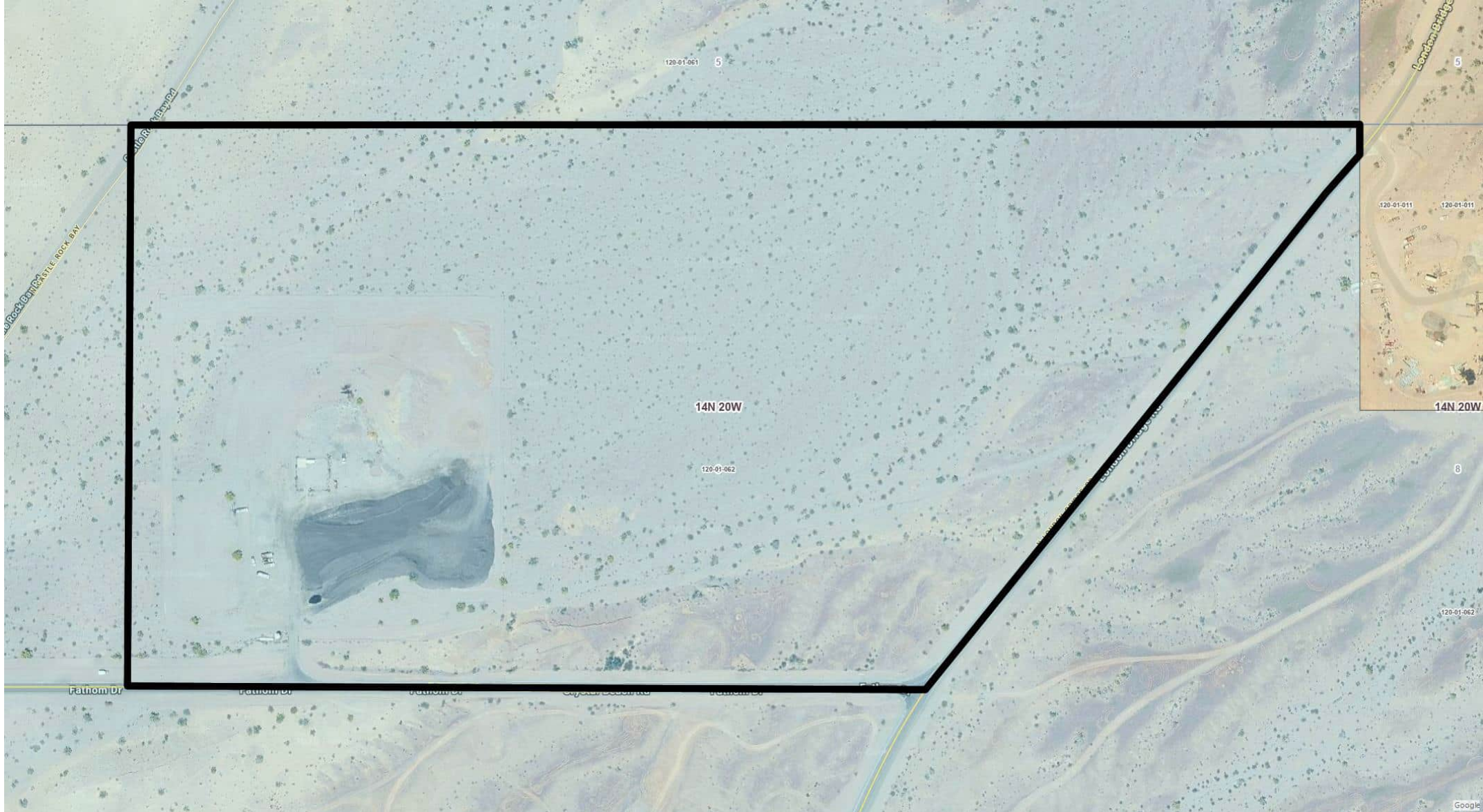


REZONE 120-01-062

REQUEST

REZONE of a portion of Assessor's Parcel No. 120-01-062 from an R-E/36A (Residential-Recreation/Thirty-Six Acre minimum lot size) zone to an M2 (General Manufacturing) zone, to allow for a warehouse distribution center, in the Lake Havasu City vicinity.

Section 8
T 14 N, R 20 W



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on **Wednesday, May 13, 2026, at 10:00 A.M.**

As Follows:
Evaluation of a request for a **REZONE** of a portion of Applicant's Parcel No. 120-01-002 from an R-275A Residential Recreational Thirty-Six Acre minimum lot size zone to an M-2 General Manufacturing zone to allow for a warehouse distribution center in the Lake Havasu City vicinity north of I-17 about 2000' west of London Bridge Road, Mohave County, Arizona. **John Gull** on behalf of LBC North LLC, YB

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 751-6803 OR PLANNING@MOHAVE.CO.AZ



ZONING NOTICE

NOTICE TO PROPERTY OWNER: This notice is being placed on the property of the applicant for the purpose of providing notice to the public and the community of the proposed change of use of the property. The proposed change of use is for the purpose of [illegible] and is located at [illegible]. The proposed change of use is for the purpose of [illegible] and is located at [illegible]. The proposed change of use is for the purpose of [illegible] and is located at [illegible].



07. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-23-200 from an AR/2A (Agricultural Residential/Two Acre minimum lot size) zone to an AR (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Mohave Engineering Associates, Inc. on behalf of James Swan and Patricia Niemela of Golden Valley, Arizona.

Assessor's Parcel No. 306-23-200 is described as Golden Valley Ranchos Unit 13 Block M Lot 13, located in Township 21 North, Range 19 West, Section 35.

The site is approximately 2.37 acres and is located north of Shinarump Drive and east of Concho Road. The site is accessed via Interstate 40, then westerly on Shinarump Drive, then north on Concho Road approximately .25 miles to the southwest corner of the lot.

The site has a manufactured home and a septic system and is relatively flat with a small drainage across the midsection. The surrounding land uses consist of primarily vacant land and scattered residential development.

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

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

A review of FEMA FIRM Panel #04015C-4517J 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 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. The site will be Rezoned to an AR (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-23-200 Current Zoning: AR/2A Parcel Size 2.37 Acres

Legal Description:
GOLDEN VALLEY RANCHOS UNIT 13 BLK M LOT 13

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

Present use of property: vacant land

Owner Information

Owner Name(must match current deed): SWAN JAMES; NIEMELA PATRICIA

Mailing Address: 2354 S. Concho Rd City: Golden Valley State: AZ Zip: 86413

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Donna Crouse, Mohave Engineering Associates, Inc

Mailing Address: PO BOX 6547 City: Kingman State: AZ Zip: 86402

Phone number: [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, 1 ac minimum

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

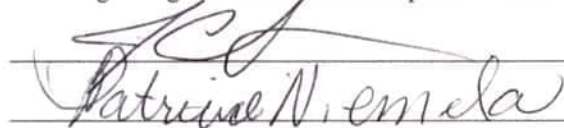
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Each owner would like to individually own 1 AC 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.



Patricia Niemela

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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR/2A
to AR-1 ac min for the purpose of Each owner would like to individually own 1 ac each.

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:

Mohave Engineering Associates, Inc, ATTN: Donna Crouse

PO BOX 6547 Kingman, AZ 86402

Assessor Parcel Number and Legal Description of proposed subject property: APN#306-23-200
GOLDEN VALLEY RANCHOS UNIT 13 BLK M LOT 13; Lot 13, Block M, Golden Valley Ranchos
Unit 13, according to the plat of record in the office of the County Recorder of Mohave County,
Arizona, recorded March 4, 1960, at Fee No. 93491.



Legend

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

1: 847



Map Created: 3/11/2026

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

Notes:

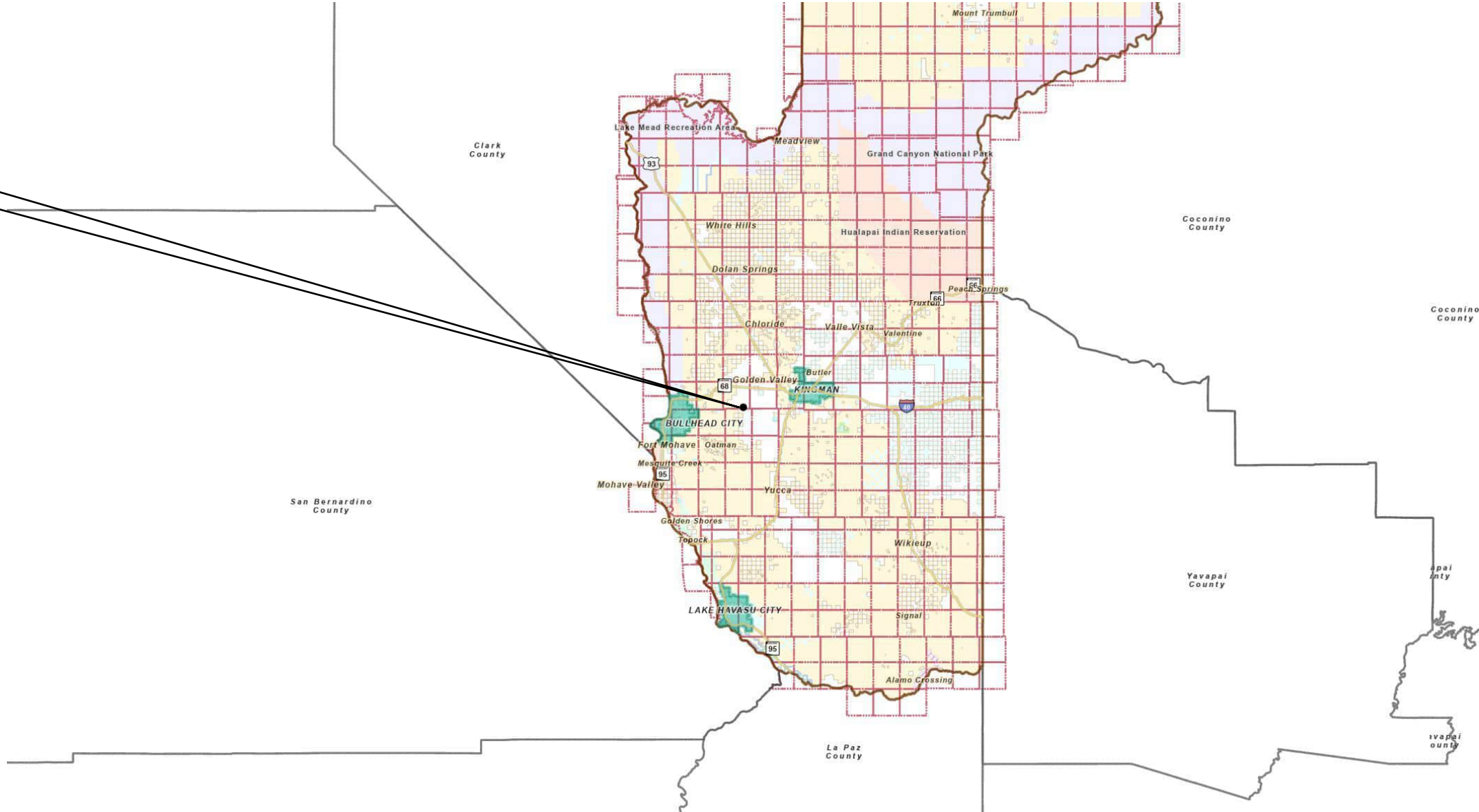
REZONE 306-23-200

GENERAL MAP

REZONE of Assessor's Parcel No. 306-23-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 35
T 21 N, R 19 W

Subject
Property

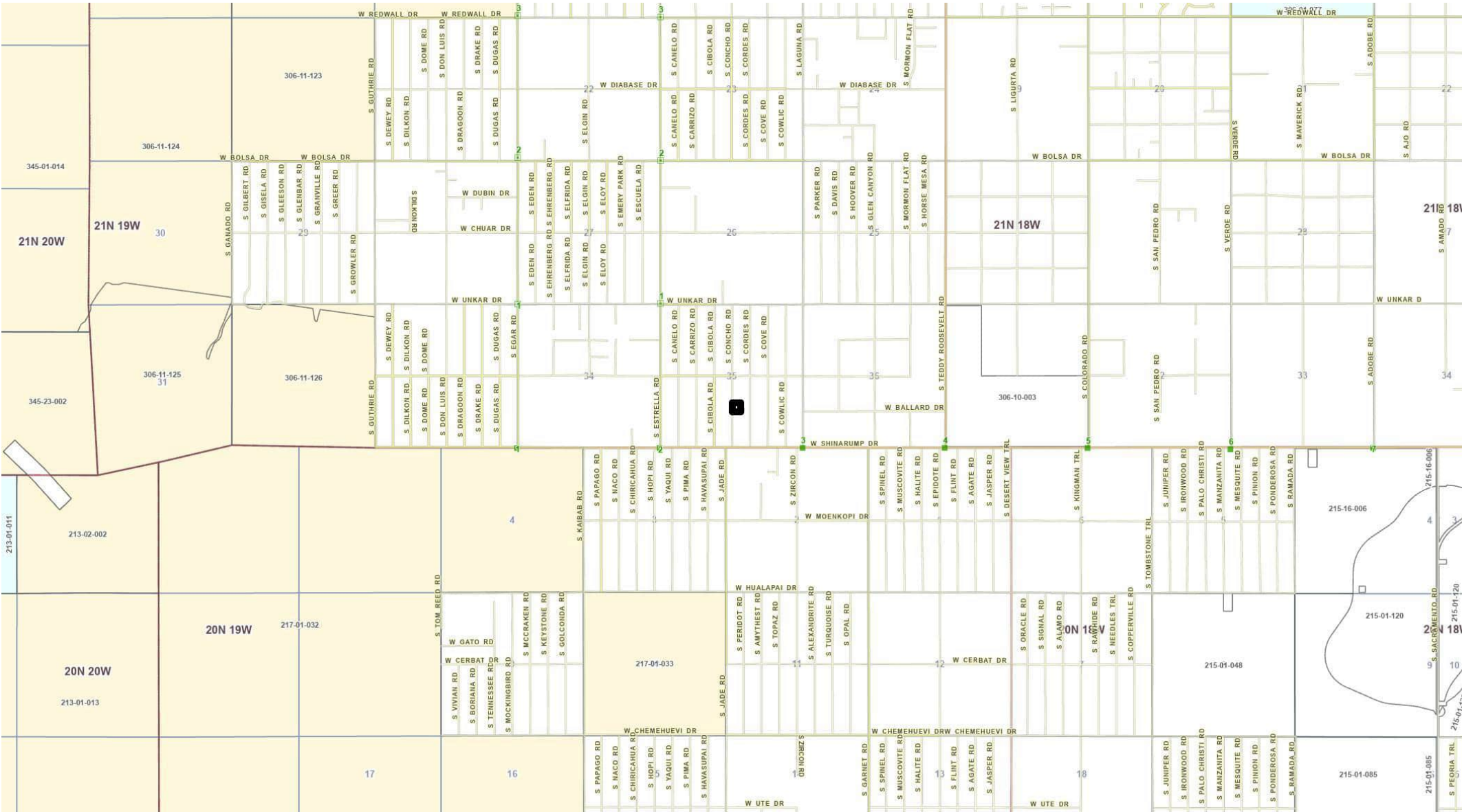


REZONE 306-23-200

VICINITY MAP

REZONE of Assessor's Parcel No. 306-23-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 35
T 21 N, R 19 W

