

ITEM 2 OPPOSITIONS

Drew Diaz

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

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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

Drew Diaz

From: Amanda Hammon <amandahammon@gmail.com>
Sent: Tuesday, May 5, 2026 2:44 PM
To: Planners
Subject: Oppose Item #2

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Hello,

I write as a concerned citizen of the Centennial Park, AZ area and wish to express my sincere concern and protest for the proposal of a 125 foot cell tower.

Please do not allow this item to be approved by the Mohave County Planning Commission.

Respectfully,

Amanda Hammon

Drew Diaz

From: Danielle Naylor <danielle_naylor23@hotmail.com>
Sent: Tuesday, May 5, 2026 3:10 PM
To: Planners
Subject: Concerning cell tower

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Hello,

I am from Centennial Park AZ and am very concerned that there is a proposal for a new cell tower in Centennial Park. I would like to protest AGAINST a new cell tower! We do not want a new cell tower! Please please take this into consideration.

Thank you,

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Drew Diaz

From: Cameron Zitting <zittingcameron@gmail.com>
Sent: Tuesday, May 5, 2026 3:16 PM
To: Planners
Subject: Cell Tower Opposition

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Hello,

I am writing to express my opposition to the proposed cell phone tower planned for our community. I understand the need for reliable communication infrastructure, but I believe this project raises several important concerns that deserve careful consideration before approval is granted. Cell towers emit non-ionizing radiofrequency (RF) radiation, and while many studies suggest no definitive harm below federal limits, a growing body of research suggests potential health risks. Reported issues include increased cancer risks, neuropsychiatric complaints (headaches, sleep disruption), and cellular stress, particularly for residents living within 60–400 meters of towers. I am also concerned about the location selection process and whether alternative sites or less intrusive options have been fully explored. I would encourage the city to consider options such as co-locating equipment on existing structures or placing the tower farther from residential areas.

Drew Diaz

From: Bethany Dockstader <bdockstader@gmail.com>
Sent: Tuesday, May 5, 2026 3:28 PM
To: Planners
Cc: padillaA@mohave.gov
Subject: Proposed Cell Tower in Centennial Park

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To Whom It May Concern,

I am writing to express my strong opposition to the proposed construction of a cell tower near Centennial Park.

Our community is defined by its rural character and scenic beauty—qualities that are increasingly rare and deeply valued by residents and visitors alike. Centennial Park and its surrounding landscape are an important part of that identity. The introduction of a large cell tower in this location would create a significant visual intrusion, undermining the open views, natural skyline, and sense of undeveloped space that make this area special.

Because of the town's visibility and its position within the landscape, the proposed structure would likely be seen from multiple vantage points, including nearby homes, roadways, and recreational areas. This is not a minor or localized impact—it would alter the visual character of a broad area in a lasting way.

In addition to aesthetic concerns, the construction required for such a project raises questions about land disturbance, vegetation removal, and the introduction of access roads into what is currently a relatively undisturbed environment. These changes are inconsistent with the values of preservation and careful land stewardship that our community has long upheld.

Decisions like this shape the long-term character of our community. Once a structure of this scale is built, its impact cannot easily be undone. I respectfully ask that you prioritize the preservation of our rural landscape and deny approval for this proposal in its current location.

Thank you for your time and consideration.

Bethany Dockstader

Centennial Park Citizen

Drew Diaz

From: Planners
Sent: Tuesday, May 5, 2026 3:47 PM
To: Drew Diaz
Subject: FW: 5/13/26 item 2

From: Lillie Williams <lillie.naylor00@gmail.com>
Sent: Tuesday, May 5, 2026 3:43 PM
To: Planners <Planners@mohave.gov>
Subject: 5/13/26 item 2

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Hello, please be advised the citizens of Centennial Park, AZ do not want the permit for the 125 foot tall cell tower across from the courthouse to be granted. Please. Say. No. I am protesting this because I live in Centennial Park. I don't want anymore cell towers installed. I moved here to get away from all of that. This is one of the few rural places left in the US, like the other rural areas it is fleeting fast. I'm hoping to enjoy it as long as I can.

Kind regards,
Lillie Williams

Drew Diaz

From: Planners
Sent: Wednesday, May 6, 2026 8:18 AM
To: Drew Diaz
Subject: FW: Proposed Cell Tower

From: Mary Cawley <marycawley91@gmail.com>
Sent: Tuesday, May 5, 2026 8:03 PM
To: Planners <Planners@mohave.gov>; Alyssa Padilla <Padila@mohave.gov>
Subject: Proposed Cell Tower

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Hello,

I am emailing in opposition to the proposed 125 foot tall cell tower requesting a special use permit across from the courthouse. I live in Centennial Park, AZ 86021. I am located close to the proposed building site at 1870 S 200 E. I DO NOT support a cell tower being built at the proposed location. I would like to contribute my voice to strike down this cell tower proposal.

Thank you,
Mary Cawley

Drew Diaz

From: Planners
Sent: Thursday, May 7, 2026 7:02 AM
To: Drew Diaz
Subject: FW: Proposed Cell Tower

From: Casey Timpson <casey.knudson1@gmail.com>
Sent: Wednesday, May 6, 2026 8:19 PM
To: Planners <Planners@mohave.gov>
Subject: Proposed Cell Tower

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Good day,

As a resident of Centennial Park, AZ, I am emailing you to inform you that I am a citizen who is opposed to the 125ft cell tower that is being proposed to our area.

The peoples' voices are that we don't want it!!!!

We do NOT want this cell tower here!

ITEM 5 OPPOSITIONS

Dear John Hassett & Robert Arp,

I'm reaching out as a concerned citizen and a member of the Friends of the Bill Williams River and Havasu National Wildlife Refuges.

I respectfully urge you to vote against the proposed rezoning of parcel # 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 Lake Havasu City.

When I was driving by the area recently, I didn't see a sign regarding the rezoning. Has the existing neighborhood been notified? I found the area by the map that was posted.

It is about 1/2 a mile from the Havasu National Wildlife Refuge.

If the rezoning is approved, this would encourage more companies to have their property rezoned. This proposal poses serious risks to both the community as well as the environment. It would also have lasting and irreversible consequences.

Our refuge was established in 1941. For 85 years it has been committed to the conservation and protection of diversified wildlife including species that are threatened. Castle Rock is been recognized by our Visitors Bureau as a spiritual vortex. The refuge is also been declared by the Audubon as an IBA (Important Bird Area).

Increased noise, light pollution, and traffic will disrupt fragile ecosystems as well threaten the refuges long term habitats.

The neighborhood as well as the refuge will experience more traffic, air pollution, and congestion really designed for residential use. The residents that bought and moved there wanted the rural life not the city life.

The rezoning contradicts the county's own vision for residential areas.

Economy development should never come at the expense of a neighborhood or a wildlife refuge. Once land is rezoned and developed, loss will be permanent and the damage cannot be reversed.

I urge you to stand with your constituents and vote NO on this for the neighborhood and Havasu National Wildlife Refuge.

Thank you for your time, service, and commitment for the people you represent.

Happy trails,

JoAnn Fischetti

Robie Crockett

From: Valerie Medina
Sent: Tuesday, May 12, 2026 11:52 AM
To: Robie Crockett
Subject: FW: Crystal beach

Hi Robie,

Please see the email below for Item 6 on the May 13, 2026, P&Z agenda.

Thank you,

Valerie

-----Original Message-----

From: bgapostle@yahoo.com <bgapostle@yahoo.com>
Sent: Tuesday, May 12, 2026 9:16 AM
To: Ron Gould <GouldR@mohave.gov>
Subject: Crystal beach

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Good morning,

Ron, u have been to our home when we were requesting help from all the RV's camped on Fathom. Now the issue is a zoning change to commercial for warehouses. Several questions & concerns for our small quiet one road in & one road out community come to mind. Road access, road conditions, traffic, water usage as we are only allowed so much for our area, sewer, waste products, lights (type, amount & brightness) security, noise, hours of operation, fire hydrant systems, & I'm sure I have missed some. We can not attend the meeting but would like you to give our concerns to the board we would appreciate it.

Thank you in advance

Babs

ITEM 11 OPPOSITIONS

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

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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

Robie Crockett

From: Ron McCracken <calproron@gmail.com>
Sent: Monday, May 4, 2026 5:03 PM
To: Robie Crockett
Subject: RV park

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I am not in favor of the proposed rezoning for an RV park in this community. We have an RV park off I 40 behind Petro.

Robie Crockett

From: Planners
Sent: Friday, May 8, 2026 5:47 PM
To: Drew Diaz
Cc: Melanie Stradling; Robie Crockett
Subject: FW: Opposition to RV park inCedar Hills

Follow Up Flag: Follow up
Flag Status: Flagged

From: Sturgis777 <sturgis777@aol.com>
Sent: Friday, May 8, 2026 5:19 PM
To: Planners <Planners@mohave.gov>
Subject: Opposition to RV park inCedar Hills

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Dear Planning and Zoning and board of Supervisors. I am very against the proposal to change the current A-R/10A to the proposed C-RE. Ive been a resident in Cedar Hills for 22 years. Water is one of the main reasons I oppose this. The current two large wells in this area have periods where we cant get due to various reasons. Breakdowns, low water levels, too much silt, over usage,etc. My husband and i moved out of a large city to enjoy a more rural area.We wish to keep it that way. We are members of Kingmans High Desert Astronomy Club and enjoy the spectacular dark skies here. We have star parties that are extremely close to the proposed site. The lights from an RV park will ruin the viewing. Many more reasons to oppose. In conclusion, please consider why people moved here. To enjoy a more tranquil, peaceful life. Thank you Anna Nyberg

[Sent from AOL on Android](#)

Anna Nyberg
1108 Mccarrel
Kingman Az 86401

May 11, 2026

Subject : Rezone of Parcel 354-38-034 thru 036

Dear Sirs at Planning and Zoning Commission:

I am writing to express my opposition to the proposed RV Park in Cedar Hills. Being a resident for 22 years, I moved from a large city to Cedar Hills for peace and tranquility.

We are a cohesive neighborhood where if someone has an issue (whether it is a health issue, sick animal, vehicle issue, etc) a neighbor will help. I love that about my neighbors.


I am deeply concerned about the water issue. The two commercial wells (Petro and Blake Ranch) have periodic downtime due to various issues. That can impact my family as I have animals which require a good amount of water daily.

As a member of our local astronomy club (High Desert Astronomy Club) we appreciate the spectacular dark skies and have star parties here. I'm very concerned about how this will affect the viewing.

With the proposed construction of the proposed RV park, the incidence of Valley Fever will increase due to dust and soil disturbance. This was a huge problem in Valley Vista with the large tree farms were built.

There are other issues however for brevity, I hope that you seriously consider the negative impact on our Cedar Hills Community. I understand the city of Kingman is wanting to promote tourism. However I'd love to keep our community the way it is.

Thank you for your review of my concerned issues. I will be attending the meeting this Wednesday.


Anna Nyberg

Robie Crockett

From: Gene Bishop <dirancher@gmail.com>
Sent: Saturday, May 9, 2026 3:53 PM
To: Robie Crockett; Planners
Cc: AZ Wayne & Sandy Smith; AZ Sandi Fellows Per; AZ Marty Shaw; Wayne Wilke; AZ Tom Nolan; AZ Tommy Bartlett; DeMaris "De" Raber; Rick Raber; John Lutensky; John Criswell; AZ Suzanne Brodbeck; AZ Randy Wellman; AZ Scott And Sue Coffman; AZ Randy Cell And kathy; AZ Jim West; AZ Diane Lutton; AZ Vern Ernest; Andy Raynor; AZ Judi Scaliatine; AZ Jan Sidwell; AZ Sue & Andy Raynor; AZ Andy Raynor; Stephen Shade; Planners
Subject: Comments and Questions Pertaining to the Proposed RV Park in Cedar Hills/Mesa Area
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Cedar Mesa Ranches South- The three lots are across from Petro on the south side of I-40 on the Frontage Road.