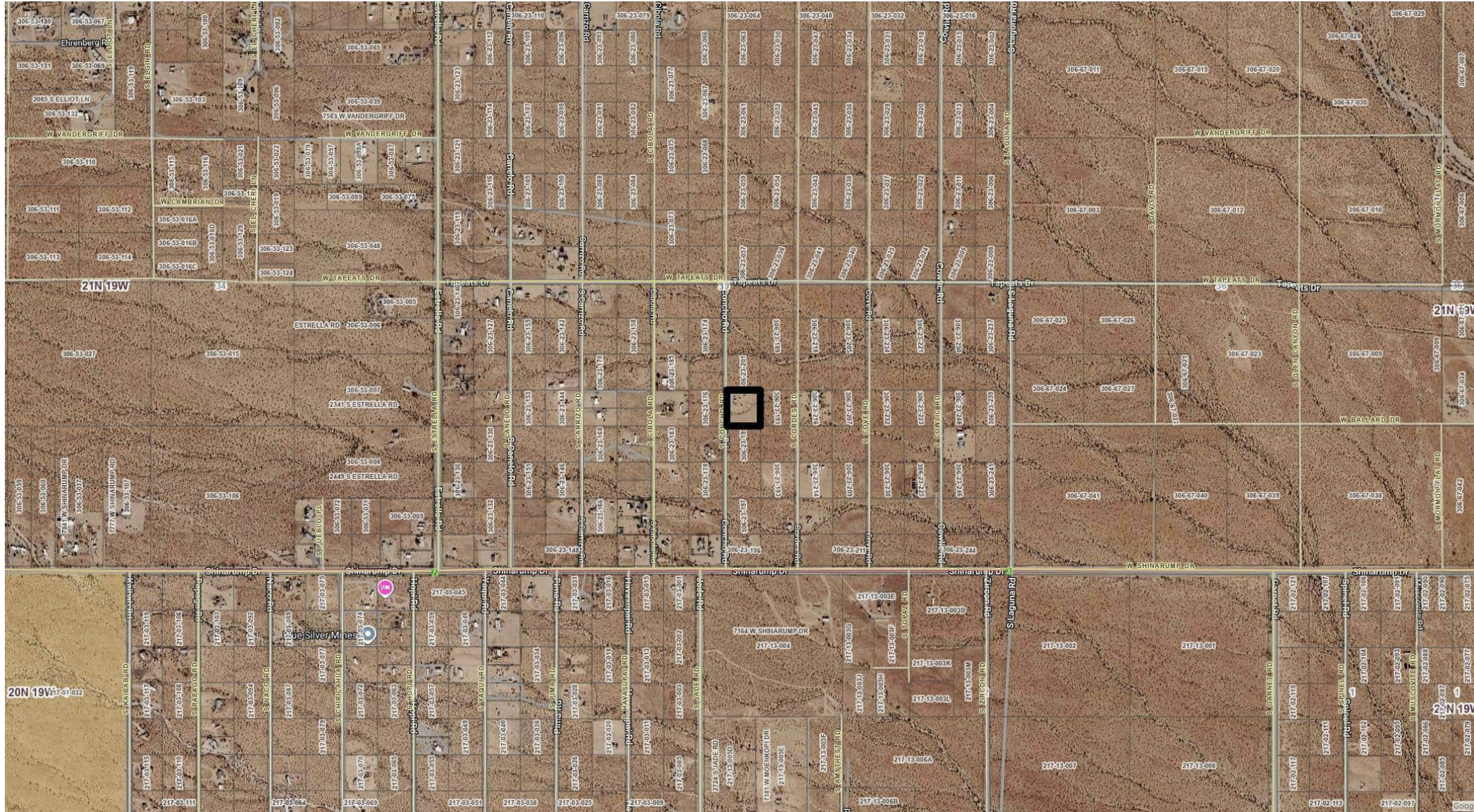


REZONE 306-23-200

SITE MAP

REZONE of Assessor's Parcel No. 306-23-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 35
T 21 N, R 19 W











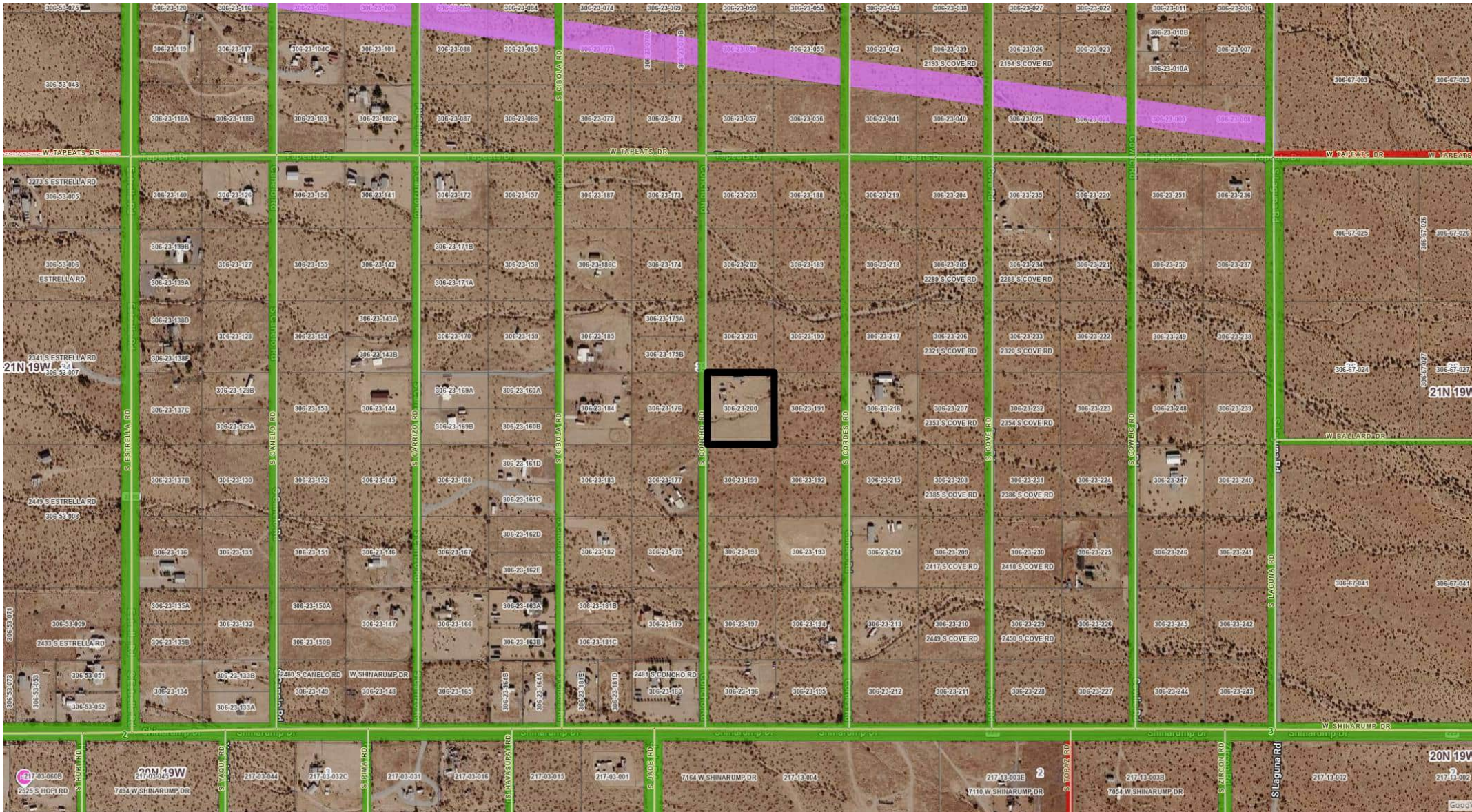
REZONE 306-23-200

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-23-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 35
T 21 N, R 19 W

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



REZONE 306-23-200 REQUEST

REZONE of Assessor's Parcel No. 306-23-200 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity.

Section 35
T 21 N, R 19 W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a zoning change is being considered for the site on the corner of Highway 100 and Highway 101 in the City of Reno, Nevada. The zoning change is from R-1 Single-Family Residential to R-2 Single-Family Residential. A public hearing will be held on Monday, May 13, 2014, at 6:00 P.M. at the City of Reno, Nevada, City Council Chamber, 100 North Sierra Street, Reno, Nevada 89501. For more information, contact the City of Reno, Nevada, Planning Department, 100 North Sierra Street, Reno, Nevada 89501, or call (775) 784-2222.



ZONING NOTICE

NOTICE is hereby given that a hearing will be held by the Planning and Zoning Commission of the City of Phoenix, Arizona, on the following matter:

THE 10. South Phoenix Municipal Office Building

on **Wednesday, May 12, 2010, at 2:00 P.M.**

Address: **10000 South 10th Avenue, Phoenix, Arizona 85042**

The purpose of the hearing is to receive public comments on the proposed rezoning of the property from R-15 to R-15.5.

Any person wishing to present comments should appear at the hearing and bring a copy of their comments to the hearing. Comments may also be submitted in writing to the Planning and Zoning Commission, 1000 North Central Avenue, Suite 1000, Phoenix, Arizona 85004, by the date of the hearing.

For more information, please contact the Planning and Zoning Commission at (602) 258-2200.

SOUTH FENCING
(928) 528-9978

SOUTH FENCING
(928) 528-9978

08. **Evaluation of a request for a REZONE of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential Recreation/Forty Thousand Square Foot minimum lot size) zone, to allow for an accessory structure and an RV as a temporary residence 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 Kyle & Vanessa Villamor of Fort Mohave, Arizona.

Assessor's Parcel No. 227-17-016 is described as Tract 1201 Mairlyn Acres Block B Lot 6, located in Section 26, Township 19 North, Range 22 West.

The site is approximately 1.03 acres and is located west of La Calzada Drive and north of Los Gauchos Road. The site is accessed from U.S. Highway 95, then east on Los Gauchos Road approximately .20 miles to the site.

The site appears to be vacant with flat terrain. The surrounding land use consists of single-family residences and vacant land.

The applicant requests this rezone from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential Recreation/Forty Thousand Square Foot minimum lot size) zone, to allow for an accessory structure and an RV as a temporary residence. The Mohave County General Plan designates this site as Low Density Residential.

The site is located within Fort Mohave Mesa Fire District. Electric, water, and sewer services do appear to be available in the area. Los Gauchos Road is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4763J and 04015C-4764H 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 other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There are no environmental features affecting the site.
- g. Electric, water, and sewer services appears to be available in the area.

STAFF RECOMMENDATION:

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

1. The site will be rezoned to an R-E/40M (Residential Recreation/Forty Thousand Square Foot minimum lot size) zone.
2. The appropriate permits will be obtained prior to construction.
3. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 227-17-016 Current Zoning: R1/1A Parcel Size 1 Acres

Legal Description:
Section: 26 Township: 19N Range: 22W TRACT:
1201 MAIRLYN ACRES BLK B LOT 6
5095 S LA CALZADA DR FORT MOHAVE

Water Provider: N/A future well to be installed Electric provider: Mohave Electric Co-op (future) Sewer provider: Fort Mojave Tribal Utilities Authority

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Kyle Villamor & Vanessa Villamor

Mailing Address: 4834 S Castilla Bay City: Fort Mohave State: AZ Zip: 86426

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: N/A

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: RE/40.M

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

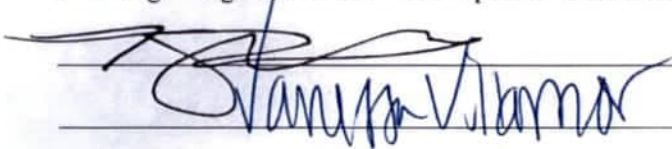
Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

Building an accessory building prior to a permitted residence and use an RV as a temporary residence.

Authorization

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



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

Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from R1/1A
to RE/40M for the purpose of Building an accessory building prior to a permitted residence and use an RV as a temporary residence.