I, Remmington Gene Bishop and My wife Shari K Bishop, live in the Agricultural/Residential area which will be affected. I have owned about 50 acres and now live at 251 N Friendship Pass, Kingman AZ 86401 for about 25 years, We are am against changing the area into a much higher concentrated residential or business area because it will establish president to lower all areas to 1-5 Acre plots which we DO NOT WANT DONE.

Please provide written responses and clarification to the following concerns.

Questions:

1. The issue of turning an Agriculture/Residential AR 40 Minimum Acragesite into highly concentrated residential sites commercial business site of less than 500

sq feet is that normally there should to be a buffer zone around the proposed site(s) of a lesser than commercial (some intermediate) zoning to gradually increase from AR 40 ... To AR 20, To AR 5... Etc. and then change up from some sort of small business residential, or residential business all the way up to full commercial business.... towards commercial business...

Why have they (County or P and Z) abandoned or dismissed these normal Zoning Requirements/Practices for traditional county requirements?

2. Generally, one cannot plop a commercial business in the center of a residential area unless you have also resolved all the permit and impact studies required to also add heavy (er) traffic and safety control/management concerns including street lights/signals controlling traffic flow at intersections with designated pull out and blending lanes.

Can you please explain and demonstrate how this will be incorporated before and during construction and operation?

3. **What is the water source for the expected large increase in water use that will be needed to provide water to the entire area and the plan for wastewater treatment? Is there an impact study to determine the impact to local wells and a recourse for local residents to get their wells put back into production if the water table subsides?**

4. **Will the site managers guarantee no noisy generators will be allowed even if the local electric distribution service is down?**

5. **Will there be a requirement for a local central sewer treatment system or a large interconnected septic system on their own property and how will that requirement be tested/managed?**
6. **What rain/storm drainage/capture will be required for all site runoff water to be directed and/or captured from so many acres of pavement or other water blocking surface ?**
7. **Will fire safety plans require a dedicated Fire Station or support from an existing Fire Station or a new substation be included in the construction plans before construction/ground clearing begins? Will it require reserve water tanks for fire plugs be installed?**
8. **How will all the additional power be routed above ground towers/poles or underground? Will the site lighting be low downward directed lighting so as not to blind night skies during construction and operations?**
9. **What type of noise and dust abatement will be in place during and after construction or operation begins?**
10. **What other infrastructure construction requirements will be required for things like road and site pads preparation?**
11. **When might we expect these issues/concerns and modified site plans be researched and presented with solutions before county review for approval?**

Thank, in advance for your consideration, time, and assistance.

--

Gene Bishop
760.608.0917



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Robie Crockett

From: Len Maria <len1972.19@gmail.com>
Sent: Friday, May 8, 2026 11:04 AM
To: Robie Crockett
Subject: Opposition to the Proposed RV Park Resort

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Hi,

I reside at Blake Ranch Rd and I am sending my opposition to the proposed RV resort. Cedar Hills is a residential/homesteading/ranching area. Having a big RV resort will create a large traffic, pollution and noise from people who will be riding their ATVs around. There's already a bad road condition from truckers going in and out of Petro (who pollute Blake Ranch exit with their pee bottles and trash and don't yield to stop sign). There's already an RV park across the street with propane services and laundromat. So we do not need anything else. Some people may say, it will bring the community growth. Not really. RV resort will not bring us a Walmart or any major grocery store, Home Depot or anything that we drive to town for. Even that, we don't even have issue driving 20 minutes to town to pick up what we need BECAUSE WE PRIORITIZED PEACE when we decided to live away from town. Most of the people in the community are homesteaders. We raise animals and grow our food. We trust our kids to play and ride their bikes outdoor because we have a COMMUNITY THAT WE KNOW AND TRUST. We have a lot of retirees who decided to live in the area for peace and serenity. Putting an RV resort will bring a huge negative impact. The whole stretch of Dubois Rd is not even fully paved. These developers buy big chunk of AR properties in the area with a plan to turn into commercial. They didn't even consider or did their research about the demographic of people who live in the area. There was not a single community meeting and that is NOT a responsible planning. Please vote NO and hear the people's concern.

Thank you,

Len

Robie Crockett

From: Frontier Customer <2beers@frontier.com>
Sent: Sunday, May 10, 2026 7:16 PM
To: Planners; Robie Crockett
Subject: ReZoning of parcels 354-38-034 thru 036

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I am writing to you to state **my opposition to the rezoning of parcels 354-38-034 thru 036**. I hope that after you read this email you will take my opposition into consideration in this matter.

First, a little background on myself. My husband and I are residents/homeowners in Cedar Mesa Ranches/Hills. We reside on Old Highway 93. We moved here approx. 12 years ago from New Jersey. We settled in this area for many reasons. We needed the climate, solitude, calm that this area has to offer. It has been all that and so much more.

If a rezoning is done and the plan to move forward with building an RV Resort, all that we moved here for will change. Lives of the residents will change. People out here want a certain type of lifestyle. We are private people. We respect each other. We respect and try to preserve the environment and nature surrounding us. We also respectfully live alongside the wildlife that was here long before us and hopefully long after us. We respect our rights and do not impinge upon those around us.

We bought our property as it was zoned residential/agricultural. We bought it in mind that the properties around this area were zoned the same. If I personally wanted to open a business of any kind I would not purchase property zoned residential and agricultural. That is why we have zoning laws that your board enact and enforce. So why is it that a party from out of state can purchase property here with the intent of building and operating a RV Resort on that property when that property is specifically located in an area that is zoned residential and agricultural. Instead of changing the current zoning laws for that specific property why not enforce them? Our zoning laws are to benefit areas not just one owner and their property.

If this measure goes thru there are many adverse effects for everyone in this area.

1) Water is a very valuable and essential commodity for life. This area has water issues. Wells run dry. Hauling water sometimes deals with traveling a distance to get. Putting in a business in an area with an existing water issue will hurt everyone.

2) Electricity is another necessity with problems out here. It is not uncommon for this area to experience frequent power outages. Our electric grid cannot handle the additional need of an RV

park. On Saturday, May 9 our area was without power from Mohave Electric Cooperative for over 2 hours.

3) Internet although not essential but used by most is very interesting out here. It is very slow, and goes down frequently. We personally have a landline and internet service thru Frontier. Any storm or high winds knocks out our service.

4) Traffic and Roads are not made for heavy vehicles or heavy traffic. DuBois Road which this property lies on is paved. But it is not wide enough for 2 way traffic involving large RV's. The surrounding roads are all dirt roads and are very minimally maintained, if at all. Safety of these roads is essential for those of us living out here. Building a RV Resort on DuBois will cause traffic to be at a standstill whenever a RV is traveling on the roads. This is our access road to reach Interstate 40. This is the road that children walk on to catch their school bus. This is the road that we must travel to access our mailbox. DuBois already floods during monsoon season. Building a RV Resort and leveling the land and clearing the existing vegetation will only lead to more flooding. That will cut off access for everyone in this area.

Also, with vacationers and RV's come dirt bikes and ATV's. Our gorgeous area will be inundated with the sound and dirt from these vehicles on our dirt roads. Accidents are bound to happen.

5) A RV Park in this area would increase the **risk of fire**. We do not have a fire department out here. Any fire threat is a threat to all of us. Fire spreads quickly. On Saturday May 9 a house fire erupted down 93. Before the fire department could reach the area the entire house burned to the ground. Fire can happen to even the most careful person. Bar -b- ques, smokers, cigarette butts, chains dragging, all can devastate an area. Can it happen here now, sure. But the odds of this happening with a new RV Resort will grow exponentially.

6) Safety for ourselves and our property is imperative. Having people come and stay in the area that have no ties here can have a negative effect on the community. We are invested in this area. We own property here. We live here. Someone on vacation will not have the concerns and respect we have for the area. We have issues out here with homeless, panhandlers, and theft. Having people stop in for whatever length of time may increase these problems.

7) Rural mail service is an issue out here. It's hard to get someone to take this route on. Also, mail theft is an issue. Our mailboxes are located between the ramp for Interstate 40 and the proposed RV park. We drive 5 miles to pick up our mail at the boxes. Being disabled we cannot get out every day to pick up our mail. What will happen with all the additional traffic and people this RV park will bring? Picking up our mail will be more difficult. Theft of the boxes will be more frequent. Will anything be done to help us with the mail issues?

8) Rezoning an all residential/agricultural area to include a commercial business will have an **adverse effect on our property values**. The owner of the RV Resort will be making money. But the residents and property owners here will be losing money. Why is the wallet of one person/group more important than the current tax payers/land owners/residents here?

9) Wildlife out here is plentiful. An RV Resort would take away their habitats. 2 weeks ago my husband saw a beautiful BOBCAT cross DuBois in the proposed area. Javelina cross that road. Ravens and Golden Eagles can be seen there. Leveling that area for a business that will bring noise, light, traffic, litter, etc will devastate the wildlife. Not to mention the cattle in the area. Yes, there are **cattle ranchers in our area**. And as we all know, Arizona is a free range state. It's not unusual to find cattle out an about in this area grazing on whatever they come across. An RV Resort and cattle are not good neighbors.

As you see, there are many concerns. There are many things that will negatively effect the residents here. Some matters will even effect the RV Resort owners and customers. I ask that everyone reconsider this matter. Ask yourself, would you want an RV Resort built in your neighborhood? We live out here for a reason. Living near a new RV Resort is not one of those reasons.

One last point, there is already an existing RV Park on the opposite side of Interstate 40. It is located directly behind the Petro. It's an established Kingman business. Building a new RV Resort so close is not practical.

Tour our area before you make your decision. See why we are trying to preserve our way of life out here. Thank you for your time and consideration.

Phyllis Beers
2beers@ffrontier.com

Untitled

Saturday, May 9, 2026 9:20 PM

Rick Mars
9550 E Dubois
Kingman, Arizona 86401
May 10, 2026

To: Planning and Zoning Department
Mohave County Development Services

Subject: Formal Opposition to Proposed RV Park Adjacent to Residential Property

Dear Planning Commissioners and County Officials,

I am writing to formally oppose the proposed RV park development planned directly adjacent to my property and the surrounding residential and ranch properties in this area.

This proposed project raises serious concerns regarding water availability, public safety, emergency response, environmental impacts, zoning compatibility, and the overall character of our community.

First and most importantly, water availability in this area is already limited. Residents rely heavily on private wells, and existing water supply levels are often insufficient. There are already times when wells and storage systems struggle to keep up with normal residential demand. A high-density RV park would place an extreme burden on the groundwater supply and could lower the water table to the point where surrounding residents lose reliable access to water altogether. This area was never designed to support commercial-scale water usage.

Additionally, this area has historically been intended for large-parcel residential, ranch, and agricultural use, with approximately 10-acre minimum parcel standards helping preserve the rural nature of the community. Converting this land into a commercial RV park would dramatically change the character of the area and violate the original intent of low-density rural development.

Emergency services and public safety are also major concerns. Emergency response times in this area are already slow due to distance and limited resources. Introducing a large RV park population would increase the demand on fire, medical, and law enforcement services without adequate infrastructure to support that increase.

Crime and trespassing are another concern. Nearby residents already experience problems with individuals crossing fences and entering private property. Increased transient traffic associated with a large RV park would likely increase trespassing, theft, vandalism, and safety concerns for neighboring homeowners.


There are also serious environmental and drainage concerns. The property contains a large sand wash running through the middle of the acreage, estimated to be several feet deep and approximately 20–30 feet wide. This wash creates flood and erosion concerns and is not appropriate for dense commercial development. Heavy RV traffic and construction could worsen erosion, drainage, and stormwater runoff issues affecting neighboring properties.