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:

Kyle & Vanessa Villamor

4834 S. Castilla Bay
Fort Mohave, AZ 86426

Assessor Parcel Number and Legal Description of proposed subject property: 227-17-016
Section: 26 Township: 19N Range: 22W TRACT:
1201 MAIRLYN ACRES BLK B LOT 6
5095 S LA CALZADA DR FORT MOHAVE



5075 S LA CALZADA DR

227-17-01A

5070 S ERRI DR

227-17-01B

5085 S LA CALZADA DR

227-17-01C

5080 S ERRI DR

227-17-01D

E LA BARRAZCA DR

19N22W

26

5015 S LA CALZADA DR

227-17-01E

5090 S ERRI DR

227-17-01F

E LOS GAUCHOS RD

227-17-04A

1588 E LOS GAUCHOS RD

227-17-04B

1580 E LOS GAUCHOS RD

227-17-04C

E CALLE VALE VISTA

1580 E LOS GAUCHOS RD

227-17-01G

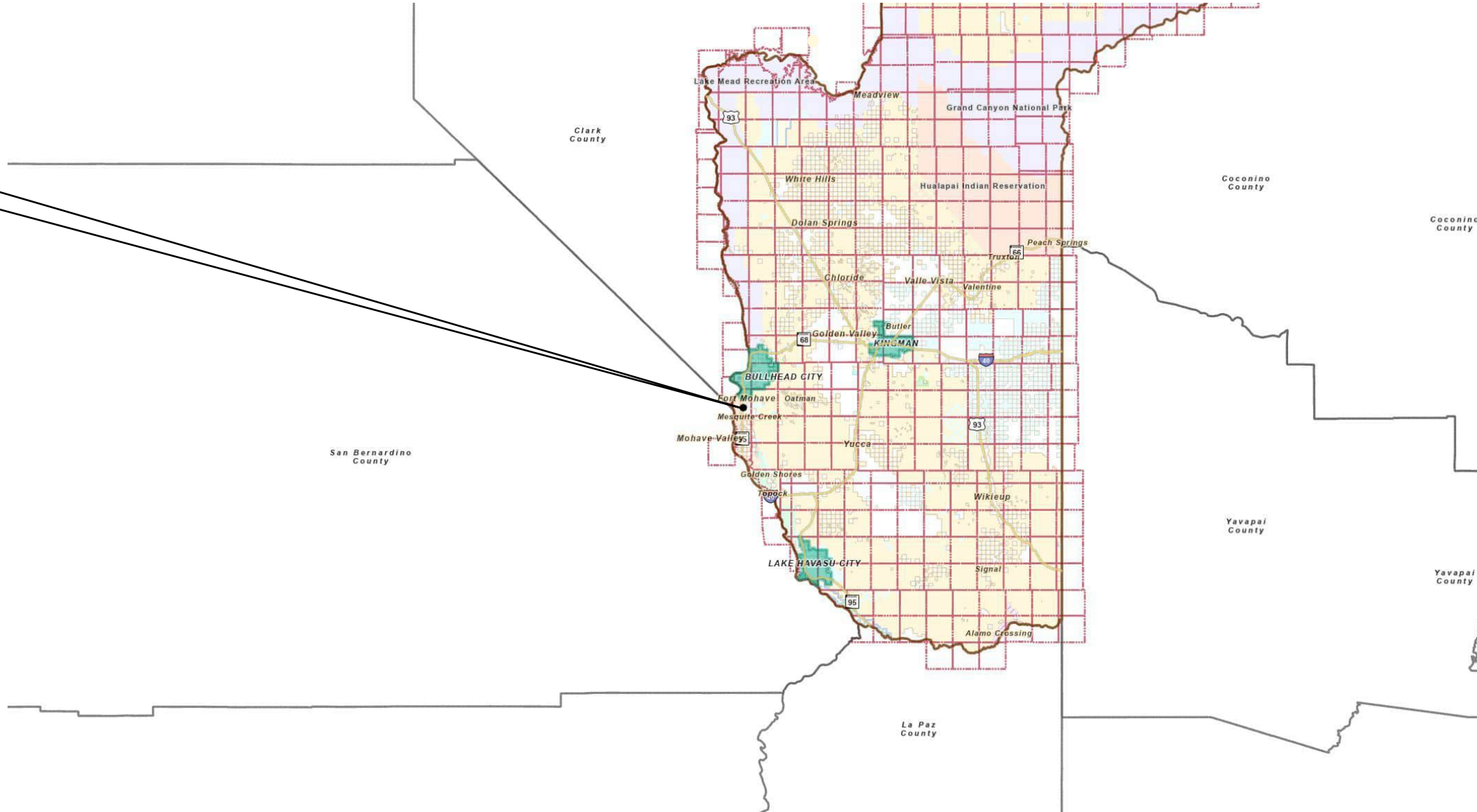
REZONE 227-17-016

GENERAL MAP

REZONE of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory prior to residence and temporary RV, in the Fort Mohave vicinity.

Section 26
T 19 N, R 22 W

Subject
Property

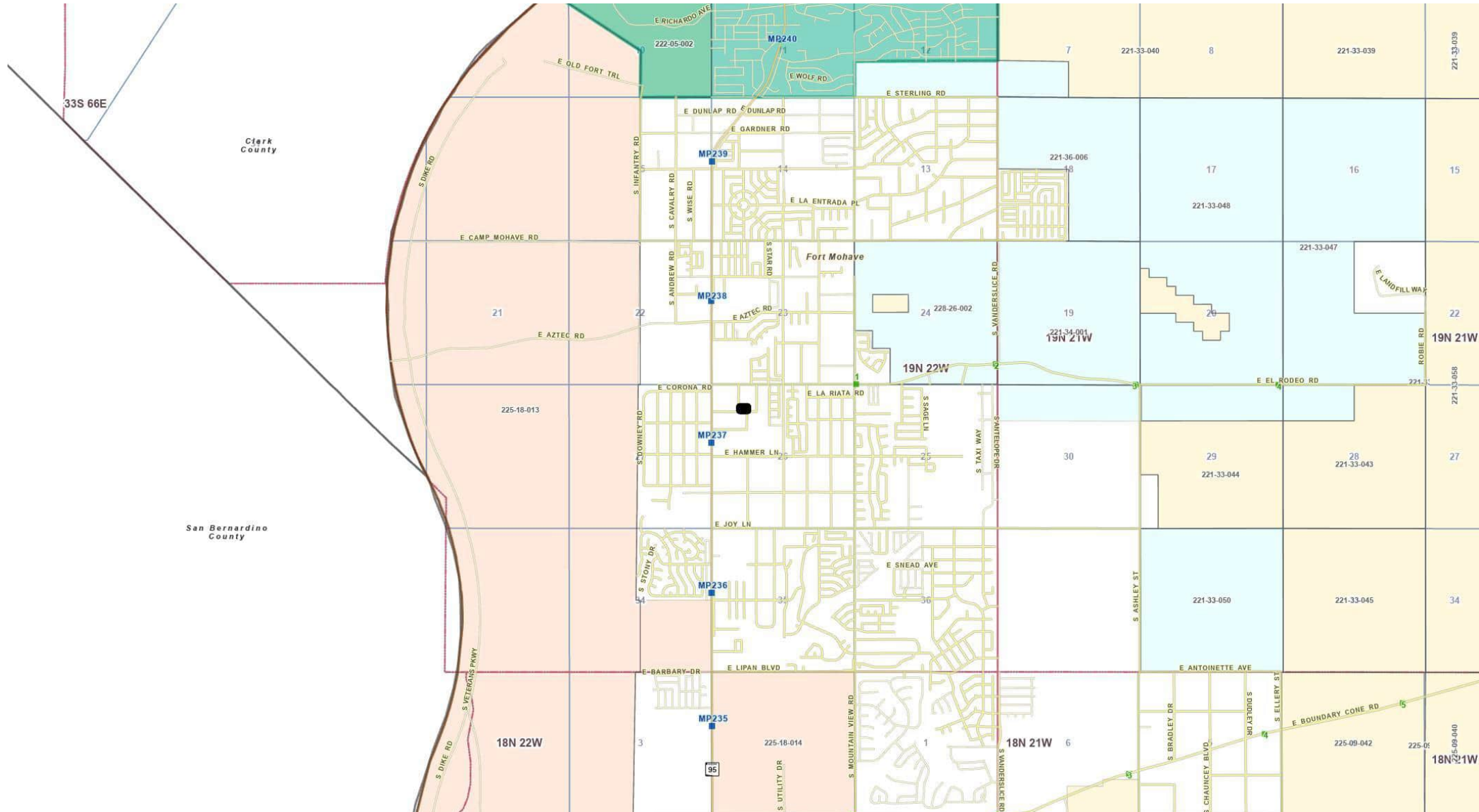


REZONE 227-17-016

VICINITY MAP

REZONE of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory prior to residence and temporary RV, in the Fort Mohave vicinity.

Section 26
T 19 N, R 22 W

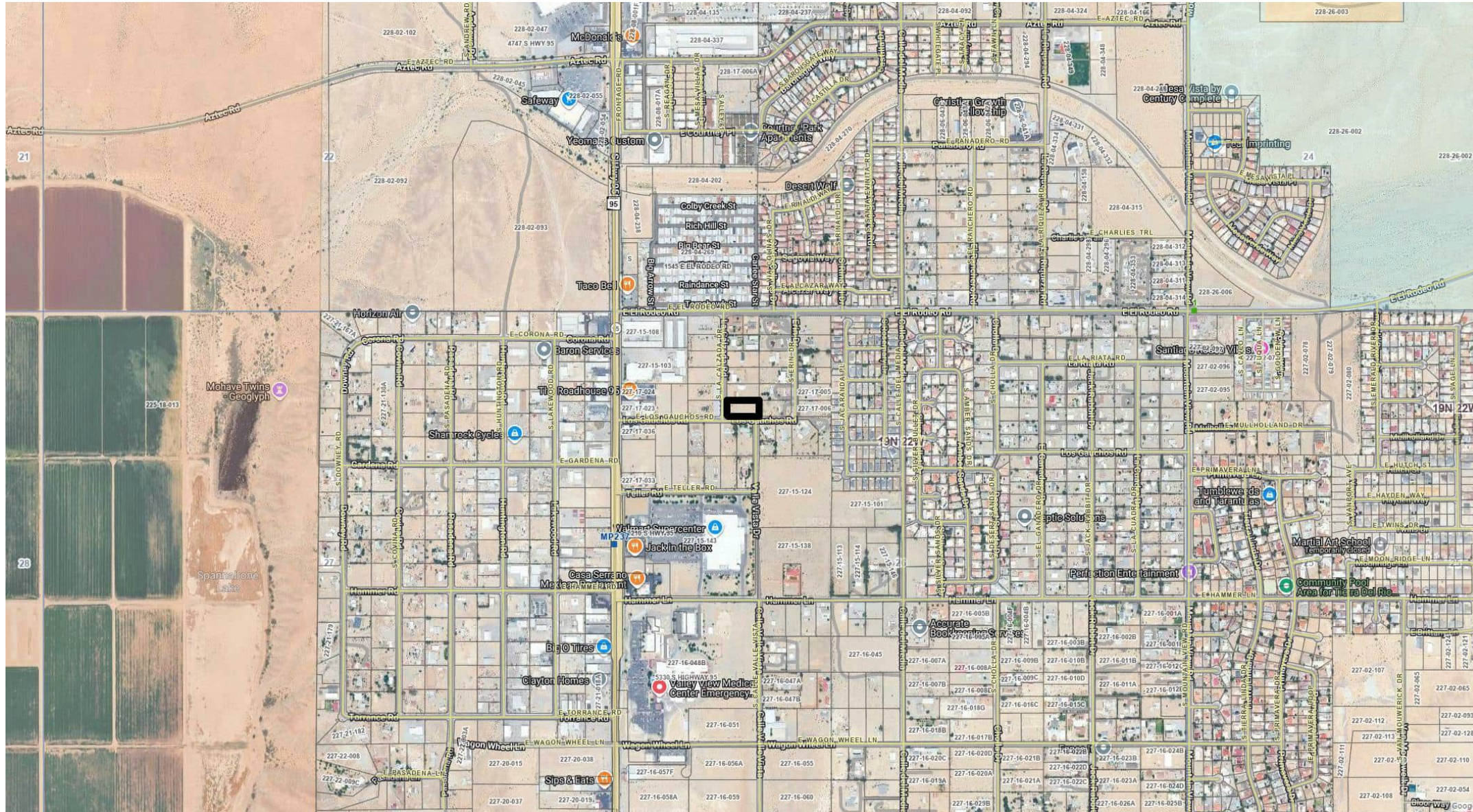


REZONE 227-17-016

SITE MAP

Section 26
T 19 N, R 22 W

REZONE of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory prior to residence and temporary RV, in the Fort Mohave vicinity.