Road conditions and traffic impacts must also be considered. The roads in this area are already limited and not designed for heavy commercial traffic or a high volume of RVs entering and exiting daily.

This proposed development is incompatible with the rural residential and ranching character of the surrounding area. It threatens the quality of life, safety, water security, and property values of existing residents.

For all of these reasons, I respectfully request that the County deny approval of this proposed RV park project.

Thank you for your time and consideration of the concerns of the residents who already live in and depend upon this community.

Sincerely, 
Rick Mars
7079539206
Shebam5@live.com

On Wednesday (8/3) at 5:30 PM, Mohave County Sheriff's Office Deputies responded to the area of Blake Ranch Rd. and Stephan Rd. east of Kingman for a report of a vehicle in a wash with a deceased subject inside. The reporting party advised that as he was travelling through the intersection, he observed the vehicle approximately 40 yards off of the roadway into the wash. He reported that the area had received heavy rain a few hours prior to finding the vehicle. Deputies observed the GMC truck was completely submerged in the sand and a male subject was located deceased inside the vehicle. With the assistance of fire personnel, the deceased male was extracted from the vehicle and conveyed to the Mohave County Medical Examiner. The male subject was identified as Steven Jerome Tucker, 64 of Kingman.

We would like to remind everyone that crossing a flooded roadway is extremely dangerous and sometimes deadly. Over the last week, our monsoon weather has created hazardous flooding in several areas of Mohave County. It is NEVER safe to drive or walk into flood waters.

✕

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Kingman | Press Release



0 Comments(s)



August 4, 2022

How can I help you?



READING TIME: 1 MIN (WORD COUNT: 182)



Robie Crockett

From: Sandra Smith <sandra_28408@msn.com>
Sent: Monday, May 11, 2026 11:09 AM
To: Robie Crockett
Subject: Planning and zoning agenda item# 11 Rezone of assessor's parcels no. 354-38-034 through 036 from A-R10/A zone to a C-RE zone

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Commissioners:

We are against this proposed project. This proposed RV park does nothing to enhance or improve our area, it does however, take precious resources from Mohave county and the residents in this area.

Water, which is a finite resource is a major concern. The average water usage per day for an RV is from 50 to 100 gals, per day. This park will have approximately 300 plus RVs using a minimum 50 gals per day , which equates to about 15,000 gallons per day. Will the aquifer sustain that usage, and still provide water to the residents that are living here? I believe a water study should be done by USGS and ADWR prior to any permits being considered.

Another major concern is "Black water and Gray water" or sewage. Septic tanks work great for single residences, so what do you do with 300 plus temporary RVs? A waste water treatment plant will need to be built, but there is still the question, where does the treated water go? If dumped into the aquifer, will it be safe and free of all contaminates, so as not to affect the residents that have wells?

Along with the above concerns, there is added traffic congestion on and off the I-40 . Night skies will vanish as more lighting is added along with the lighting at Petro Truck stop. Road maintenance is another issue, as most roads here are dirt. Will Mohave County up their maintenance schedule to keep the roads passable and safe?

Will there be a possible Sherrif substation added to the area, as there is the possibility of increased crime, traffic accidents and other situations that may arise. The RV park is not in a fire district, so what are the options to protect the Park and residents in case of fire, propane tank explosion, etc..

Thank you for your considerations.

Respectfully,

Wayne E. Smith and Sandra L. Smith
2752 S. Calle Marco Way
Kingman, AZ 86401

Drew Diaz

From: Val Gilbert <vghorsemanship@gmail.com>
Sent: Saturday, May 9, 2026 4:15 PM
To: Planners
Subject: rezone of parcel 354-38-034 thru 036

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I would like to express that we do not need another RV park off Blake Ranch rd. We already have people on weekends driving extremely fast in their side by sides or motorbikes up and down our dirt roads that are visiting the current RV park. We have ranch animals, wildlife, kids and elderly people. Visitors do not pay attention. I've almost been hit myself. They bother the farm animals thinking they can go into your yard and pet and feed your farm animals. They have cut my gate locks and bent my gate & fencing crashing into it to get into my property. They think the utility easement is their road. Even with the gate locked and clear signs everywhere. Animals have been hit and killed on the roads because they think 50+ MPH down our little roads is OK. I have had to install cameras and alarms in hopes to deter some of the people. As I can afford it, I will be installing more. I've spent well over a thousand on cameras and the necessary yearly services to run the cameras. I've had people come in and do donuts in my yard, spooking my horses and having to escort them off the property with force. Being threatened the whole time because they feel they have a right to be there because the utility easement looks to them like a road. They tear up the roads causing them to be very pitted. They throw trash out and bottles. I've had them dump things in my yard that my horses get into and now I have to load it up and take it to the dump.

The intersection at the freeway is a nightmare as people already don't stop that are exiting the freeway. They half way stop at the stop sign but never look, except toward Petro where they are headed. I can not even count how many times someone has pulled out right to me and I've had to slam on my brakes. You add a bunch of other people that are visitors and not looking, we will have multiple accidents. The truckers are always pulling off the road on the off ramp, right next to the no parking or stopping signs. This causes more issues, trash and congestion. We've already had a couple people's wells run dry and now you want to take more water. People at the parks often waste water as it isn't "their own". We also have theft at the mail boxes already. If you add more people to that area, we will get more. Plus there is a school drop off / pick up at the corner.

I don't see any reason to add more people who are not the least bit considerate of the rural lifestyle or people's property just because it is rural, Not to mention the added fire risk. There is still open land out

here and people think it's OK to just use it as their own. Thinking it is just open land when it isn't. Even if it's fenced. People will get hurt if they keep trespassing and threatening. Then we all lose.

Keep the RV parks in the commercial areas. Not where people are trying to live a rural, quiet lifestyle. The hunters also think it's OK to go onto private property and go through gates. Add another RV park and we will have even more of them on our land.

You have these vacant commercial properties with falling down buildings and they are just sitting there looking terrible. Why take away more land when there is stuff sitting empty and falling apart. Clean up the area. Don't add more trash.

There is no way this will create a ton of revenue for the city. So what is the reason?

Keep commercial areas as commercial. And keep rural - rural. Think of what it's like to have strangers running around in your yard. What it's like to come home and find someone driving around in your yard. We don't have police out here. We need to handle this stuff ourselves. Don't make it worse. Please.

- **Val Gilbert @ APX Real Estate Group" & Val Gilbert Horsemanship**
- Kingman, Arizona
- valerie@apxrealestategroup.com
- VGhorsemanship@gmail.com
- Cell Phone: 909-260-6206
- "Be Like the Nature of Water" - Bruce Lee

Drew Diaz

From: robert ornellas <onespacecowboy@gmail.com>
Sent: Sunday, May 10, 2026 11:27 PM
To: Planners
Subject: rezone of parcel 354-38-034, 354-38-035, 354-038-036

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To whom it may concern,

My wife and I are writing to formally state our opposition to the proposed rezoning of these parcels in our neighborhood.

We believe our community is not suited for high-density projects. Such developments would place an undue burden on our water table, power grid, and limited service roads. Furthermore, we are concerned that this project would ruin the general peace and quiet of our neighborhood.

We lack proper fire services, proper flood control, proper road maintenance and many other services that most people are used to. We help each other when someone needs a helping hand, and we are very community oriented.

The properties in question would be better suited to be 5 or 10 acre custom homes which would not over use our limited resources.

We ask that you take these concerns into consideration regarding the rezoning application.

Best regards,

Robert Ornellas/Jody Canali-Ornellas

Drew Diaz

From: Carol Morrison <camorris1231@gmail.com>
Sent: Monday, May 11, 2026 10:58 AM
To: Planners
Subject: Opposition of the RV Park off Blake Ranch

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Dear Members of the Mohave County Planning and Zoning Committee

I am writing as a resident of Cedar Hills to formally express my opposition to the proposed RV park located off Blake Ranch Road. While I understand the desire for local development, this specific project poses significant risks to our community's infrastructure and quality of life.

My primary concerns include:

- **Excessive Traffic:** Our current roads are not designed for a high volume of heavy, oversized vehicles. This development will lead to increased congestion, road wear, and safety hazards for local drivers.
- **Water Usage:** In an era of increasing resource scarcity, the massive water demand required to service dozens of RV sites puts an unfair strain on our local aquifers and could impact availability for existing full time residents that call this area home.
- **Septic and Waste Management:** I am deeply concerned about the capacity of the proposed septic systems to handle large-scale waste. Any failure or overflow could lead to groundwater contamination and long-term environmental damage to our soil and local ecosystems.
- **Light and Noise Pollution:** The installation of commercial-grade lighting and the constant turnover of visitors will disrupt the quiet, dark-sky character of our neighborhood, affecting both residents and local wildlife.

I urge Mohave County planning and Zoning to prioritize the long-term well-being of permanent residents and deny the permits for this development. We moved to this area for its peaceful quiet rural location, and this project directly threatens that.

Thank you for your time and for considering the concerns of the community.

Sincerely,

Carol Morrison

928-716-3681

2720 S Vista Verde

Kingman AZ 86401

Drew Diaz

From: Jack Morrison <jcmorrison0925@gmail.com>
Sent: Monday, May 11, 2026 11:04 AM
To: Planners
Subject: RV PARK OPPOSITION

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I live in the area and I am opposed to building a RV park. There is already a park in the area that has plenty of space. I don't like the idea of campers coming into the area using up water resources and dumping their septic systems in tanks around the park plus bringing in their recreational vehicles and running around on our neighborhood roads. I assure you that there will be under age drivers of those vehicles driving on the neighborhood roads with the lack of policing in the area. We all moved here to live the rural life with great neighbors, not weekend visitors who are not concerned with our community. In addition, I am also concerned about having the RV PARK and their light pollution contaminating the dark skies.

Thank you for listening to my concerns.

Drew Diaz

From: V R <vmherrera2013@gmail.com>
Sent: Monday, May 11, 2026 1:04 PM
To: Planners
Subject: Rezone of parcels #354-38-034 thru 036

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Good afternoon,

This email is to protest against the proposed rezoning and consideration of an RV park along Dubois Rd. Due to work, my husband and I are not able to attend the upcoming meeting.

My family and I have lived on Rease Rd for more than 5 years now. One of the reasons we chose to reside in this area is because of the open space between houses, ability to see the night skies without interference of significant lights, safety and many other reasons. We wanted to raise our children in a more rural setting so they can play outside, learn outdoor activities, see nature and wild animals, all in the safety of 10+ acres. By decreasing the parcel minimum and allowing a large RV park in the area, the lifestyle we are trying to preserve for our children will be lost. Smaller parcels or an RV park will mean more houses, more lights, more traffic and possibly more crime. Additionally, there is concern for the resources that will be necessary to support that size of an RV park. If we wanted to live in a subdivision with close neighbors we would not have moved out of town.

At this time, my household of 6, including myself, are strongly AGAINST and DO NOT support this proposal to rezone the area, nor to allow an RV park.

Thank you. If you have any questions, please contact me via email or phone.

Victoria Rossi
575. 491. 7163
Vmherrera2013@gmail.com
1695 S. Rease Rd
Kingman, AZ 86401

Drew Diaz

From: Faye Campbell <dolittle1939@gmail.com>
Sent: Monday, May 11, 2026 5:30 PM
To: Planners

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I am against camp ground or called rv park. VC

Drew Diaz

From: Terri Holt <livin4mor@gmail.com>
Sent: Monday, May 11, 2026 6:32 PM
To: Planners
Subject: Petition, and thoughts

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Hello

I have signed the petition opposing the RV Park at Blake Ranch Road and Dubois. I live 1 mile South of this. We bought this property 4 years ago, because its out of town, quiet, remote and that's exactly what we wanted. We moved from a big city, and with the truck stop across the highway, we thought we were safe, and quiet. If a RV Park is allowed, we will have all sorts of atvs, traffic on our dirt roads that noone pays to maintain. This would ruin WHY we purchased here. Please do not allow this. Thank you!
Sincerely Terri Holt 1900 S. Blake Ranch Road Kingman 86401 928 867 7229

Drew Diaz

From: Shara Flores <sharaflores20@gmail.com>
Sent: Monday, May 11, 2026 6:47 PM
To: Planners
Subject: Oppose South Forty RV park

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To whom it may concern,

My family and I own property of full time residence adjacent to the proposed RV park and strongly oppose this build. We moved to this region to escape the city and its lights and traffic that blot out the night sky, landscape, and quiet mountain foothills. This large RV park build threatens the life we have built here.

Respectfully
Carlos and Shara Flores family
Kingman, AZ

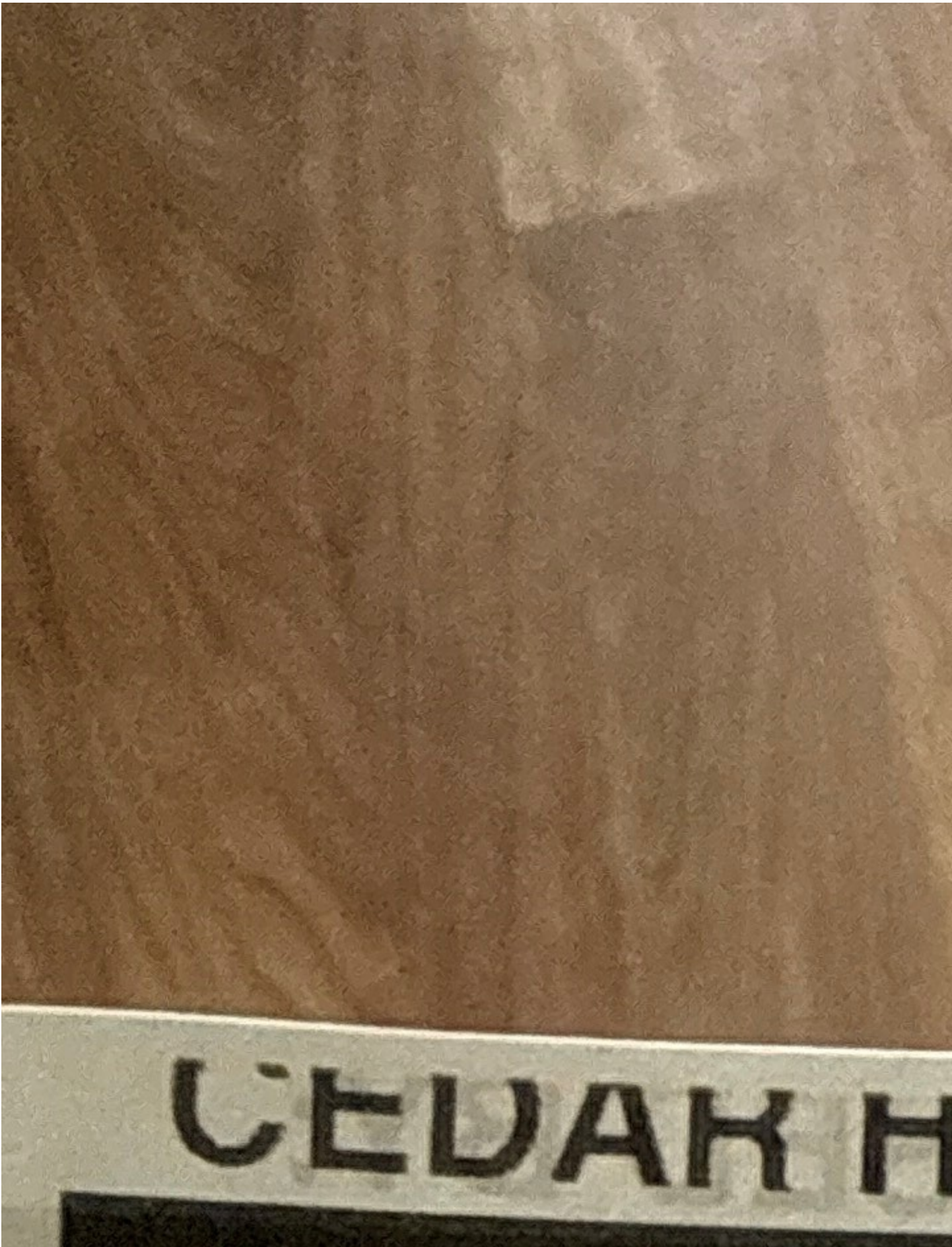
LOS ANGELES

SAN

SHANNON R.



Speedco Truck
Lube and Tires



Drew Diaz

From: Cheryl Holt <cheryleholt1967@gmail.com>
Sent: Monday, May 11, 2026 7:01 PM
To: Planners
Subject: Opposition to RV Park Blake Ranch

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We bought a property on S. Blake Ranch Road 4 years ago. We bought this due to location and tranquility. I plan on living here until I die. I strongly oppose this for various reasons. Lack of infrastructure with water and electricity will hurt us all. To say nothing of possible fires due to the dry climate and off road vehicles. This is an open range cows have more rights than we do. I do not want the traffic on Blake but the biggest problem is as the RV's come to stay for a few days or months they will degrade our scenic area with ATV's UTV's and jeeps. This is MY home they will be using the roads for fun making my property not so private anymore. They will leave trash and ruin the roads we fix. It will mean more wild life loss due to noise and possibly getting run over by carelessness because this is not their home. I am asking you to please reconsider the location of Blak ranch and Dubois due to quality of life, you would not want this in your area do not do this to us. We will continue to fight for our quality of life.

Drew Diaz

From: ken simpson <kssimpso@sbcglobal.net>
Sent: Monday, May 11, 2026 11:05 PM
To: Planners
Subject: rezone of parcel #354-38-034 thru 036

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I am absolutely opposed to this action considering our already fragile electrical grid and water table this RV park would put a huge impact on both not to mention the septic waste.

The owners of the propose RV park admitted thru their paid advocate at the school meeting that several approvals would be necessary before they can begin construction, but rezoning must be passed first damage would already be done and should they decide that it would be too expensive to continue then they walk away after nuking our protected zoning!

The rezoning of our neighborhood would real estate wise be devastating to our now slice of paradise developers would go into a feeding frenzy chopping parcels like mad men, real estate agents already list homes out here as " home in very desirable Cedar Hills". I own acreage here in Cedar Hills and could benefit financially by sub dividing but I could never slice up my paradise!

Thank you for your attention to this matter,
Ken & Traci Simpson, Virginia Piehler

Drew Diaz

From: Carlos Flores <c.floresconstruction@yahoo.com>
Sent: Tuesday, May 12, 2026 8:01 AM
To: Planners
Subject: Rezoning

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🙄 To Whom;

I am a resident of the Blake ranch Community, we are few but we are People who Value our Space and Privacy!

Your proposal to rezone and put a Rv park in our Community is Totally an invasion of our Privacy and a disruption to our Community. All for someone whom obviously does not care about our Community but rather a Bottom line. Perhaps you who represent us, our Community who by the way are also, VOTERS, Tax Paying Law biding Citizens of A Community that respect the lives and lifestyles we so desperately worked so hard for!!

The bottom line is not always the right motivation, there are real Homes and Families that are being impacted by this Decision to build so close to a Community and People that have worked so Hard to get what they have and where they Call Home.

You as Representatives of Us The Tax payers, and are Obligated to Represent us in Truth and Faithfulness! You were Voted in to protect us, you can be easily Voted out if our interests are not fully and faithfully represented and Executed as Our Communities have Outcried,

There is a Whole Desert out there not imposing or impacting the Lives, Homes and Families of A Community a People's who Value their Constitutional Right for a Home away from congestion of The Bottom Line!!

So in Closing To Whom;

Please Consider our Community, Our Families and Our Vote..!

We Vote, No Rezoning for a Commercial congested Rv park!

Thank you

Carlos Flores

Resident, Husband, Father, Home Owner. Voter

May 11, 2026

Planning and Zoning Commission

Mohave County, Arizona

RE: Formal Opposition to Proposed RV Park — Blake Ranch Road, DuBois Road & Roper Road in Mohave County, Kingman, Arizona.

Dear Members of the Planning and Zoning Commission,

I am writing as a concerned resident to formally register my opposition to the proposed recreational vehicle (RV) park at the intersection of Blake Ranch Road, DuBois Road, and Roper Road. I respectfully urge the Commission to carefully consider the significant and wide-ranging impacts this development would have on our community, our infrastructure, and our natural environment before rendering a decision.

1. Traffic and Road Safety

The roads serving this area — Blake Ranch Road, DuBois Road, and Roper Road — are rural roadways not designed to accommodate the volume or the size of vehicles that a commercial RV park would generate. Large recreational vehicles, towed trailers, and increased passenger traffic would pose serious safety risks to existing residents, cyclists, and pedestrians. I urge the Commission to require a comprehensive traffic impact study prior to any approval, and to ensure that no approval be granted unless adequate road improvements are fully funded and completed.

2. Noise and Disturbance

An RV park by its nature is an active, around-the-clock operation. Generators, late arrivals and early departures, outdoor gatherings, and general transient activity would introduce persistent noise into what is currently a quiet, rural residential area. This represents a fundamental change to the character of the neighborhood and a direct diminishment of quality of life for long-established residents. The rural, quiet setting is the reason I located here in 2010.

3. Environmental and Water Resource Concerns

I have serious concerns about the environmental impact of this proposed development, including:

- Strain on local groundwater supplies in an already water-stressed region of Arizona
- Risk of wastewater and gray water contamination from RV holding tanks and dump stations

- Degradation of native desert habitat and disruption of local wildlife corridors
- Increased runoff and potential erosion from expanded impervious surfaces

A thorough environmental impact assessment should be a prerequisite for any further consideration of this project.

4. Property Values

The introduction of a high-density transient use facility in this area is likely to negatively affect surrounding residential property values. Neighboring homeowners made their investment decisions based on the existing rural character of the area. Approving this application would represent a significant breach of the reasonable expectations of those property owners.

5. Community Character and Aesthetics

The proposed RV park is incompatible with the rural and residential character that defines this community. The visual impact of RVs, utility hookups, lighting, signage, and support facilities would be a stark departure from the scenic and low-density environment that residents and visitors currently enjoy. Once lost, the rural character of a neighborhood is extraordinarily difficult to restore.

6. Infrastructure Capacity

Beyond roads, this development would place additional demands on local utilities and emergency services. Fire suppression access, emergency response times, utility line capacity, and waste disposal infrastructure must all be thoroughly evaluated. The burden of any required infrastructure upgrades should not fall on existing taxpayers and residents.

7. Economic Considerations

While proponents may argue that an RV park brings economic benefit, the Commission should weigh those claims critically. The economic benefits of transient tourism are often overstated and temporary, while the costs — infrastructure wear, environmental remediation, declining property tax revenues from depressed home values, and reduced quality of life — are long-lasting and borne disproportionately by permanent residents. A development model that benefits outside investors at the expense of the established community is not sound economic policy.

In summary, I respectfully but firmly oppose the approval of this proposed RV park. I ask that the Commission deny the application, or at minimum, require rigorous independent studies addressing each of the concerns outlined above before any further action is taken. I also request that adequate public notice and opportunity for community input be provided throughout this process.

I appreciate the Commission's time and its commitment to thoughtful, responsible land use decisions that serve the long-term interests of all residents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark A. Cherry". The signature is written in a cursive style with a horizontal line underneath it.