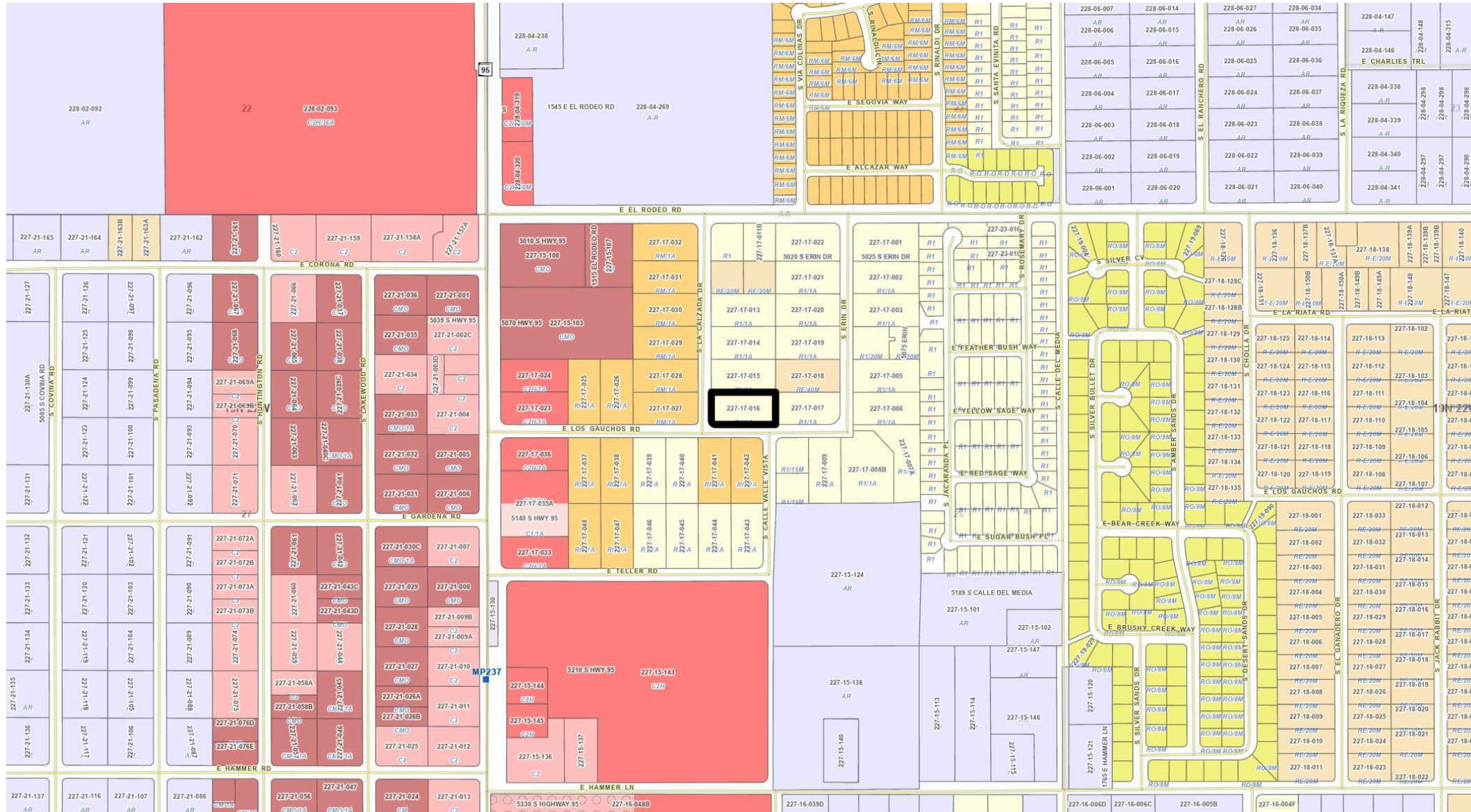
REZONE 227-17-016

ZONING MAP

REZONE of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory prior to residence and temporary RV, in the Fort Mohave vicinity.

Section 26
T 19 N, R 22 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 | | |



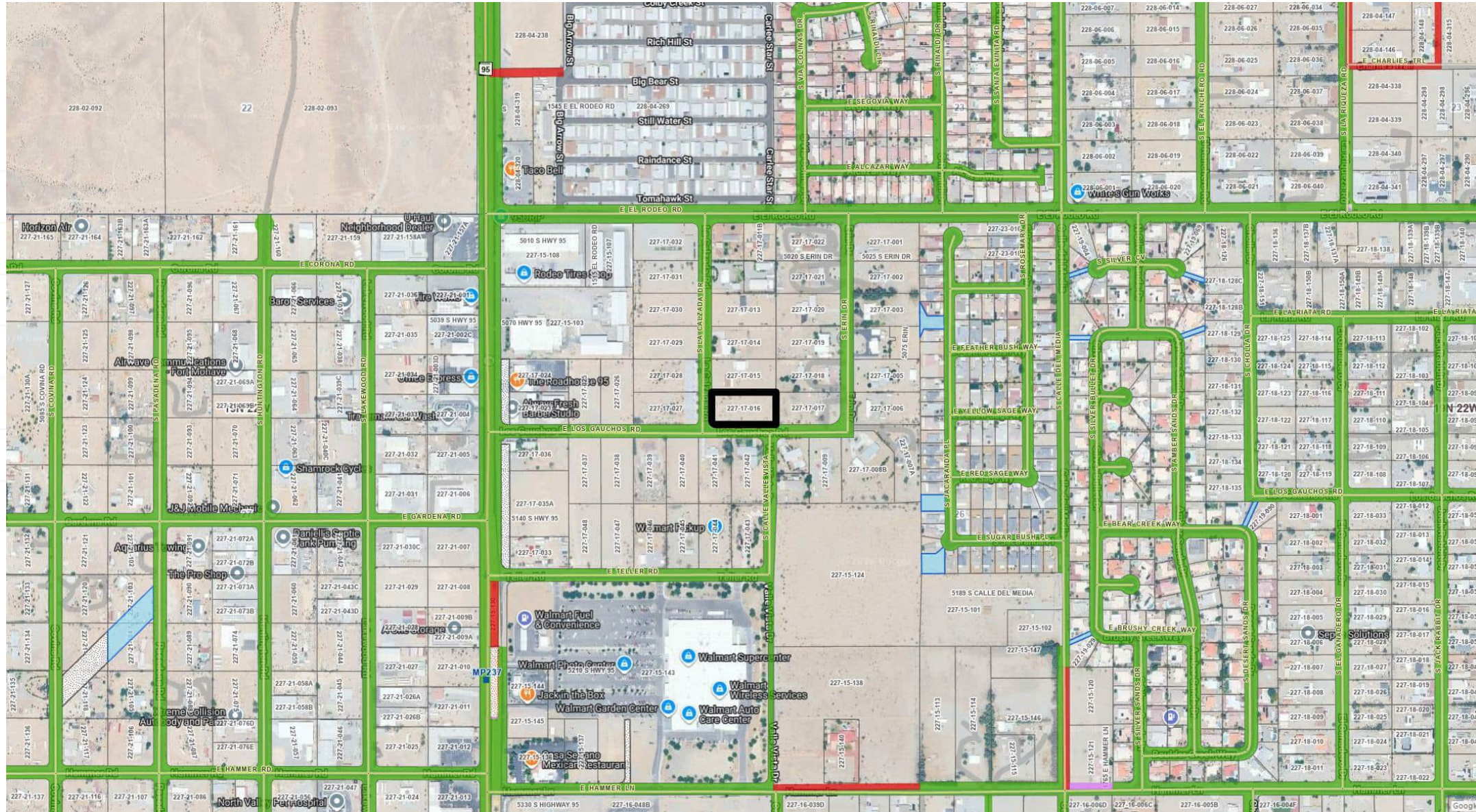
REZONE 227-17-016

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory prior to residence and temporary RV, in the Fort Mohave vicinity.

Section 26
T 19 N, R 22 W

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



REZONE 227-17-016

REQUEST

REZONE of Assessor's Parcel No. 227-17-016 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an R-E/40M (Residential-Recreation/Forty Thousand Square foot minimum lot size) zone, to allow for an accessory prior to residence and temporary RV, in the Fort Mohave vicinity.

Section 26
T 19 N, R 22 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. Seale Street, Kingman, Arizona, on **Wednesday, May 13, 2026, at 10:00 A.M.**

As Follows:
Consideration of a Request for a **REZONE** of Applicant's Parcel No. 225-07-006 from an R-111A (Single Family Residential) to an R-2 (Medium Density Residential) Use. The rezoning is for an accessory structure and an RV as a temporary residence, located on the parcel located at La Canada Blvd, north of Kingman, Mohave County, Arizona. Applicant: Kyle V. Hanner and Vanessa V. Hanner, D/I.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 777-8800 OR PLANNING@MOHAVE.CO.AZ

Los Gauchos Rd

ZONING NOTICE

NOTICE is hereby given that a meeting of the Planning Commission of the City of Phoenix, Arizona, will be held on the 17th day of May, 2020, at 10:00 A.M. to consider the proposed rezoning of the property located at 17000 N. 25th St., Phoenix, Arizona, from its present zoning of R1-10 to R1-15. The Planning Commission will meet at the City of Phoenix, 150 North Central Expressway, Phoenix, Arizona 85004. The meeting is open to the public and all interested parties are invited to attend and be heard. A public hearing will be held on the 17th day of May, 2020, at 10:00 A.M. at the City of Phoenix, 150 North Central Expressway, Phoenix, Arizona 85004. The Planning Commission will meet at the City of Phoenix, 150 North Central Expressway, Phoenix, Arizona 85004. The meeting is open to the public and all interested parties are invited to attend and be heard.



09. **Evaluation of a request for a REZONE of Assessor's Parcel No. 208-06-017 from a CRE/6A (Commercial Recreation/ Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing- Open Lot Storage) zone, to allow for an open lot storage facility, 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 KTH Consulting on behalf of Frank and Amy Mesmer of Hillsboro, Oregon.

Assessor's Parcel No 208-06-017 is described as Parcel 5 per Parcel Plat 09-071-71A, in Section 13, Township 17 North, Range 18 West.

The site is approximately 7.93 acres and is located east of Interstate 40 and southeast of Stephens Drive and west of Mohave Center Boulevard. The site is accessed from Interstate 40, Exit 25, continuing on Mohave Center Boulevard for approximately .46 miles.

The site appears to be vacant with relatively flat terrain. The surrounding land use consists of single-family homes, vacant land, and commercial sites.

The applicant requests this rezone from a CRE/6A (Commercial Recreation/ Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing- Open Lot Storage) zone, to allow for an open lot storage. The Mohave County General Plan designates the site as Light Industrial.

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

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

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. The site will be rezoned to C-MO (Commercial Manufacturing- Open Lot Storage).
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits will be obtained prior to construction.
4. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 208-06-017 Current Zoning: CRE/6A Parcel Size: 7.73 Acres

Legal Description:

LAKE HAVASU ESTATES, MOHAVE CENTER UNIT I, TRACT 1169, ABANDONED
BLKS C & D, ESTATES STREET (PER BIK 249) PGS 953-956 OR), PARCEL 5 PER
P.P. BIK 09/PG. 071A,

Water Provider: HAUL/ADJACENT WELL Electric provider: UNUSURCE Sewer provider: SEPTIC

Present use of property: VACANT-UNDEVELOPED LAND

Owner Information

Owner Name (must match current deed): FRANK & AMY MESMER

Mailing Address: 7325 N.E. LINDIE DRIVE #103 City: HILLSBORO State: OR Zip: 97124-7575

Phone number: _____ Email: _____

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

Agent Name: RTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3757 MARTHALE DRIVE City: KINGMAN State: AZ Zip: 926409

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: CMD

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:

TO DEVELOP A COMMERCIAL OPEN LOT STORAGE FACILITY - INCLUDES AWNING SHADE STRUCTURES

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 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 CRE/61A

to CMO for the purpose of developing a commercial open lot storage facility, with awnings.

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

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

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

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


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

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

Sincerely,


Applicant / agent

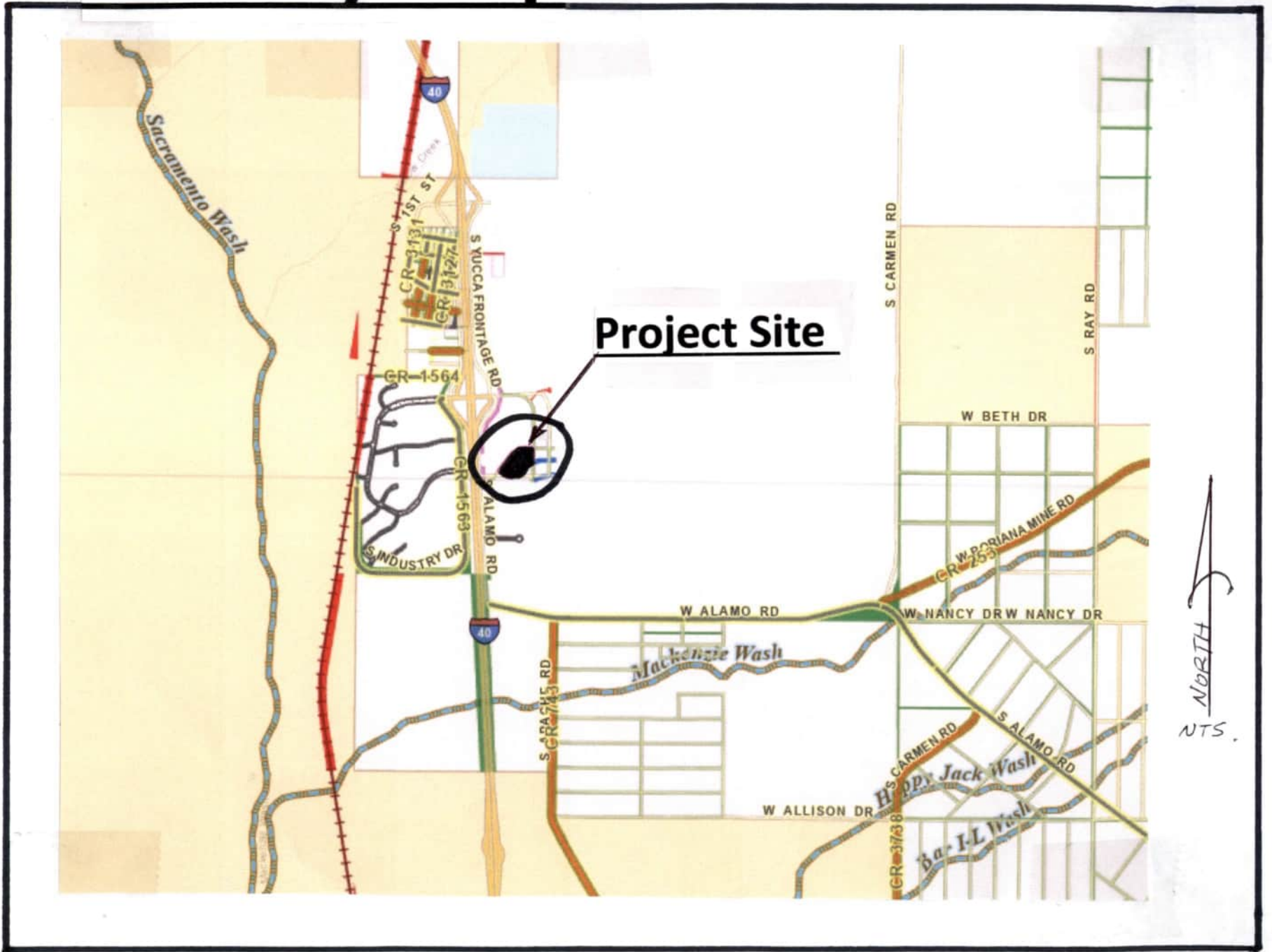
Contact information:

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


Assessor Parcel Number and Legal Description of proposed subject property: APN 208-06-017

LAKE HAVASU ESTATES, MOHAVE CENTER, UNIT 1, TRACT 116B, ABANDONED BLKS
C & D, ESTATES STREET (PER BK 2499, PGS 953-956, O, R). 1-PARCEL 5, PER P.P.
BK 09/PG 071A

Vicinity Map



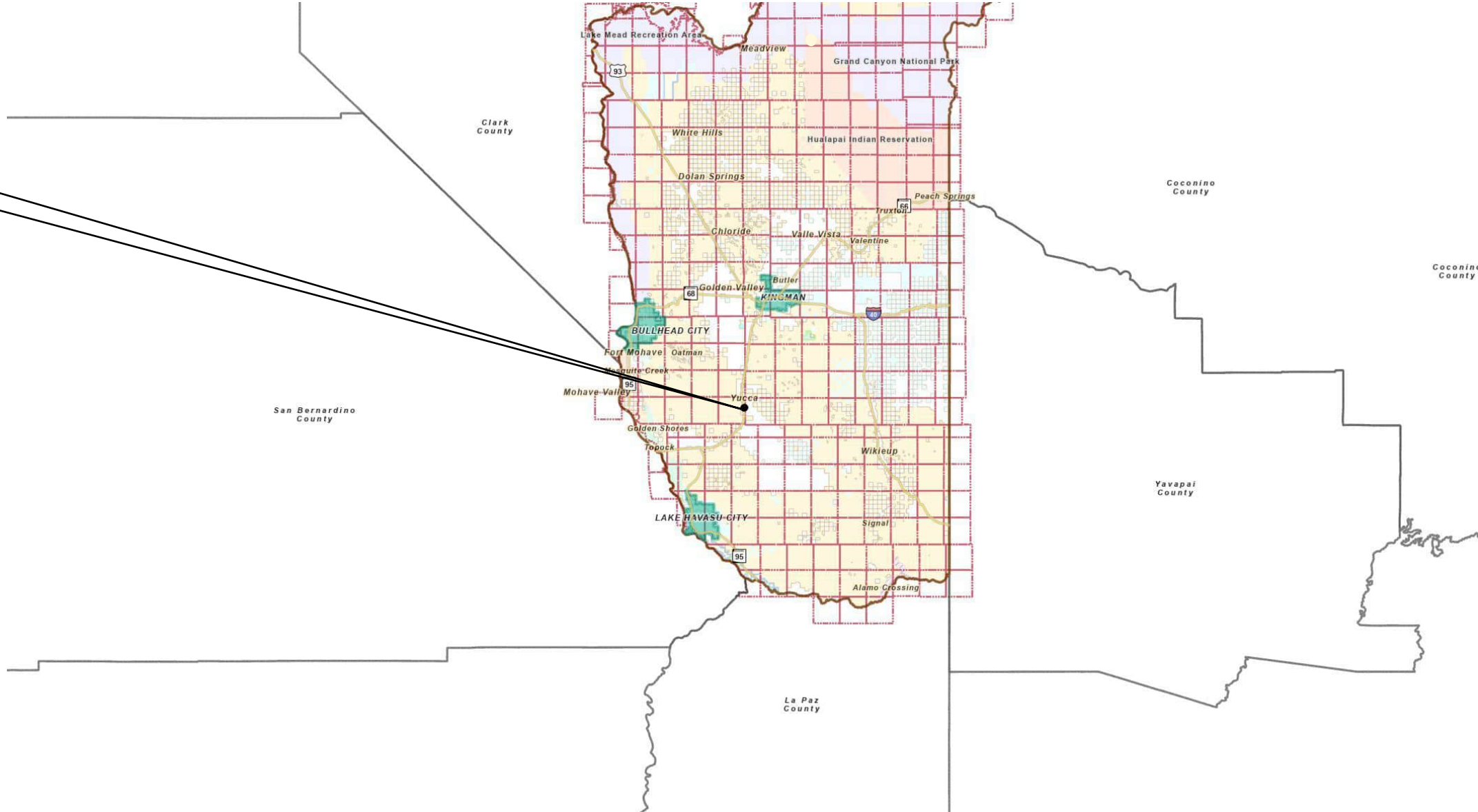
REZONE 208-06-017

GENERAL MAP

REZONE of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility with awning and shade structures, in the Yucca vicinity.

Section 13
T 17 N, R 18 W

Subject
Property



REZONE 208-06-017

VICINITY MAP

Section 13
T 17 N, R 18 W

REZONE of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility with awning and shade structures, in the Yucca vicinity.



REZONE 208-06-017

SITE MAP

REZONE of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility with awning and shade structures, in the Yucca vicinity.

Section 13
T 17N, R 18W








































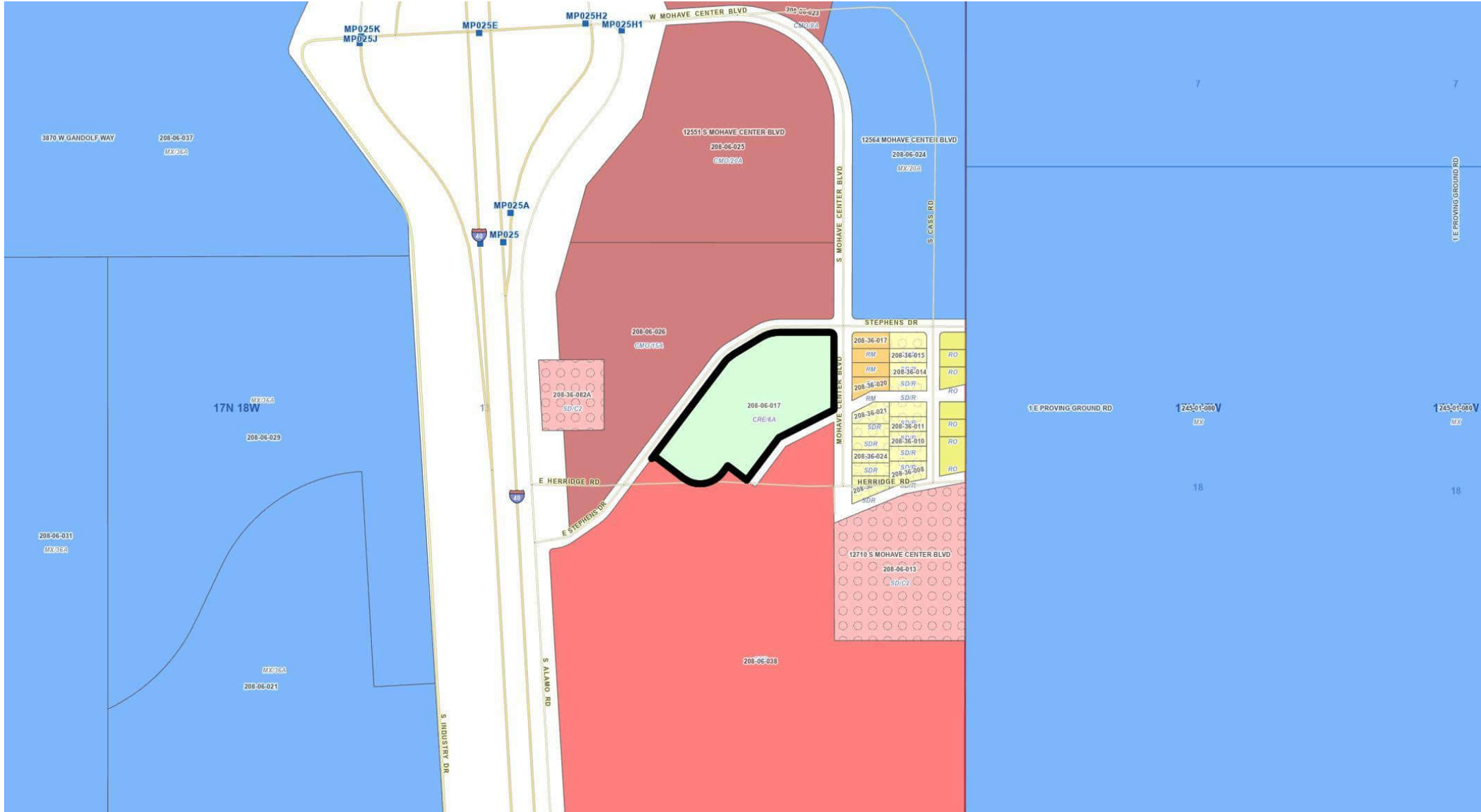
REZONE 208-06-017

ZONING MAP

REZONE of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility with awning and shade structures, in the Yucca vicinity.

Section 13
T 17 N, R 18 W

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











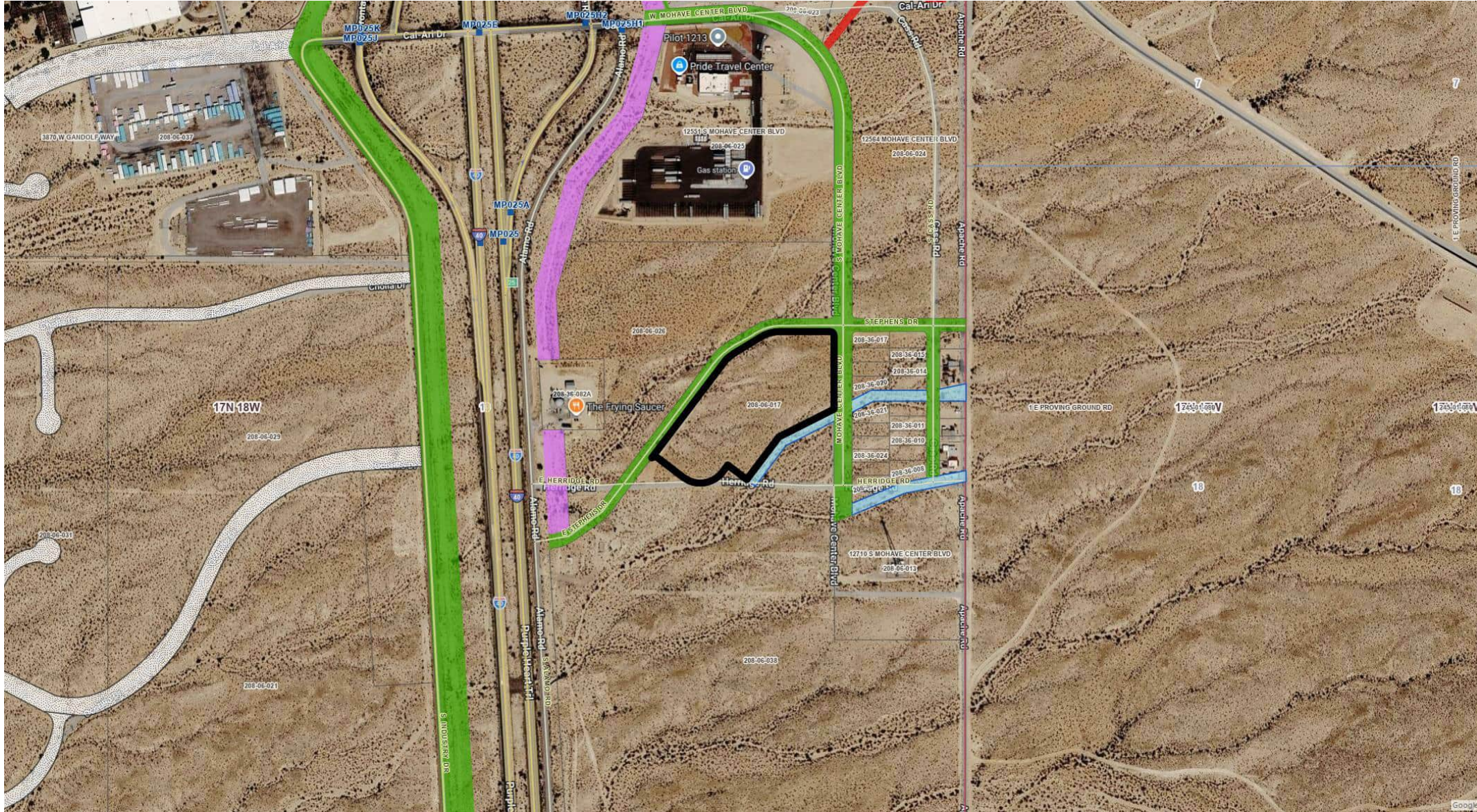
REZONE 208-06-017

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility with awning and shade structures, in the Yucca vicinity.