Mark A. Cherry
1255 S. McCarrel Rd.
Kingman, Arizona, 86401
928.377.2400
macherry54@gmail.com

o Rv Park

My name is Deneite Depew and I am a resident in the cedar Mesa ranch area. I am opposed to the proposed RV park up the road from my home.

There are many reasons I oppose this project, many of the other reasons will be presented by others. My opposition is to my health, the health of my family, neighbors and animals.

I have worked in the animal field for 40 years and have seen a lot of very sad cases involving multiple different types of diseases. The disease that breaks my heart the most is coccidiomycosis also known as valley fever. Valley fever is contracted by a microscopic spore in the soil in mountainous regions, disturbance of the soil sends these microscopic spores into the air where they are inhaled. After being inhaled these spores cause a multitude of different symptoms. In animals it can cause respiratory conditions, joint pain, GI upset and many other symptoms that are often missed, because of the strange way this disease functions, All resorting in irreversible damage The increase in valley fever in our area has gone up substantially over the past 20 years.

The clearing of this lot will send these spores into the air and spread them throughout our neighborhood and if that isn't enough, anybody walking, riding or driving near this area could bring the spores home to their family and animals, because the spores can be picked up onto the soles of our shoes, the tires of our vehicles and the paws and hooves of our animals, Increasing our chances of contracting valley fever.

There are so many people out here that are ignorant to the horrors of this disease. I have attached some information from the cdc's website that is based on Arizona's department of health services.

Not only has there been an increase in valley fever in the animal world but there is also an increase for humans. The data that I have provided to you is showing an increase in humans.

I also provided information about key building eras in Kingman and how it correlates with the increase of valley fever in the Mojave valley. You will notice that in the years 2010 to present The graph for the Mojave desert starts to increase in 2008 and doesn't start to decrease or level out until 2011. If you look at the data I provided from Mohave counties website you will notice an increase of construction during 1990 through 2009, then it goes on to state that in 2010 the pace slowed down compared to the early 2000s. But in 2021, the city of Kingman issued 1,400 residential permits signaling a new wave of development. Going back to the graph for Mojave desert, valley fever increases around the same time. You will notice in 2018 valley fever takes a spike and doesn't start leveling out until after 2021. In the key findings you will see that it states surveillance continues to show a generally increasing trend from 2022 highs with q1 2025 showing exceptionally high case counts across the Southwest, potentially exceeding 2024's record.

I'm providing you this data because I believe the construction of an RV park in our area will increase the chances of the residence and their animals of getting valley fever.

I also feel it will damage our environment, we live out here in a place called Cedar Mesa Ranches, everything this RV park is wanting to do takes away from that exact name. They propose to remove all the cedar trees to make a very large parking lot. I personally don't like the view of a large parking lot with no trees. That's why most of us moved out here 20 to 25 miles outside of town, we wanted to be away from all of that hustle and bustle of the city. I also feel the traffic of RVs and large trailers traveling on Dubois Rd and trying to make the turn onto Dubois Rd from Blake Ranch Rd will create unneeded and unwanted accidents. The turns at the beginning of dubois are difficult enough to maneuver during the day when you don't have a trailer or a large RV you're trying to control.


I propose that if you allow this RV park to be built in our neighborhood that you put extreme conditions attached to their construction guidelines and requirements, such as: require them to leave a designated amount of cedar trees, so our environment doesn't get devastated by clearing the lot. I also propose they provide coccidiomycosis testing (valley fever) to whomever wants it, for both humans and animals, at their expense every 6 months during All phases of construction. I also strongly recommend keeping the entire site watered down during All phases of construction to slow the spread of valley fever. Which then brings us to the next problem, our area is already under additional strain from water use not only because of the already existing RV park, but other reasons that will be presented to you.

Please take my health, my family's health, the health of my neighbors and the health of all of our animals into careful consideration, our lives my depend on it.


Thank you for your time and consideration in this matter

Based on data from the Arizona Department of Health Services (ADHS) and recent studies, Valley Fever (coccidioidomycosis) cases in Mohave County and Northern Arizona have experienced a significant upward trend from 2015 to 2024, with high incidence rates continuing into 2025–2026.

Mohave County Valley Fever Trend (2015–2026)

While the vast majority of cases occur in the Phoenix/Tucson areas, Mohave County and the surrounding "Plateaus/Mojave Desert" regions have seen the highest *relative* increases in incidence in the state.  National Institutes of Health ... +4

- **2015–2019:** Cases were relatively low but began a steady rise.
- **2020–2022:** The incidence in the Mojave Desert region (which includes parts of Mohave County) was 4.5 times higher than the 2005–2007 average.
- **2023–2024:** Cases in Northern Arizona doubled compared to 2017–2019 averages. 2024 saw a 34.3% increase in cases statewide compared to the 5-year median, with high numbers affecting northern counties.

- **2025–2026 (Provisional):** Surveillance continues to show a "generally increasing trend" from 2022 highs, with Q1 2025 showing exceptionally high case counts across the Southwest, potentially exceeding 2024 records.  Contagion Live +4

Key Findings

- **Surging Incidence:** The Mojave Desert region saw an average annual increase of 58.96 cases per 100,000 population comparing 2005–2007 to 2020–2022.
- **Highest Risk Age:** Individuals 60 years and older have the highest case rates.
- **Seasonality:** Cases generally peak in November, but early 2025 saw significant spikes in March.
- **Underreporting:** The reported number of cases likely underestimates the true burden of disease, with estimates that 10–18 times more cases occur than are reported.  Centers for Disease... +3

For the most precise year-to-date figures for 2026, you should consult the ADHS Valley Fever Annual Report dashboard.

Key Building Eras

- **Railroad & Early Settlement (1882–1939):** This era consists of the Historic Downtown area, featuring Victorian, Adobe, and Craftsman styles. Only roughly 324 units from this era remain today.
- **Post-War Transition (1940–1969):** Growth remained modest, with the Kingman Army Airfield influencing development in the 1940s. Construction began to pick up in the 1960s with roughly 1,200+ units added.
- **Modern Expansion (1990–2009):** The "Golden Age" of Kingman's growth. Over 6,900 homes were built in these two decades alone. This era saw the rise of modern subdivisions and large-scale residential planning.
- **Contemporary Growth (2010–Present):** While the pace slowed compared to the early 2000s, building remains steady. In 2021 alone, the City of Kingman issued over 1,400 residential permits, signaling a new wave of development. K Kingman Economic ... +5



Regional Increases in Incidence of Coccidioidomycosis (Valley Fever) — Ar...

cdc.gov

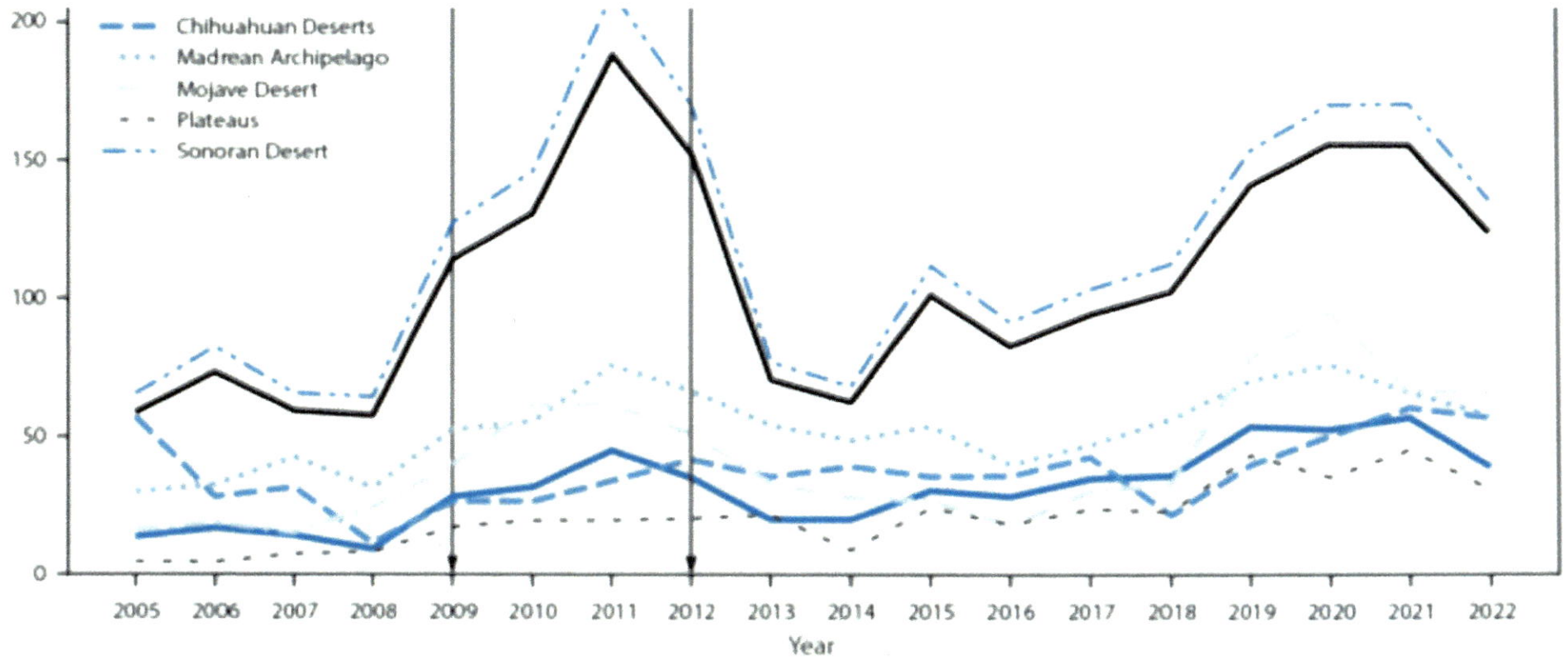
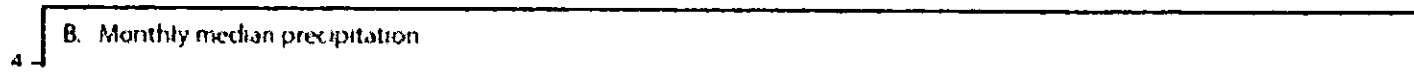
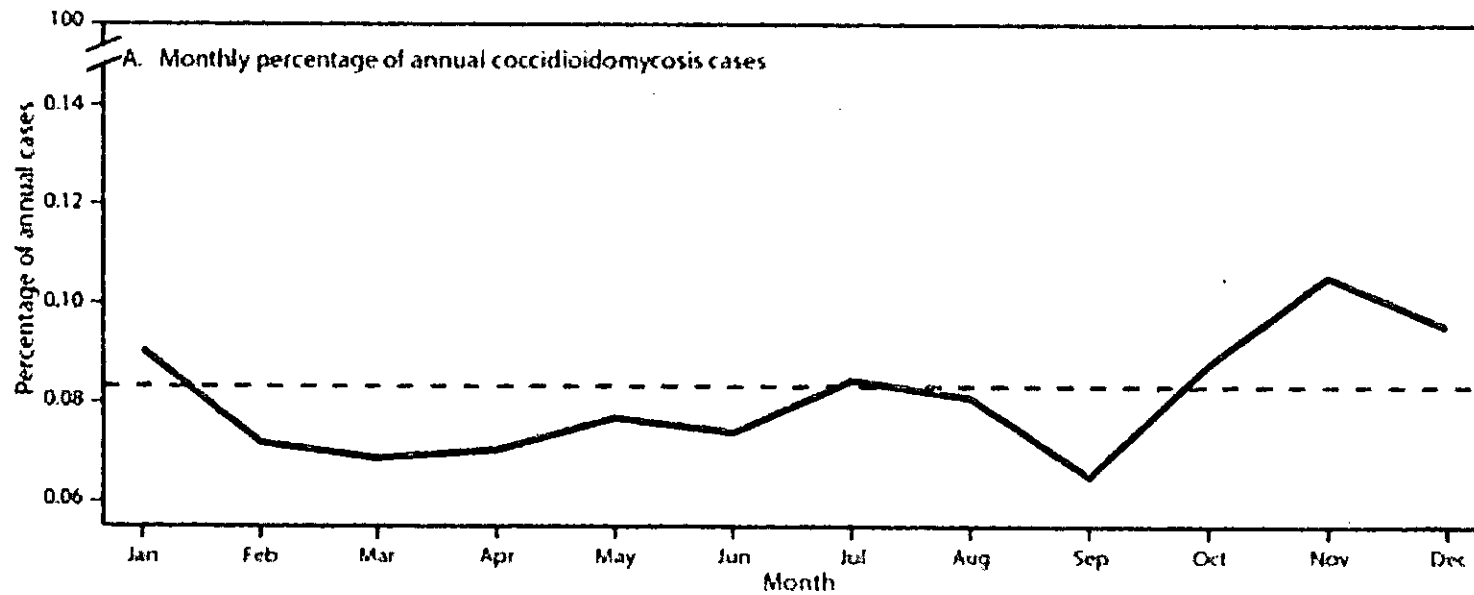


FIGURE 2. Monthly statewide percentage of annual coccidioidomycosis cases (A), * regional monthly median precipitation (B), and regional monthly average daily temperature (C) – Arizona, 2005–2022†



Cdc.gov

Valleyfeverinstitute.com

Bannerhealth.com

Azdhs.gov

Robie Crockett

From: Matthew Gunderson
Sent: Tuesday, May 12, 2026 10:19 AM
To: Robie Crockett; Robert Dmohowski
Cc: Melanie Stradling
Subject: Fw: Blake Ranch Road - P&Z Meeting, May 13th, Item No. 11

FYI

Robie, can you make sure this is given to the Commissioners?

Rob, can you or one of the Planners send this to the applicant so they are aware of it as well?

Thank you,

Matthew Gunderson
Planning & Zoning Manager
P: 928-757-0903 EXT 5886

My hours: Mon-Thu. 7-6
Development Services: Mon-Fri 7-6

From: Scott Holtry <HoltrS@mohave.gov>
Sent: Tuesday, May 12, 2026 10:15 AM
To: Marianne Salem <SalemM@mohave.gov>; Steven Latoski <latoss@mohave.gov>; Matthew Gunderson <GundeM@mohave.gov>
Cc: Travis Lingenfelter <LingeT@mohave.gov>
Subject: RE: Blake Ranch Road - P&Z Meeting, May 13th, Item No. 11



Thanks Marianne,

I will also have staff pass this info onto the Commission.

Thanks



Scott Holtry

Director
Mohave County Development Services
Building·Environmental Quality
Flood Control·Planning·Zoning
Phone: 928-757-0903
3250 E Kino Ave, Kingman, AZ 86409
holtrs@mohave.gov

From: Marianne Salem <SalemM@mohave.gov>
Sent: Tuesday, May 12, 2026 9:15 AM
To: Scott Holtry <HoltrS@mohave.gov>; Steven Latoski <latoss@mohave.gov>
Cc: Travis Lingenfelter <LingeT@mohave.gov>
Subject: Blake Ranch Road - P&Z Meeting, May 13th, Item No. 11

Good morning, Scott,

Mr. Nyberg stopped by the District 1 Office to discuss his concerns regarding P&Z Agenda item # 11, a request to rezone parcel Nos. 354-38-034 through 036 from AR/10A to C-RE to allow for the development of an RV park.

Mr. Nyberg stated the public notice was received in the mail on the final day of the posting period. He also shared that they held a community meeting last week, and residents do not feel they have received enough information regarding the proposed project.

The primary concern is the 163-space RV park, including the possibility of a brick wall being built around it, possibly adjacent to one of the neighboring residences.

There is also concern for flooding in the area and County’s ability to address and control future flooding impacts.

Mr. Nyberg and the surrounding residents are requesting a continuance to allow additional time for discussion and review of the rezoning proposal and related information.

I told Mr. Nyberg that I would contact the District 1 Supervisor, the P&Z Director, and the DS Director to make you aware of the resident’s concerns and their request to continue the agenda item.

Mr. Nyber’s phone number is: 702-338-7806, Email: rocklook@aol.com

Sincerely,

Marianne Salem, CPM
District 1 Manager for
Travis Lingenfelter, Chairman
Mohave County Board of Supervisors

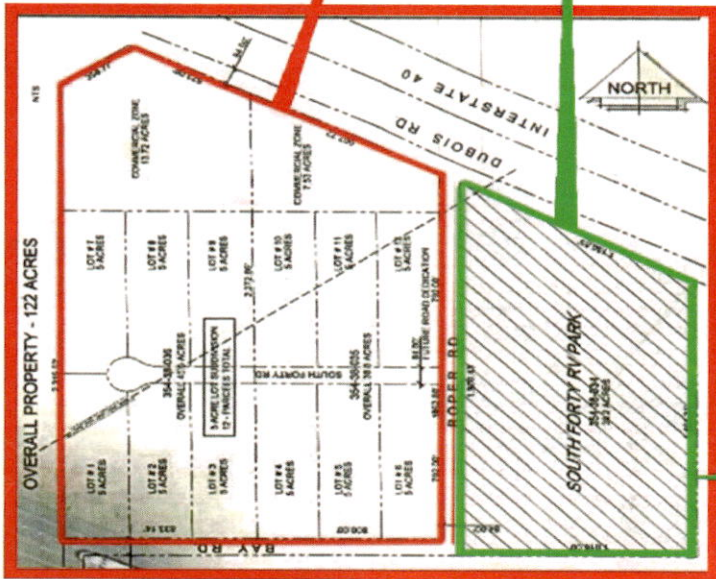
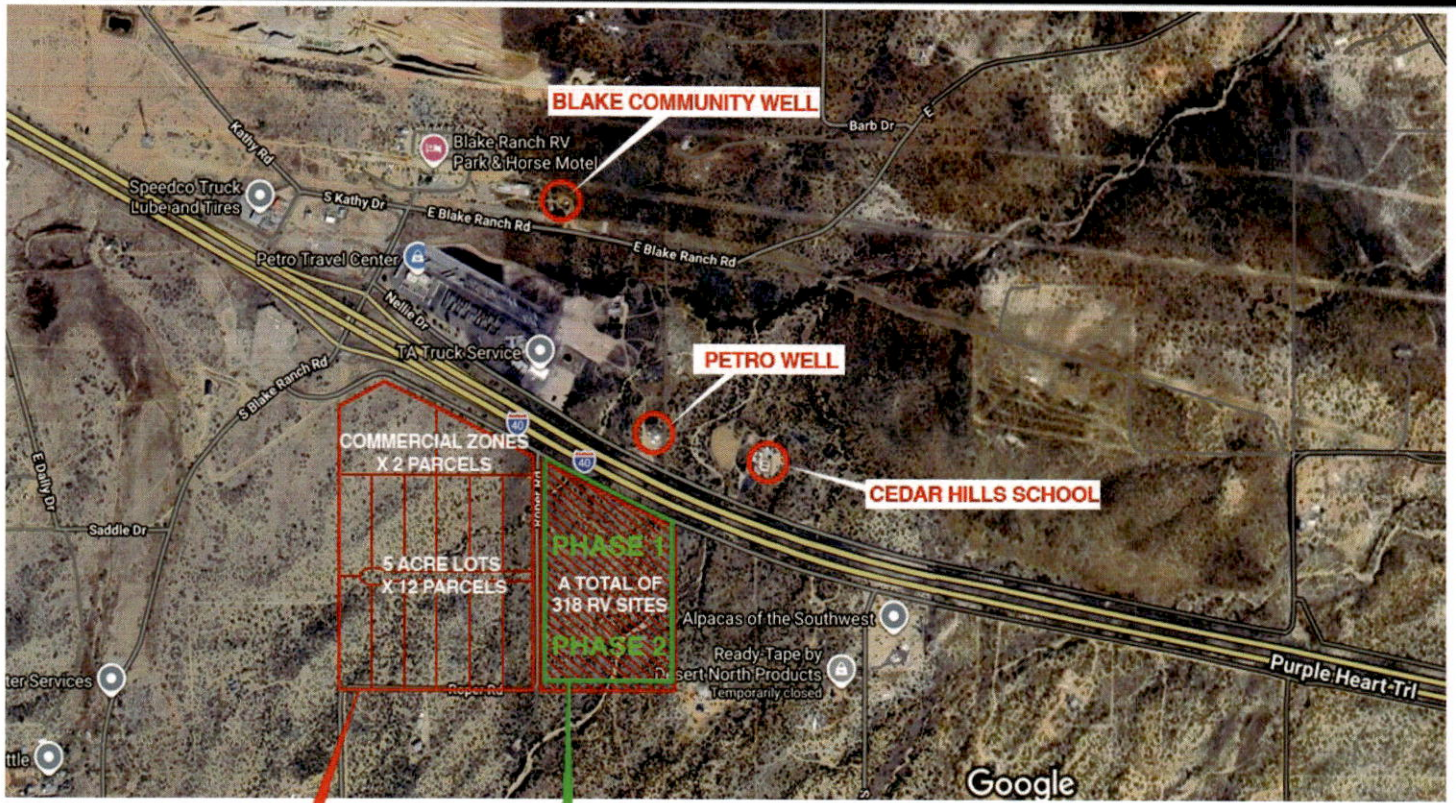
Office: (928) 753-0722

700 W Beale Street
Kingman, Arizona 86402

SOUTH FORTY RV PARK PROPOSED BY:

SAM SPERON Owner 362 Michael John Dr. Park Ridge IL 60068

SHANNON R. DENMARK & ANDREW TAYLOR Agents PO BOX 1582. Apple Valley, CA 92307

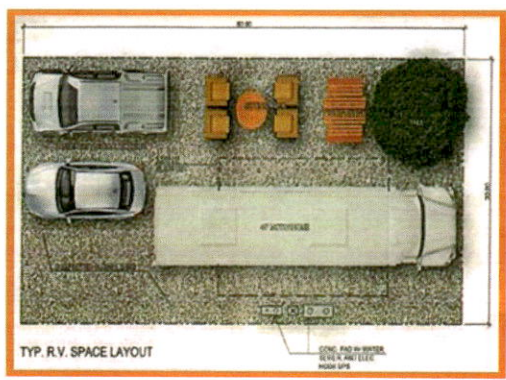


APN:
 354-38-034
 354-38-035
 354-38-036
**122 ACRES
 IN TOAL**

RV PARK AREA



SITE DATA - SOUTH FORTY RV. PARK			
APN:	354-38-034, 35 & 36		
SITE AREA	ACRES		
AREA			
PHASE 1	19.85		
PHASE 2	18.55		
TOTAL FOR SITE	38.23		
PROPOSED SITE USAGE			
RV PARKING	PHASE 1	PHASE 2	TOTAL
30' x 60' FULL THRU RV SPACES	29	20	49
30' x 50' RV SPACES	137	128	265
16' x 24' CABIN	6	6	12
TOTAL FOR SITE	163	155	318
PROVIDED PARKING STALLS	PHASE 1	PHASE 2	TOTAL
W x 19' STANDARD PARKING STALLS	42	29	71



TOTAL of 318 SITES

PHASE 1 = 163 SITES + PHASE 2 = 155 SITES

CEDAR HILLS COMMUNITY MEETING RESULTS

LIST OF NEGATIVE IMPACT FROM THE SOUTH FORTY RV PARK REZONING PROPOSAL

1. Water Resourse: Impact on the 2 commmmercial wells in close proximity.
2. Massive flooding on Dubois Road directly in front of the proposed location.
3. Destruction of the quality of dark sky viewing for residents and local astronomy club members
4. No zoning buffer zone per A-R/10 residents in this proposed area.
5. 250% increase in Valley Fever among pets and people in the previous 5 years.
6. Increased traffic concerns that will be caused by the staggering amount of RV sites and the many other business related vehicles.
7. Visitors / customers of the facility who will be roaming the community roads with their various off-road vehicles, which will most likely involved with alcohol and potential firearm usage.
8. Noise pollution caused by the RV park facility, as well as the vehicle noise, loud music, fireworks and etc. from their visitors / customers.