Section 13
T 17 N, R 18 W

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



REZONE 208-06-017 REQUEST

REZONE of Assessor's Parcel No. 208-06-017 from a C-RE/36A (Commercial Recreation/ Thirty-Six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for an open lot storage facility with awning and shade structures, in the Yucca vicinity.

Section 13
T 17 N, R 18 W



10. **Evaluation of a request for a REZONE of Assessor's Parcel No. 204-45-052, from an A-R/15A (Agricultural-Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural-Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Blake Ranch Road vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Alberto Hernandez and Osvaldo Villegas of Kingman, Arizona.

Assessor's Parcel Number 204-45-052 is described as Parcel 3-E1 as shown on Parcel Plat 15-008, in Section 11, Township 20 North, Range 14 West.

The site is approximately 17.55 acres and is located south of Peterson Road and east of Jolla Way. The site is accessed from State Highway 93, then west on Old Highway 93, then south on Calle Arrieta, and then west on Peterson Road approximately .13 miles to the site. The property is vacant. The terrain is rolling hills, sloping generally to the east. There is a wash running from the northeast to the west. The surrounding land use consists of vacant parcels and scattered single-family residences.

The applicant requests this zone change from an A-R/15A (Agricultural-Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural-Residential/Eight Acre minimum lot size) zone, to allow for a minor land division. The Mohave County General Plan designates this area as a Rural Development Area.

The site is not within a fire district. Electric service appears to be available. Sewer and water services do not appear to be available. Peterson Road is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4650G and #04015C-4950G 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 contains other land uses similar to the above-proposed action.
- e. The site has legal access via unpaved roads.
- f. There are no known 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. This property will be rezoned A-R/8A (Agricultural-Residential/Eight Acre minimum lot size).
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 parcel(s) and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and/or dedications, will not ultimately be known until the approval and recordation of a parcel plat for this property.
4. This conditional approval does neither guarantee the applicant the proposed number of parcels, nor relieve them or the County of their obligations to comply with applicable state statutes and county regulations, as a part of this land division. The number of parcels created in conjunction with this rezone, may need to be reduced in order to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties, and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the rights-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 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. The appropriate permits will be obtained prior to new construction. New permits will not be issued until Parcel Plat recordation.

10. 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 ARS 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: 204-45-052 Current Zoning: ~~AR-15-A~~ Parcel Size 17.5 Acres
Legal Description:

Water Provider: N/A Electric provider: N/A Sewer provider: N/A
Present use of property: NONE

Owner Information

Owner Name(must match current deed): Alberto Hernandez / OSVALDO Villegas
Mailing Address: 10073 E. Old Hwy 93 City: Kingman State: Az Zip: 86401
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-15-A~~ to ~~AR-8-A~~

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:
splitting lot

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.

Alberto Hernandez

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 15-A to AR 8-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:

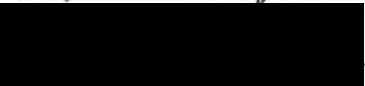
Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

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

Sincerely,


Applicant / agent

Contact information:

Alberto Hernandez


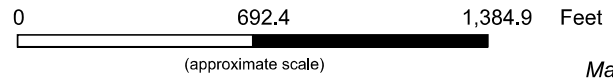
Assessor Parcel Number and Legal Description of proposed subject property: 204-45-052



Legend

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

1: 8,309



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

Notes:

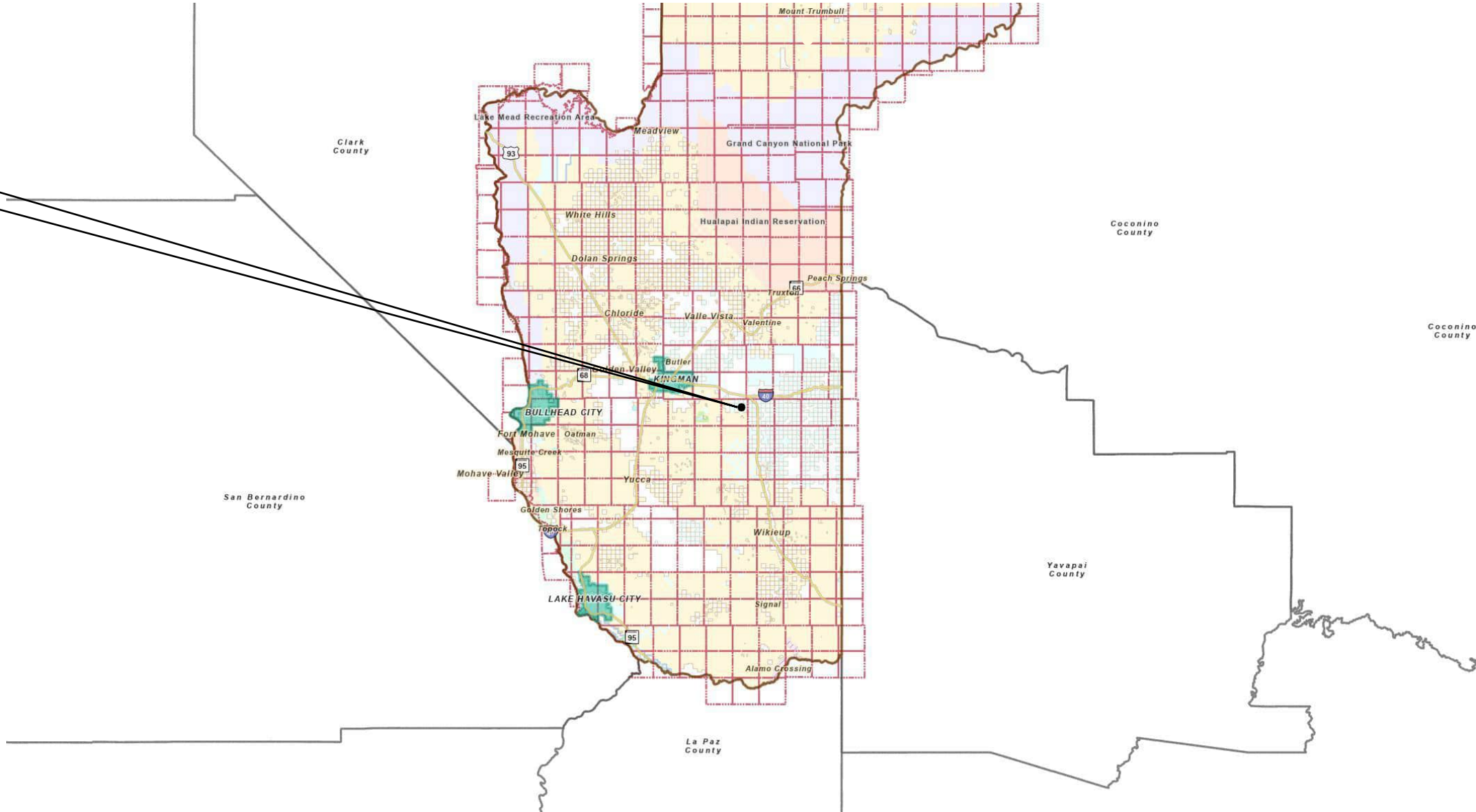
REZONE 204-45-052

GENERAL MAP

REZONE of Assessor's Parcel No. 204-45-052 from an A-R/15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity.

Section 11
T 20 N, R 14 W

Subject
Property

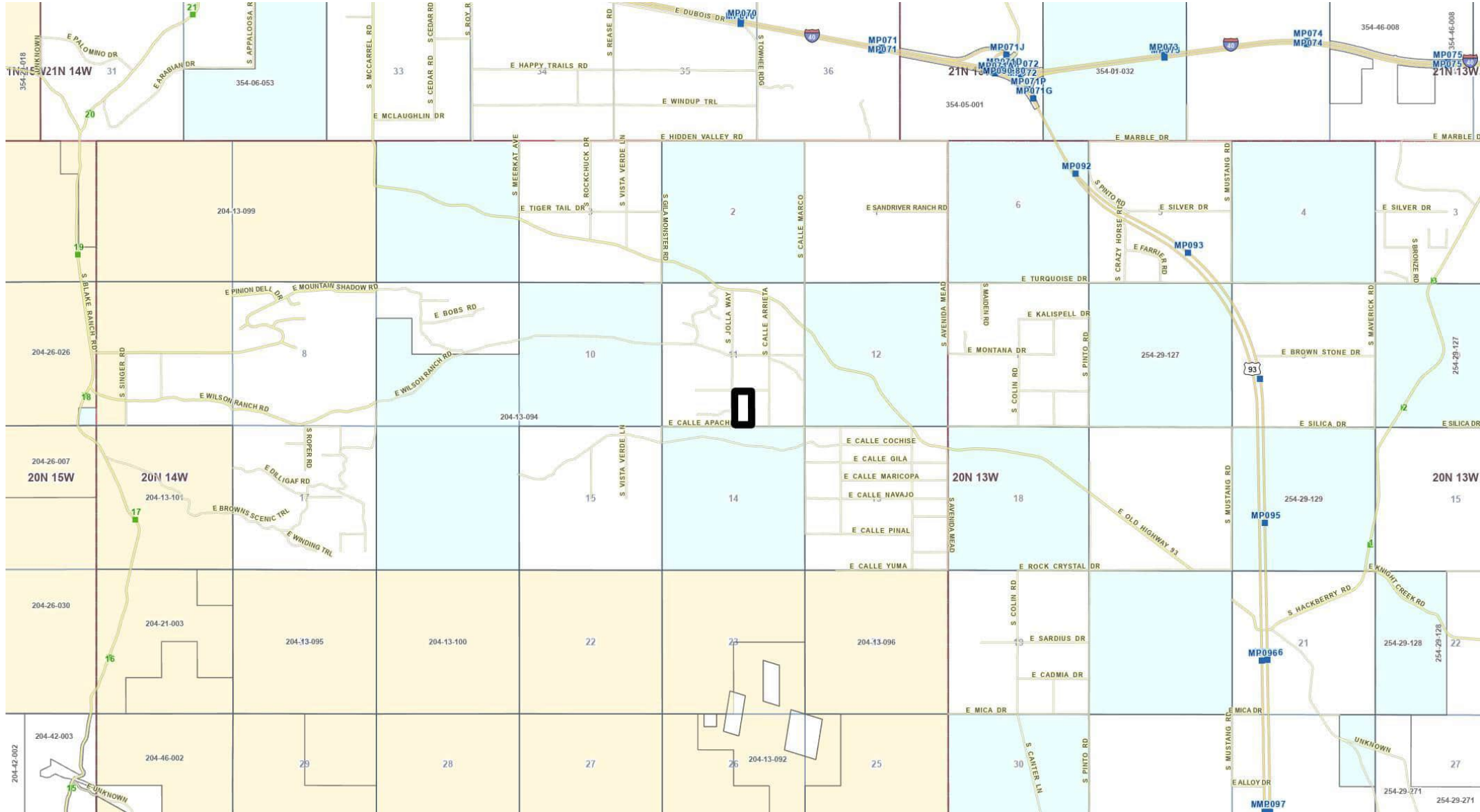


REZONE 204-45-052

VICINITY MAP

REZONE of Assessor's Parcel No. 204-45-052 from an A-R/15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity.

Section 11
T 20 N, R 14 W

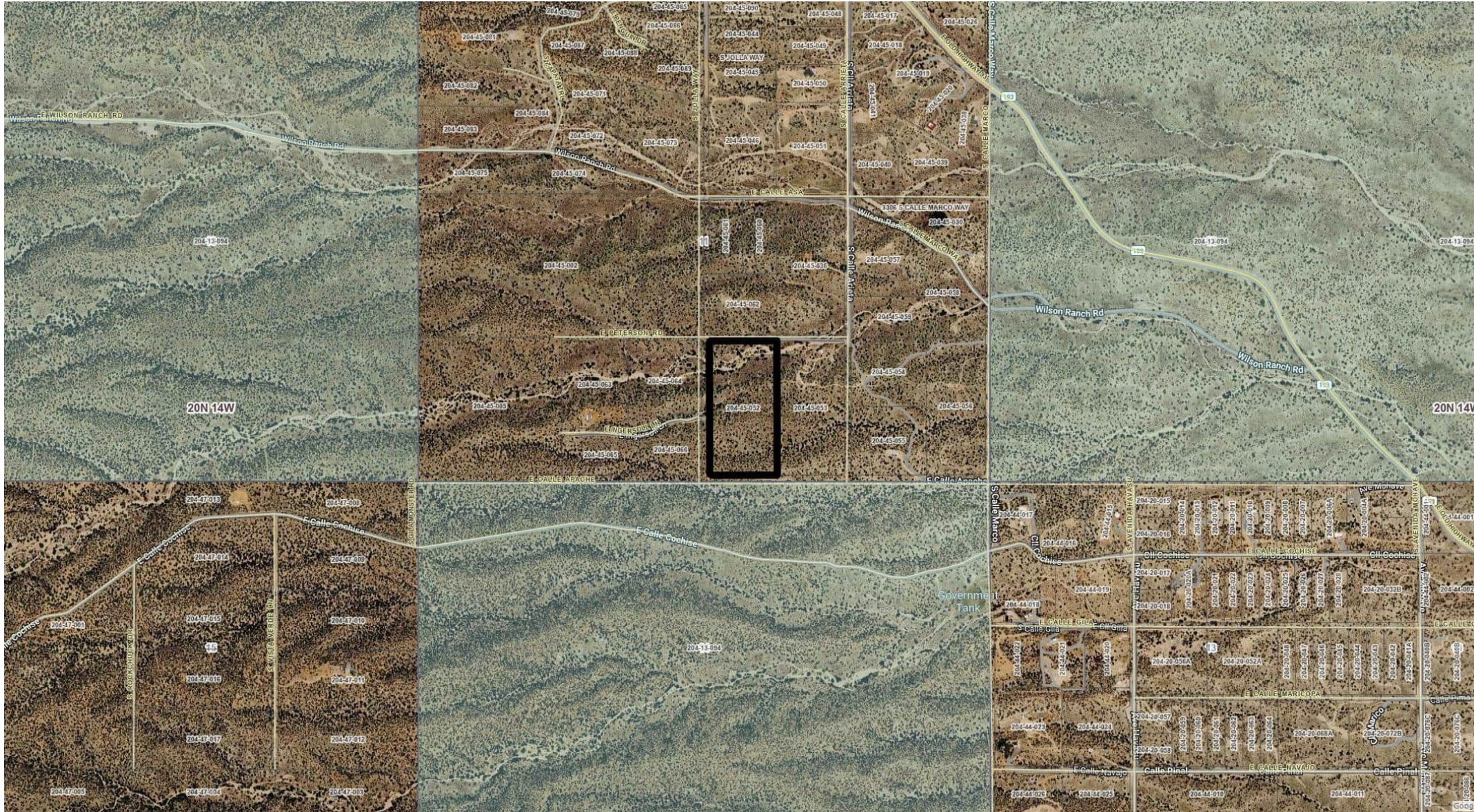


REZONE 204-45-052

SITE MAP

REZONE of Assessor's Parcel No. 204-45-052 from an A-R/15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity.

Section 11
T 20 N, R 14 W



REZONE 204-45-052

ZONING MAP

REZONE of Assessor's Parcel No. 204-45-052 from an A-R/15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity.

Section 11
T 20 N, R 14 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 204-45-052

REQUEST

REZONE of Assessor's Parcel No. 204-45-052 from an A-R/15A (Agricultural Residential/Fifteen Acre minimum lot size) zone to an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, to allow for a minor land division, in the Kingman vicinity.

Section 11
T 20 N, R 14 W





ZONING NOTICE
NOTICE IS HEREBY GIVEN that a zoning change is being considered for the property located at the intersection of the existing and proposed roads in the unincorporated area of the County of San Diego, California. The proposed zoning change is from R-1 to R-2. The zoning change is being considered by the Board of Supervisors of the County of San Diego. The zoning change is being considered on the agenda of the Board of Supervisors meeting on the 15th day of August, 2024. The zoning change is being considered at the County Administration Center, 1600 La Jolla Village Drive, San Diego, California 92161. For more information, please contact the Planning and Zoning Department at (619) 491-3100.

11. **Evaluation of a request for a REZONE of Assessor's Parcel Nos. 354-38-034, -035, and -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted for a Rezone, for the above-described property, as requested by Shannon Denmark and Andrew Taylor on behalf of Sam Speron of Park Ridge, Illinois.

Assessor's Parcel Nos. 354-38-034, -035, and -036 are described as Parcels 34-36 of Cedar Hills Ranches Unit 2, located in Section 29 of Township 21 North, Range 14 West.

The site is a combined total of approximately 121.94 acres and is located south of Dubois Drive and east of Blake Ranch Road. The site is accessed from Interstate 40, then south on Blake Ranch Road, then east on Dubois Drive approximately 0.10 miles to the northwest corner of the site.

The site appears to be vacant with a gradual southwesterly incline with multiple washes running through the site. The surrounding land use consists of commercial developments, scattered single-family residences, and vacant land.

The applicant requests this Rezone from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone to allow for an RV Park. The Mohave County General Plan designates this site as Rural Development Area

The site is not located in a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Dubois Drive is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4625H 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 other zonings 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 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 site will be rezoned to a C-RE (Commercial Recreation) 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: 354-38-034, 35, 36 Current Zoning: Rural / AR Parcel Size 38.57, 38.98, + 45.49 Acres

Legal Description:

APN#: 354-38-034, APN#: 354-38-035, APN#: 35438-036
RV RESORT

Water Provider: Personal well Electric provider: Mohave Electric Sewer provider: Private Septic System

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): Sam Sponon

Mailing Address: 362 Michael John Dr. City: Park Ridge State: IL Zip: 60068

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Shannon R. Denmark & Andrew Taylor

Mailing Address: PO BOX 1582 City: Apple valley State: CA Zip: 90307

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: Commercial zone / RE

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

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

For the purpose of:

commercial development of an RV RESORT

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.

Sam Sponon _____ William J. Nikolaou _____ James W. Nikolaou _____ 03/25/2026

Eleni Sponon _____ Joanne W. Nikolaou _____ Angeline W. Nikolaou _____ 03/26/2026

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

SOUTH FORTY

KINGMAN ARIZONA

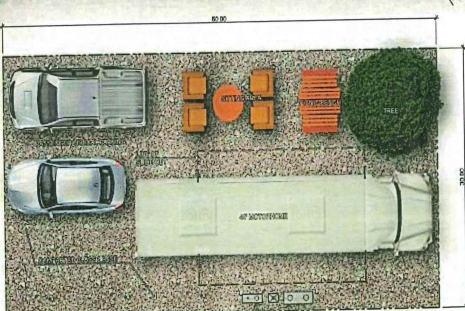
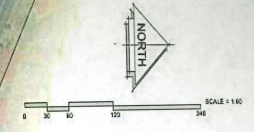
RV RESORT

STEENO
DESIGN GROUP, INC.
1155 WEST WASHINGTON AVENUE
TULSA, OKLAHOMA 74106
PH: 918.466.8100
WWW.STEENO.COM

DATE PLOTTED: MARCH 2028

REVISIONS

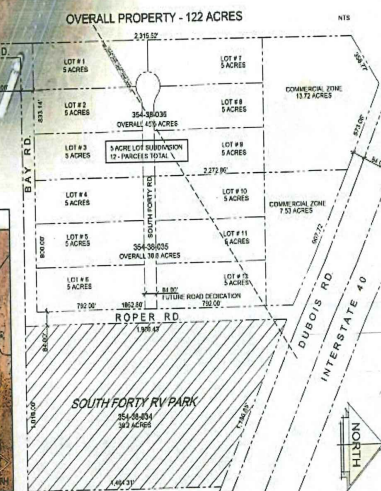
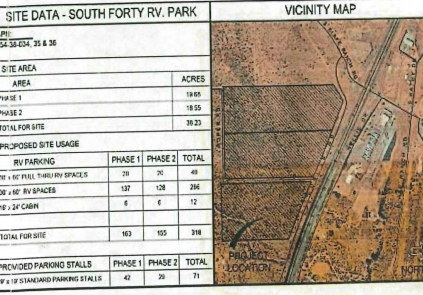
SCALE: 1" = 40'



TYP. RV SPACE LAYOUT

EXISTING DRAINAGE COURSE WITH 2" PIPE ACTIVE DRAINAGE TO BE PROTECTED IN PLACE & DIMENSIONED

PROJECT DATA	
APN:	354-38-034, 35 & 38
SITE AREA:	ACRES
PHASE 1:	19.65
PHASE 2:	18.55
TOTAL FOR SITE:	38.23
PROPOSED SITE USAGE	
STORIES:	1
RV PARKING:	PHASE 1 PHASE 2 TOTAL
20' x 40' FULL-TIME SPACES:	28 20 48
30' x 40' RV SPACES:	137 128 266
18' x 24' CABIN:	6 6 12
TOTAL FOR SITE:	163 153 316
SCOPE OF WORK	
TO OBTAIN A ZONE CHANGE TO COMMERCIAL & CONSTRUCT AN RV PARK WITH FULL-TIME LOTS & GENERAL STORE IN OFFICE, LAUNDRY FACILITIES, RECREATIONAL AREA & SHADE STRUCTURE & ADA.	
PROVIDED PARKING STALLS:	PHASE 1 PHASE 2 TOTAL
8' x 12' STANDARD PARKING STALLS:	42 30 71



PROJECT: RV PARK
SOUTH FORTY RV

DATE PLOTTED: MARCH 2028

REVISIONS

SCALE: 1" = 40'

SHEET NAME: C28-A35

SITE PLAN

PAGE: A-0

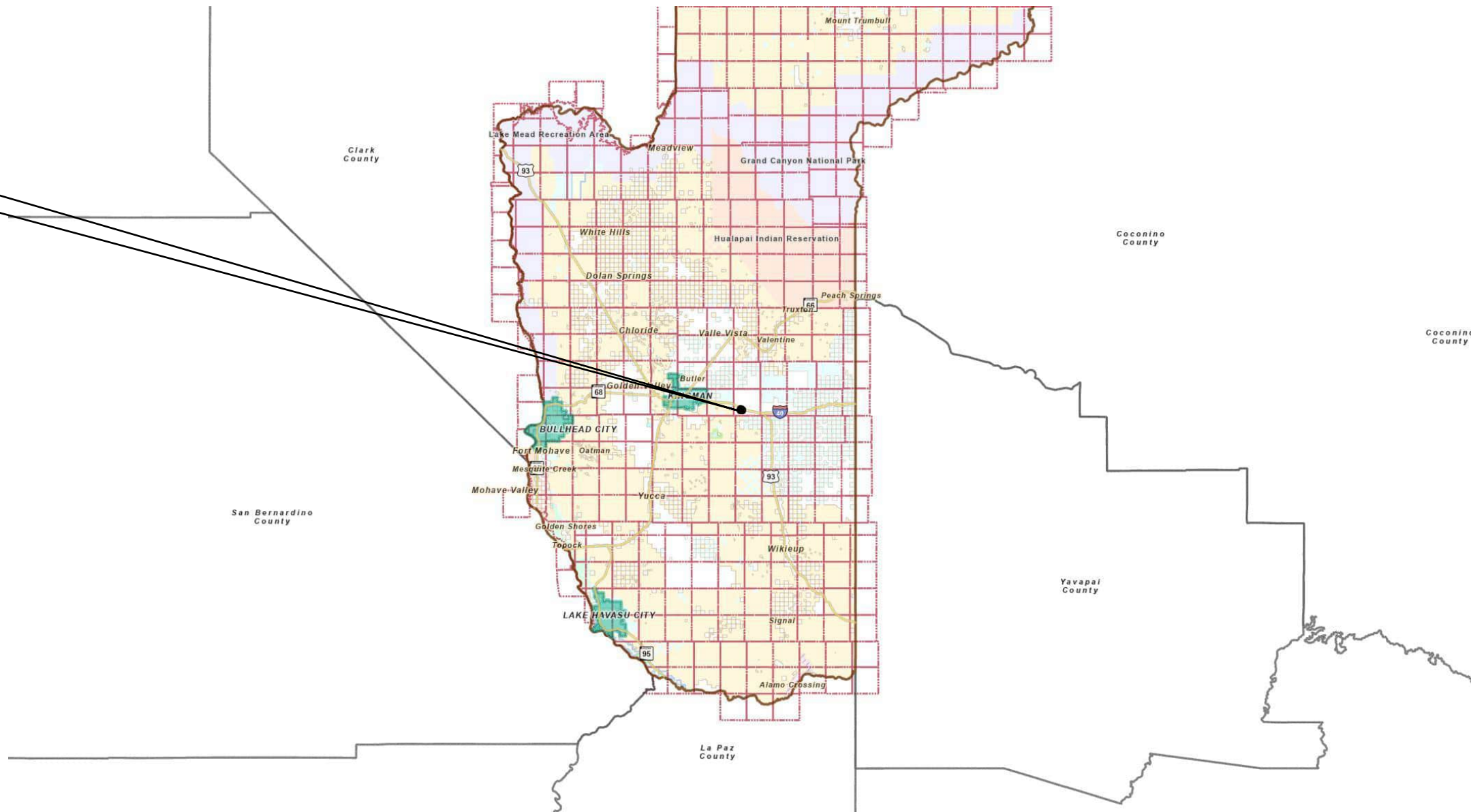
REZONE 354-38-034 thru -036

GENERAL MAP

REZONE of Assessor's Parcel No. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity.