YES VOTES



NO VOTES

VOTING RESULT WITH SIGNED PETITONS FROM THE MAY 8TH 2026 CEDAR HILLS COMMUNITY MEETING AT THE CEDAR HILLS SCHOOL



BLAKE COMMUNITY WELL

PETRO WELL

CEDAR HILLS SCHOOL

**COMMERCIAL ZONES
X 2 PARCELS**

**5 ACRE LOTS
X 12 PARCELS**

PHASE 1

**A TOTAL OF
318 RV SITES**

PHASE 2

The Three Mary's

DO NOT ENTER
WHEN FLOODED

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:

Rezoning of a portion of a REZONE of Assessor's Parcel No. 152-31-034 through 152-31-035 from an A-W-10A (Agricultural Residential Ten Acre) zone to a C-RE (Commercial Recreation) zone to allow for an RV park, in the Roadside Village Community of Interstate 40, east of Blake Ranch and near the intersection of Interstate 40, Skannon R. Denmark and Andrew Taylor at the west of Sam Spron. MS

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING DIVISION AT (928) 757-6903, OR VISIT WWW.MOHAVE.GOV

Petition # 1 for Cedar Hills Rezoning

This is a petition from the residents of Cedar Hills Area stating that we are 100% against rezoning the current A-R/ 10A zoning to the proposed C-RE (Commercial Recreation) zone to allow for an RV Park in the Kingman vicinity. Dubois Road.

Various Reasons listed below:

1. Concerns over water resources. Water table depletion and negative effect to existing wells. The two nearby commercial wells (Petro and Blake Ranch) are already experiencing seasonal difficulty.
2. Desire to keep existing zoning (AR 10) in Cedar Hills area.
3. Potential for destruction of mature Juniper Forest.
4. High density usage. This area has a previous denial of AR -3
5. Destruction of Dark Skies. Cedar Hills is currently designated as a dark sky area in the state of Arizona.
6. Increase in incidence of Valley Fever due to construction as witnessed in Valley Vista with the tree farm.

Signature	Name	Street Address	E Mail Address
1.	Anna Nyberg	1108 McCarrel	Sturgis 777@aol.com
2.	Ronald Y. Lang	1108 McCarrel	Rockhook@AOL.com
3.	Renee Stoeck	9639 E JCRanch Rd	RTrepps@Gmail
4.	Ann John	9639 E JCRanch Rd	RTrepps@Gmail
5.	Mark Cherry	1255 S. McCarrel Rd	macherry54@gmail.com
6.	Donna Lopez	10376 E. Windup Trail	scottirone@gmail.com
7.	M. A. B. B. B. B.	2750 N Stephen	None

Petition # 1 - NO

Signature Name

Street Address

Email Address

Within 300'

8 Charles Horcher 1501 Appaloosa Rd c-horcher@yahoo.com

9 Joyce L. Bach 1501 Appaloosa Rd C-horcher@yahoo.com

Within 300'

10 Joe Drwal 9248 E Bay Dr. Joedrwal@hotmail.com

11 JIM MANN 10537 E. BLAKE RANCH RD JIMMANN8@AOL.COM

12 DIRANCHER 251 N. FRIENDSHIP PASS DIRANCHER@GMAIL.COM

13 DIANA VIS 11158 E Blue Dog Road DIANAVIS@pacbell.net

14 DESTINEE VIS 11158 E Blue Dog Road DESTINEEVIS@GMAIL.COM

15 Valerie S. Grimes 10120 E Old Hwy 93 vgrimes@msn.com

16 Charles G. Gifford 9765 E Blake Ranch Rd

17 Sandra L. Smith 2752 S. CALLE MARCO WAY SANDRA_28408@MSN.COM

18 Bill E. Bear 19615 APPALOOSA RD WBEAR@SKAWAEMAIL.COM

Within 300'

19 Cota Mann 9550 E Dubois PR

Petition # 1 - NO

Signature Name

Street Address

Email Address

Signature Name	Street Address	Email Address
20 <i>Wally E. [Signature]</i>	2752 S. CALLE MARCO WAA KINGMAN AZ 86401	LIFEISGOODJVAZ@ HOTMAIL.COM
21 <i>[Signature]</i>	9800 E DUBOIS DR KINGMAN AZ 86401	ACLESS GLASS @ GMAIL
22 <i>Rab [Signature]</i>	9550 E DUBOIS DR KINGMAN AZ 86401	
23 <i>[Signature]</i>	10764 E OLD HWY 93 KINGMAN, AZ. 86401	
24 <i>Jacqueline Lelli</i>	500 N. Silver Dollar Rd, Kingman Az 86401	
25 <i>[Signature]</i>	500 N Silver Dollar Kingman AZ 86401	ocotilloranch@verizon.net
26 <i>[Signature]</i>	1672 S REESE RD KINGMAN - AZ 86401	
27 <i>Jimmy Herrera</i>	11340 E Calle Maricopa Kingman AZ 86401	42254piggy@gmail.com
28 <i>Joan Orzady</i>	11400 E Deer Crossing Rd Kingman AZ 86401	joania13@hotmail.com
29 <i>Rosalie Liddy</i>	10315 E. Blake Ranch Rd Kingman	
30 <i>John De Gennaro</i>	9370 E. BAY DRIVE KINGMAN	
31 <i>[Signature]</i>	10005 E. TIGER TAIL DR. 10005	andyweatherly@gmail.com

Within 300'

Petition #1

100

Signature Name

Street Address

Email Address

Signature Name	Street Address	Email Address
32 Cheryl Holt	1000 S. Blake Ranch Rd	cherylholt1962@gmail.com
33 Anna Sultanova	10972 E. Old HWY 93	anna.sultanova2000@gmail.com
34 Michael Leija	10972 E. Old HWY 93	7077badger@gmail.com
35 Roxanne Heath	10840 E Line Dr	roxcheath@gmail.com
36 Tyler Neely	10840 E. Line Dr	
37 Wayne Stiles	2000 S Blake Ranch Rd	electric.ever@yahoo.com
38 Dean Hill	2573 S Rockchuck Dr	DLH222222@gmail.com
39 Desiree J. Master	2573 S Rockchuck Dr	desireejanemaster@gmail.com
40 Danielle Levensen	2600 S. Calle Marisol Wy	Danielle.Levensen@gmail.com
41 BARBARA NEWBILL J.R	129 N REASE Rd	DAVENBARB@FRONTIER.NET.NET
42 JAMES MARTIN	10490 E LINE DR 928-757-2318	
43 Arianna Cusebolt	1601 S Appaloosa	Arianna Cusebolt Yahoo

Petition # 1

~~NO~~

~~NO~~

Signature Name

Street Address

Email Address

Signature Name	Street Address	Email Address
44 Ralph Carl	1601 S. Appaloosa	BOLTMAAD62/YAHOO
45 TRACI A. MANN	10551 E. Blake Ranch Rd	?
46 Juliet Staer	2152 S. McCarrel Rd	Julie.spirit.yahoo.com
47 JOHN LUTENSKE	11290 E SAND RIVER RHT	SKEDAD3@GMAIL.COM
48 Ceciliu Stiles	2000 S Blake Ranch Rd	cisstiles33@yahoo.com
49 Wayne Stiles	2000 S Blake Ranch Rd	electric.ever@yahoo.com
50 Rich Beers	10730 EAST OLD HWY 93	2beers@frontier.com
51 Styellio Beers	↓	↓
52 W.D. Kimberly Stiles	1185 N William Rd	N/A
53 DANI MORIO	9701 E BLAKE RANCH RD	
54 Eli Helman	2631 N. Twin Hills Rd.	ehdesignswc@gmail.com
55 Austin Graton	3020 N. Stetson Rd.	austingrat@powerc.net

Petition # 1 - NO

Signature Name

Street Address

Email Address

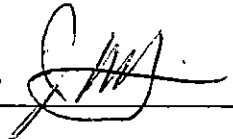

Signature Name	Street Address	Email Address
56 Robert Owens	10413 Treasure LN Kingman 86401	
57 JACK COREY	ON TOP OF ELLIOTT RIVER RD	YOTASN DUBS@GMAIL
58 R MCORNEILLAS	9227 E. DALLY DR 86401	onespacecowboy@gmail.com
(928) 692-001359 Sammie Dale	9501 E Nellie Dr 86401	Sammie.Dale@HSD.net
60 Christina Ramirez	9501 E Nellie Dr 86401	cr Ramirez@HSD.net
61 Tom Nolan	10419 E. HAPPY TRAILS RD	TOMNOLAN123@AOL
62 Tammy Nolan	10419 E. Happy Trails rd	Tammy Nolan
63 Carl Sennerson	10410 E Line Dr.	Carl Sennerson
64 Carl Sennerson	9918 E Blue Road	RockyH Bra @na
77		
78		
79		

Petition #1 No



Signature Name

Street Address

Email Address

	Signature Name	Street Address	Email Address
65 80	Mike Dux 	9485 Elliott ^{Kingman AZ}	mlay48@yahoo.com
66 81		9395 Lowell ^{Kingman AZ}	
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			

Petition # 1 NO

	Signature Name	Street Address	Email Address
82	 JOSEPH P. SERRA	3068 S CIL ANNIETA	JOE_SERRA@GMAIL.COM
83	Jack Morrison	2720 VISTA VERDE	JEMORRISON0925@GMAIL.COM JEMORRISON@G
84	Carel A Morrison	2720 S. VISTA VERDE	camorris1231@gmail.com
85	David D'Alto	20005 McCarrrel Rd.	lee1967pontiacgto@gmail.com
86	Shawn Covatta	1300 S MCCARRREL RD	A
87	Prudence Ruberti	1300 S MCCARRREL RD	A
88	Jeanne Bernhardt	9220 E Mountain Shadow Rd	berniebarnyard@yahoo.com
89	Tom Bulyk	9220 E Mount. Shadow Rd	
90		4468 E. Horseback Trail	44507 Slim184869@gmail.com
91	Paula Poyan	3863 E Horseback Trl	pkjanki563@yahoo.com
92	Jack W. Smith	2800 VISTA VERDE LN	jack4jack2016@gmail.com
93	Lodie Campbell	11447 E. CALLE YUMA	lestronicL@yahoo.com

petition # 1 NO

Signature Name	Street Address	Email Address
94. John F Lawrey	1307 S. McClure Rd	Phandros@aol.com
95. John F Lawrey	8631 E Dally Dr	vghorsemanship@gmail.com
96. John F Lawrey	3065 N STEPHAN	
97. Paul Van Steen	10157 E. WINDUP TRAIL	VANSTEEN@MSN.COM
98. Karen Van Steen	10157 E. WINDUP TRAIL	JANITRESS@GMAIL.COM
99. Jeremiah Graffius	10157 E. WINDUP TRAIL	graffius114@gmail.com
100. Heidi Zarembo	_____	Heidizarembo@gmail.com
101. Robert M. Lawrey	1307 S McClure Rd.	rob.lawrey@cutlook.com
102. Bruce Thomas	1758 McClure	KE6ZBW@GMAIL.COM
103. Linda Beck	9574 E. JC Ranch Rd.	BREEKS@JUNO.COM
104. Chaurie Roberts	11277 E line Dr Kingman AZ 86401	mommyrhawnie@gmail.com