Section 29
T 21 N, R 14 W

Subject
Property

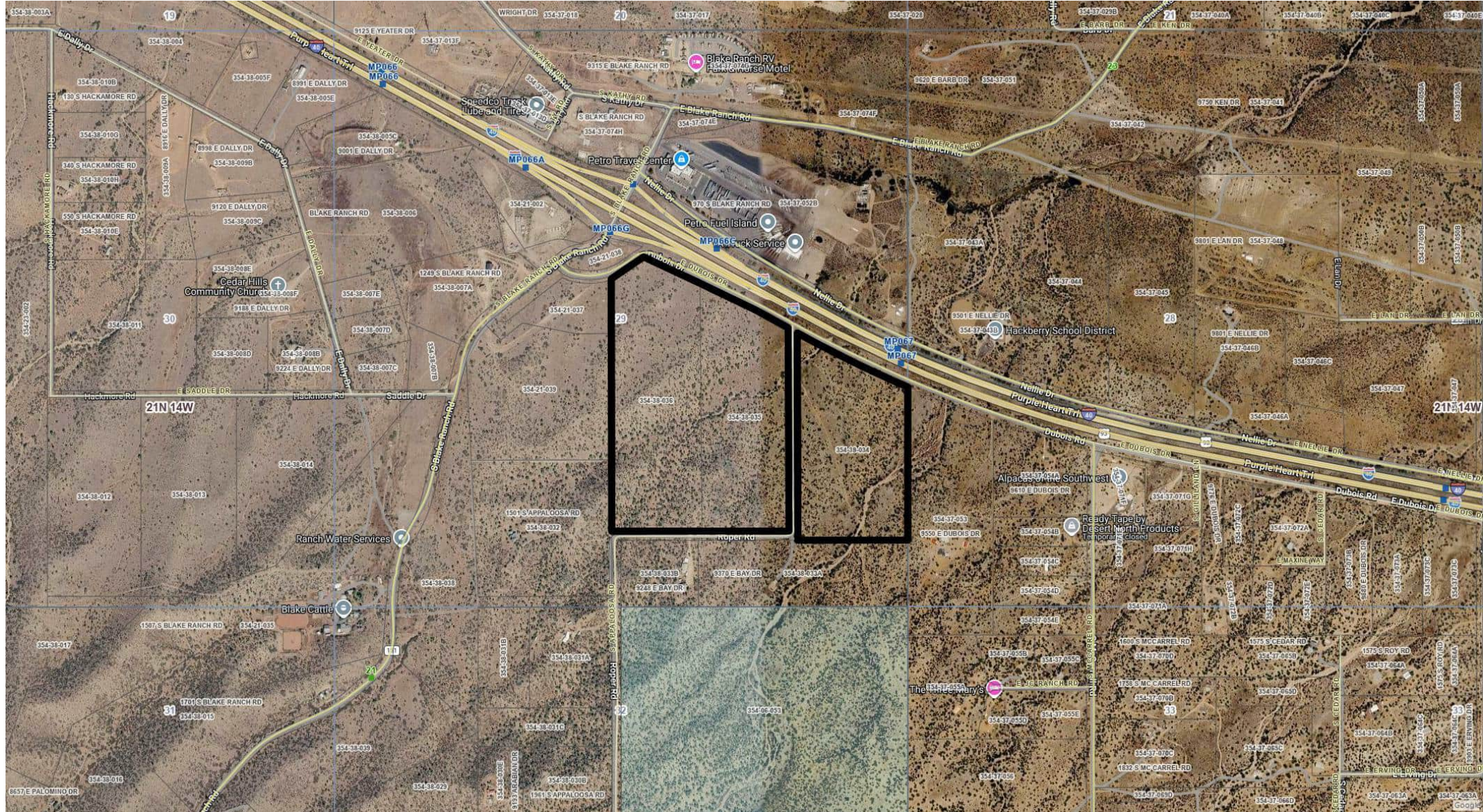


REZONE 354-38-034 thru -036

SITE MAP

REZONE of Assessor's Parcel No. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity.

Section 29
T 21 N, R 14 W



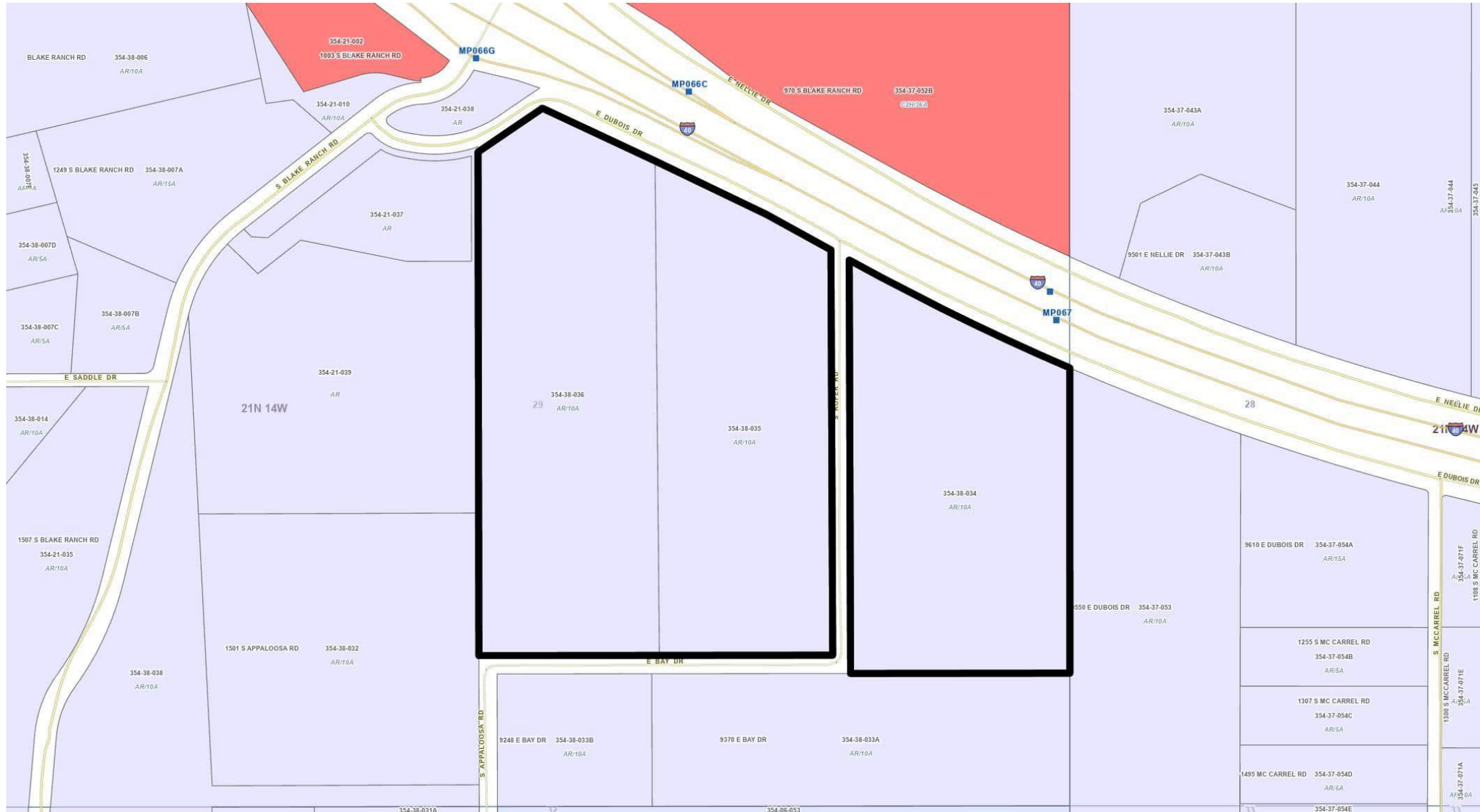
REZONE 354-38-034 thru -036

ZONING MAP

REZONE of Assessor's Parcel No. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity.

Section 29
T 21 N, R 14 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 | | |






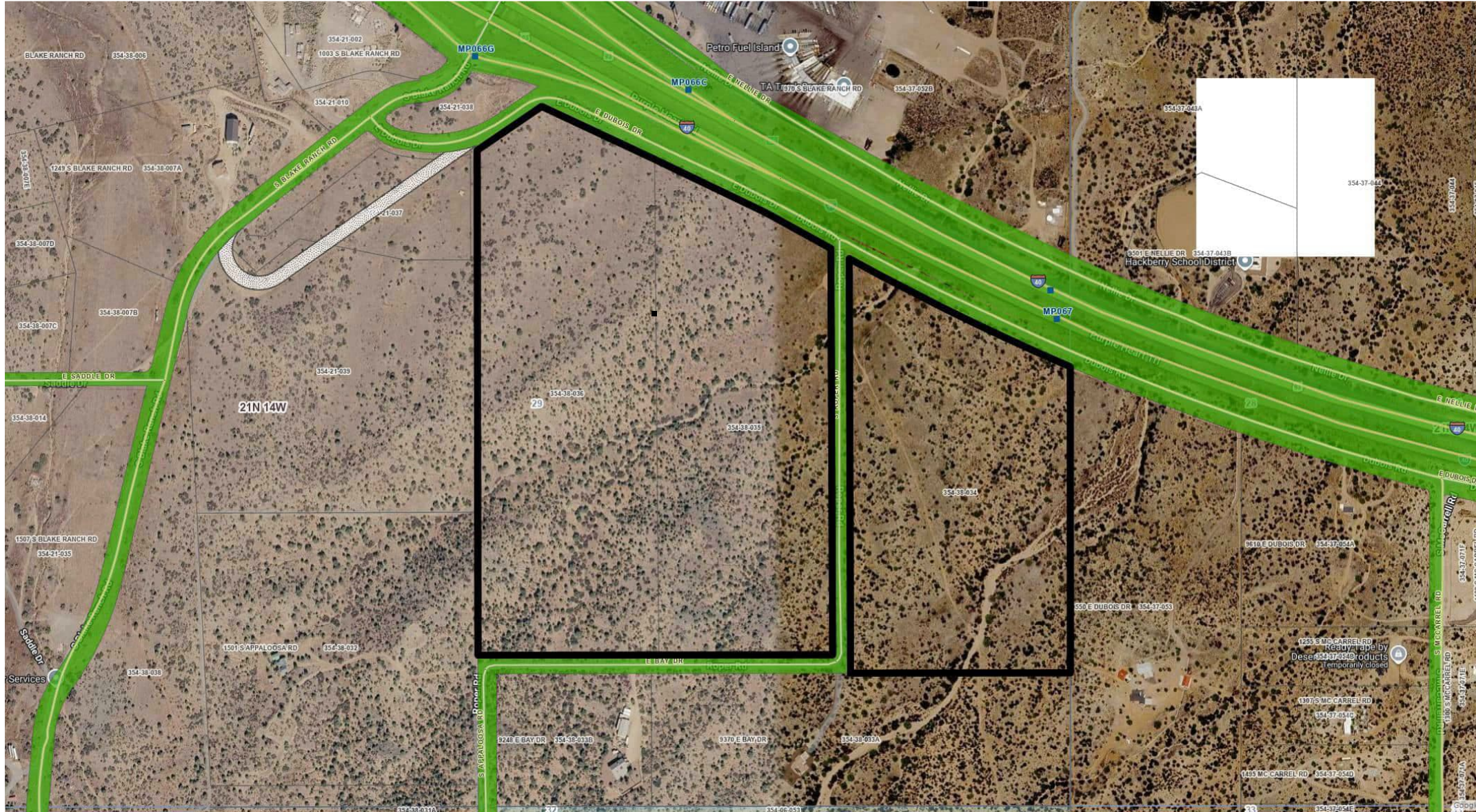
REZONE 354-38-034 thru -036

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity.

Section 29
T 21 N, R 14 W

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



REZONE 354-38-034 thru -036 REQUEST

REZONE of Assessor's Parcel No. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity.

Section 29
T 21 N, R 14 W





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Millers Falls, Alaska, at 7:00 P.M. on the 12th day of May, 2024, at the Millers Falls, Alaska, to consider the following:

Resolution, May 12, 2024, at 7:00 P.M.

Approval of a rezoning application for the rezoning of the property located at 12345 Main Street, Millers Falls, Alaska, from its current zoning of R-1 to R-2.

The hearing will be held at the Millers Falls Community Center, 123 Main Street, Millers Falls, Alaska. The hearing will begin at 7:00 P.M. on the 12th day of May, 2024.

For more information, please contact the Planning and Zoning Commission at (907) 555-1234.

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Monroe County, Idaho at the regular meeting held of the Commission, 700 W. Main Street, Kelowna, Idaho, on **Wednesday, May 15, 2024, at 10:00 A.M.**

At a meeting of the Planning and Zoning Commission of Monroe County, Idaho, held on May 15, 2024, the following resolution was adopted:

RESOLUTION NO. 2024-001: To amend the Zoning Ordinance of Monroe County, Idaho, to rezone the property located at 700 W. Main Street, Kelowna, Idaho, from its current zoning of R-1 to R-2.

The Commission has received a request from the property owner, [Name], to rezone the property for residential use. The Commission has reviewed the request and has determined that the rezoning is in the best interests of the community and is consistent with the Comprehensive Zoning Ordinance.

The Commission has also received comments from the public regarding the rezoning request. The Commission has considered these comments and has determined that the rezoning is appropriate.

The Commission has therefore adopted the following resolution:

RESOLUTION NO. 2024-001: To amend the Zoning Ordinance of Monroe County, Idaho, to rezone the property located at 700 W. Main Street, Kelowna, Idaho, from its current zoning of R-1 to R-2.

The Commission has determined that the rezoning is in the best interests of the community and is consistent with the Comprehensive Zoning Ordinance.

Robie Crockett

From: Kerry Rook <krook77@gmail.com>
Sent: Tuesday, April 21, 2026 3:39 PM
To: Robie Crockett
Subject: Rezone request for an RV Park.

Follow Up Flag: Follow up
Flag Status: Flagged

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.

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Hi,

During your May 13th meeting, you have an agenda item to assess a rezone of assessor parcels 354-38-034 through 354-38-036 near Kingman for the purpose of opening an RV park.

I live at 2248 S Rease Rd, so my wife and I go past this location almost daily and I have to get my mail just off interstate 40, at exit 66. There is already a lot of congestion in this area from the Petro truck stop, school bus drop off and pick up, folks getting their mail and the area is used as a parking/staging area for people with trailers with Jeeps and other recreational vehicles heading into the Hualapai Mountains.

There has been a big increase in the traffic on Dubois Road in the last 6 years since I have been here. The residents in this area were successful in denying a zoning change on S Rease Rd a couple years ago when a developer wanted to change the 10 acre minimum to create more housing in our area to make it more like a "Residential Community".

I speak for myself and other residents when I say that we do NOT want to see more development in our area or on the roads leading to our area. We all agreed to keep the 10 acre minimum to build out here. That has not changed. Dubois Road is paved, but it will get torn up with trucks and campers turning to enter and exit a campground. This will cause additional delays and backups getting on and off interstate 40 for property owners getting to and from the highway from their property. We already deal with enough traffic from the Petro truck stop.

I will not be able to attend the May 13th meeting in person as I will be working, but I want to go on the record as solid NO, Please do not rezone any properties in our area. We enjoy our area just the way it is and do not want any further commercial development.

Regards,
Kerry and Tamara Rook
2248 S Rease Rd