petition # 1 **No**

Signature Name	Street Address	Email Address
105 Faye Campbell	11447 E. CALLE YUMA	Turtles81@frontier.com
106 Rita Campbell	11395 E. ^{CALLE} PINAL	#151MER37@yahoo.com
107 Kerry Rook	2248 S. Reese Rd	KRook72@gmail.com
108 LYNDA COTE	9335 E. GIDEON WAY	JWSmom9335@gmail.com JWSmom9335@gmail.com
109 Jeff Mutch	9020 PINION DELL	Mutchy@gmail.com
110 Lucas Cook	8630 Palomino dr.	goatrancher66@gmail.com
111 Cynthia Andes	8630 Palomino dr	iveycindy@yahoo.com
112 Shara Flores	9577 JE Ranch Rd	sharaflores20@gmail.com
113 Kristin Canaday	9466 E Grassbar way	Canadayk13@yahoo.com
11436 Robert Canaday	9466 E Grassbar way	canadayr30@yahoo.com
11537 Julia Petrosius	11180 E Calle Cochise	petrosiusjulia@gmail.com

petition # 1

NO

Signature Name

Street Address

Email Address

Signature Name	Street Address	Email Address
116 RYAN GILFOY	10120 WINDUP TRAIL KINGMAN	RYAN.GILFOY@YAHOO.COM
117 ALYSSA GILFOY	10120 WINDUP TRAIL KINGMAN	RYAN.ALYSSA.GILFOY@1CLOUD.COM
118 ROBERT DANIELS	9764 E. BOBS RD. KINGMAN	BDANIELS399@GMAIL.COM
119 Richard Snow	1501 N. STEPHAN KINGMAN	richardfsnowjr@yahoo.com
120 LARRY STROSCHE	1832 S McCAMEL	LittleR+nehr2@yahoo
121 Remigia Williams	2631 N. Twin Hills Rd.	remiw@yahoo.com
122 Jorge A Torres Ewaatbaltra	10925 ⁸⁶⁴⁰¹ SCRUB OAK Dr Kingman-AZ	Jorge_Torres175@msn.com
123 Murto Hernandez	10073 E. Old Hwy 93 Kingman AZ	Jr. Salabanda 74@gmail.com
124	10206 E Dubois Dr KIN 86401	Randi pangburn@gmail.com
125	70604 E Dubois Dr KGM AZ 86401	Tom_pangburn@frontier.com
126 Nichelle Doral	9248 E Bay Dr KINGMAN AZ 86401	thedrwals@gmail.com

Petition # 1 NO

Signature Name	Street Address	Email Address
127 Pam Adams	1244 S. Blakerush	Utahloverforever@gmail.com
128 TERRI HOLT	1900 S. Blakerush	livia4more@gmail.com
129 Venus Vandermast	1832 S McCARREL RD	VENUS11948@gmail.com
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		

Petition # 1

NO

Signature Name

Street Address

Email Address

Signature Name	Street Address	Email Address
130 Patricia Penhollow	1756 S Rease	mom mpp@aol.com
131 William Penhollow	1756 S. REASE	GRUBHUNTER@AOL.COM
132 Jenni Simpson	1672 S. Rease Rd	127102@sbcglobal.net
133 Virginia Pichter	1672 S Rease Rd	funny pie 8755@gmail.com
134 John Lynn	1628 S Rease Rd	lynnan86401@gmail.com
135 Thomas Thomas Herrera	1628 S Rease Rd	TOMASGSD1@gmail.com
136 Victoria Rossi	1695 S. Rease Rd.	vmherrera2013@gmail.com
137 William McKay	1695 S. Rease Rd.	codymckay83@gmail.com
64		
65		
66		
67		

ITEM 11 SUPPORT

Robie Crockett

From: Laura Skubal
Sent: Thursday, May 7, 2026 10:58 AM
To: Robie Crockett
Cc: Alexis Deffendoll
Subject: FW: Unable to make meeting on May 13th. PZC meeting

Please see the below

Laura Skubal | Clerk of the Board
Mohave County
Clerk of the Board's Office
O: 928.753-0731, ext. 4462
E: skubal@mohave.gov
Physical Address: 700 West Beale Street, Kingman, AZ 86401
Mailing Address: P.O. Box 7000 Kingman, AZ 86402

From: Rachael Frey <freyrachael@yahoo.com>
Sent: Thursday, May 7, 2026 10:34 AM
To: clerk <clerk@mohave.gov>
Subject: Unable to make meeting on May 13th.

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

This is the first time you received an email from this sender (freyrachael@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Some people who received this message don't often get email from freyrachael@yahoo.com. [Learn why this is important](#)

I will not be able to make the meeting for this 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 R V park, in the Kingman vicinity (southwest of Interstate 40, east of Blake Ranch Road).
Can you submit this statement on my behalf. Thanks!

Hi, my name is Rachael and I've lived in this area since 2006. In 2014, I was fortunate enough to buy my own home here and continue raising my family in the same community I've grown to love.

I understand that growth can make people nervous, and change is not always easy. But the reality is, growth is going to happen whether we want it to or not. Development in our area is inevitable. I believe the important thing is making sure that growth brings something positive to the community.

One of the reasons I support this project is because it offers amenities that families in our area currently don't really have access to — things like a pool, a playground, and open grassy areas where kids can safely play and families can gather. Out here, things are very spread apart and honestly pretty desolate at times. There are not many places for kids to go, and when children are bored with nothing to do, that can sometimes lead to trouble or mischief.

I also think this could help strengthen our sense of community. Because homes are so far apart, many of us don't even know our neighbors very well. Having a public setting where families can gather, meet new people, and build relationships could bring positive connections to the area.

At the end of the day, I want to see growth that benefits families, encourages community, and gives our kids more opportunities to be active and social in a safe environment. That's why I support this project. Thank you.

Robie Crockett

From: Alexis Deffendoll
Sent: Thursday, May 7, 2026 2:02 PM
To: Robie Crockett
Cc: Laura Skubal
Subject: FW: URGENT: COMMERCIAL REZONE Dubois parcel 034-036 (LETTER OF SUPPORT)

From: Alexzandra Limes <alexlimes91@gmail.com>
Sent: Thursday, May 7, 2026 1:49 PM
To: clerk <clerk@mohave.gov>
Subject: URGENT: COMMERCIAL REZONE Dubois parcel 034-036 (LETTER OF SUPPORT)

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To Whom It May Concern,

My name is Alexzandra Limes, and I have been a proud resident of the Blake Ranch Community for the past 34 years. Over that time, I've watched our community grow and evolve tremendously. I remember when businesses like Texico, Stagestop, Beacon, and Blue Beacon thrived and served our then-small population.

As our community continues to grow, I believe it's time we expand what we have to offer our residents. I fully support the proposed Commercial Rezone and RV Resort project. I believe this development will benefit the entire community—not only through increased economic activity, but also through new amenities such as a general store and publicly accessible facilities. Kingman and its surrounding rural areas are growing, and this project aligns perfectly with that growth.

From a real estate perspective, I'd also like to point out that highway frontage roads are identified in master plans as having strong potential for commercial rezoning, particularly at highway exits. Those seeking a more rural lifestyle should consider properties farther from major roads, as parcels adjacent to highway exits have long been recognized as prime candidates for commercial development. This project represents a thoughtful and appropriate use of such a location.

In my professional and personal opinion, this is positive, carefully planned growth that will strengthen our community for years to come. I fully support this rezoning request and the proposed RV Resort project presented at the Board of Supervisors meeting on May 13th.

If you have further questions regarding my support, please feel free to contact me at the number listed below.

Thank you for your time and consideration.

Sincerely,
Alexzandra Limes
Resident, Blake Ranch Community

-



ALEXZANDRA LIMES
REALTOR®

1608 N. Stockton Hill Rd. Ste 104
Kingman, AZ 86401
m: 928.293.5535

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Drew Diaz

From: Kiley Privett <kiley.rose@yahoo.com>
Sent: Monday, May 11, 2026 12:13 PM
To: Planners
Subject: rezoning on parcel 354-38-034 thru 036

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Secured by Check Point

To whom it may concern,

First let me introduce myself. I'm Kiley Privett and have had the pleasure of utilizing the Blake Ranch area as my home for 40 years. This is the community I've grown up in & will continue to call home. In my younger days I would ride my horses on these open parcels. They are beautiful pieces of property with convenient I-40 access. Over the years the neighborhood residency has increased and so have the fences, traffic and opinions. Growth is inevitable. Healthy, well thought out and properly executed growth is desirable.

As the growth of the community continues I wanted to reach out directly on the rezoning proposal for an rv park. I spoke with Shannon directly. We had a pleasant conversation about the vision for the development of the proposed rv park. Taking into account the counties growth rate, his business plan combined with his experience, along with the growing tourism I feel this rezone would greatly benefit our community in a desirable manner. I believe allowing the rezone will be a step in the right direction. Shannon has a solid plan to create an Arizona friendly rv park of upper status.

Thank you for taking the time to hear the individual voices of the community.

Sincerely,
Kiley Privett
325.514.8865

[Sent from Yahoo Mail for iPhone](#)

Robie Crockett

From: Laura Skubal
Sent: Tuesday, May 12, 2026 9:08 AM
To: Robie Crockett
Subject: FW: URGENT: COMMERCIAL REZONE Dubois parcel 034-036 (LETTER OF SUPPORT)

Please forward to the Commission.
Thank you,

Laura Skubal | Clerk of the Board
Mohave County
Clerk of the Board's Office
O: 928.753-0731, ext. 4462
E: skubal@mohave.gov
Physical Address: 700 West Beale Street, Kingman, AZ 86401
Mailing Address: P.O. Box 7000 Kingman, AZ 86402

From: Heather Douglas <hldouglas91@gmail.com>
Sent: Tuesday, May 12, 2026 8:54 AM
To: clerk <clerk@mohave.gov>
Subject: URGENT: COMMERCIAL REZONE Dubois parcel 034-036 (LETTER OF SUPPORT)

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To Whom It May Concern,

My name is Heather Douglas, and I have been a proud resident of the Blake Ranch Community for the past 8 years. Over that time, I've watched our community grow and evolve tremendously.

As our community continues to grow, I believe it's time we expand what we have to offer our residents. I fully support the proposed Commercial Rezone and RV Resort project. I believe this development will benefit the entire community—not only through increased economic activity, but also through new amenities such as a general store and publicly accessible facilities. Kingman and its surrounding rural areas are growing, and this project aligns perfectly with that growth.

From a real estate perspective, I'd also like to point out that highway frontage roads are identified in master plans as having strong potential for commercial rezoning, particularly at highway exits. Those seeking a more rural lifestyle should consider properties farther from major roads, as parcels adjacent to

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In my professional and personal opinion, this is positive, carefully planned growth that will strengthen our community for years to come. I fully support this rezoning request and the proposed RV Resort project presented at the Board of Supervisors meeting on May 13th.

If you have further questions regarding my support, please feel free to contact me at the number listed below.

Thank you for your time and consideration.

Sincerely,
Heather Douglas
Resident, Blake Ranch Community

YES

Petition # 2 for Cedar Hills Rezoning

This is a petition from the residents of Cedar Hills Area stating that we are for the rezoning from the current A-R/10A zoning to the proposed C-RE (Commercial Recreation) zoning to allow for an RV Park in the Kingman vicinity. Dubois Road.

Signature	Name	Street Address	Email Address
1	Sisie Rish	425 N Broken Arrow	
2	Kayla Stiles	1185 N WILLIAM	
3	Kayla Stiles Kayla Stiles	1185 N William Rd	Kayla.Stiles@awesone@gmail.com
4			
5			
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