

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

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

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

MEMBERS

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

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

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

Pledge of Allegiance

Roll Call

Announcements

Approval of October 9, 2024, November 13, 2024 & December 11, 2024 meeting minutes

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

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

REGULAR AGENDA

SOUTH MOHAVE VALLEY AREA

01. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 227-20-038 to allow for a 100' wireless telecommunication facility in a C-2H (Highway Commercial) zone, in the Fort Mohave vicinity (south of Torrance Road, west of State Highway 95), Mohave County, Arizona. **Carl Harry MS**
02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage in the Fort Mohave vicinity (south of Valincia Road, west of Calvary Road), Mohave County, Arizona. **Carl & Heather Wells, Karl Martinson MS**

GOLDEN VALLEY AREA

03. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, an AR/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone, and an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to a C-2H (General Commercial Highway Frontage) zone, a C-2 (General Commercial) zone, and an R-1 (Single Family Residential) zone, for Assessor's Parcel Nos. 306-31-008C through -008G to allow for future commercial and residential development, in the Golden Valley vicinity, Mohave County, Arizona. **Golden Valley RE DEV LLC MS**

MOHAVE COUNTY GENERAL AREA

04. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** to realign the General Commercial land use designation and the Suburban Residential land use designation, and a **REZONE** from an A (General) zone to an A-R (Agricultural Residential) zone and a C-2 (General Commercial) zone for Assessor's Parcel Nos. 316-13-112A through -112D, to bring the properties into compliance and to allow for a restaurant in the Dolan Springs vicinity (north of Pierce Ferry Road, east of Del Norte Drive), Mohave County, Arizona. **Dave Cracknell for Robersi and Dolores Caceres Hernandez VB**

KINGMAN AREA

05. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone, in the Kingman vicinity (east of Bank Street, north of Calle Dimas), Mohave County, Arizona. **Carol Wright, Adaiah Early, Timothy Early, Jonathan Early VB**
06. Evaluation of a request to **NAME A ROAD ALIGNMENT** commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Meadview vicinity, Mohave County, Arizona. **KTH Consulting CC**

OTHER

07. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
08. 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 [CLICKING HERE](#) (PDF Reader required) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409

01. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 227-20-038 to allow for a 100' wireless telecommunication facility in a C-2H (Highway Commercial) zone, in the Fort Mohave 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 Tom Johnson on behalf of the Carl & Rosa Harry Family Trust 2007 of Chula Vista, California.

Assessor's Parcel No. 227-20-038 is described as a portion of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 19 North, Range 22 West.

The site is approximately five (5) acres in size and is located south of Torrance Road and west of State Highway 95. The site is accessed from State Highway 95, approximately 270 feet south of Torrance Road, at the intersection of Wagon Wheel Lane and State Highway 95.

The site appears to be vacant with relatively flat terrain. The surrounding land uses consist of primarily commercial developments.

The applicant requests this Special Use Permit to allow for a telecommunication tower up to 100' in height. The Mohave County General Plan designates the site as Suburban Residential.

The site is within the Fort Mojave Mesa Fire District. Electric appears to be available. Water and sewer services do not appear to be available. State Highway 95 is paved and on the Arizona Department of Transportation's Road maintenance system. Wagon Wheel Lane is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4763J indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect complies with the Mohave County General Plan.
- c. The site appears to be adequate for the intended action.
- d. The neighboring area does not contain uses similar to the above-proposed action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. There do not appear to be any significant 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. This Special Use Permit allows for a telecommunication tower up to 100' for Assessor's Parcel No. 227-20-038.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The appropriate permits shall be obtained prior to construction.
4. If construction or the use has not commenced within one (1) year of Board of Supervisors approval of the Special Use Permit, or if the use has been discontinued for six (6) months, then approval shall terminate at that date.
5. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 227-20-038 Current Zoning: 2-CH Parcel Size 5 Acres

Legal Description:
See attached title report with full legal description.

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

Present use of property: Vacant Land

Owner Information

Owner Name(must match current deed): Carl Harry

Owner Street Address: 839 Shadow Ridge Place City: Cula Vista State: Ca Zip: 91914

Phone number: 619-884-7290 Email: charry1@cox.net

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

Agent Name: Tom Johnson- TSJ Consulting Inc

Agent Street Address: 30767 Gateway Place #194 City: Rancho Mission Viejo State: Ca Zip: 92694

Phone number: 925-785-3727 Email: tom@tsjconsultinginc.com

Request

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

a new 100' tall monopole cell tower and supporting ground mounted equipment

Authorization

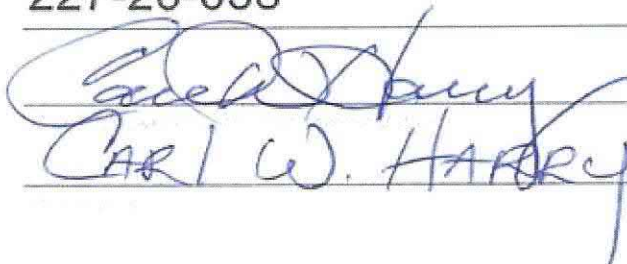
By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

See attached authorization letter

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

Letter of Authorization

I do hereby authorize Vertical Bridge and its authorized agent, TSJ Consulting Inc., to secure any permits or entitlements with the jurisdiction associated with the installation of a wireless communications facility on the property described below. By signing this authorization, this does not constitute an agreement between both parties that this request can be constructed or any approval by Landlord for Tenant to proceed with this work. This authorization is merely an approval to proceed with obtaining the necessary entitlements for the proposed work:

Project Name: US-AZ-5311- Fort Mohave
Address: Unaddressed, Hwy 95
Fort Mohave, Az.
APN: 227-20-038
Signature: 
Name & Title: CARL W. HARRY

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
a new 100' tall monopole cell tower and supporting ground mounted equipment


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

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

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

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

Sincerely,



Applicant agent

Contact information:

Tom Johnson / TSJ Consulting Inc

30767 Gateway Place #194

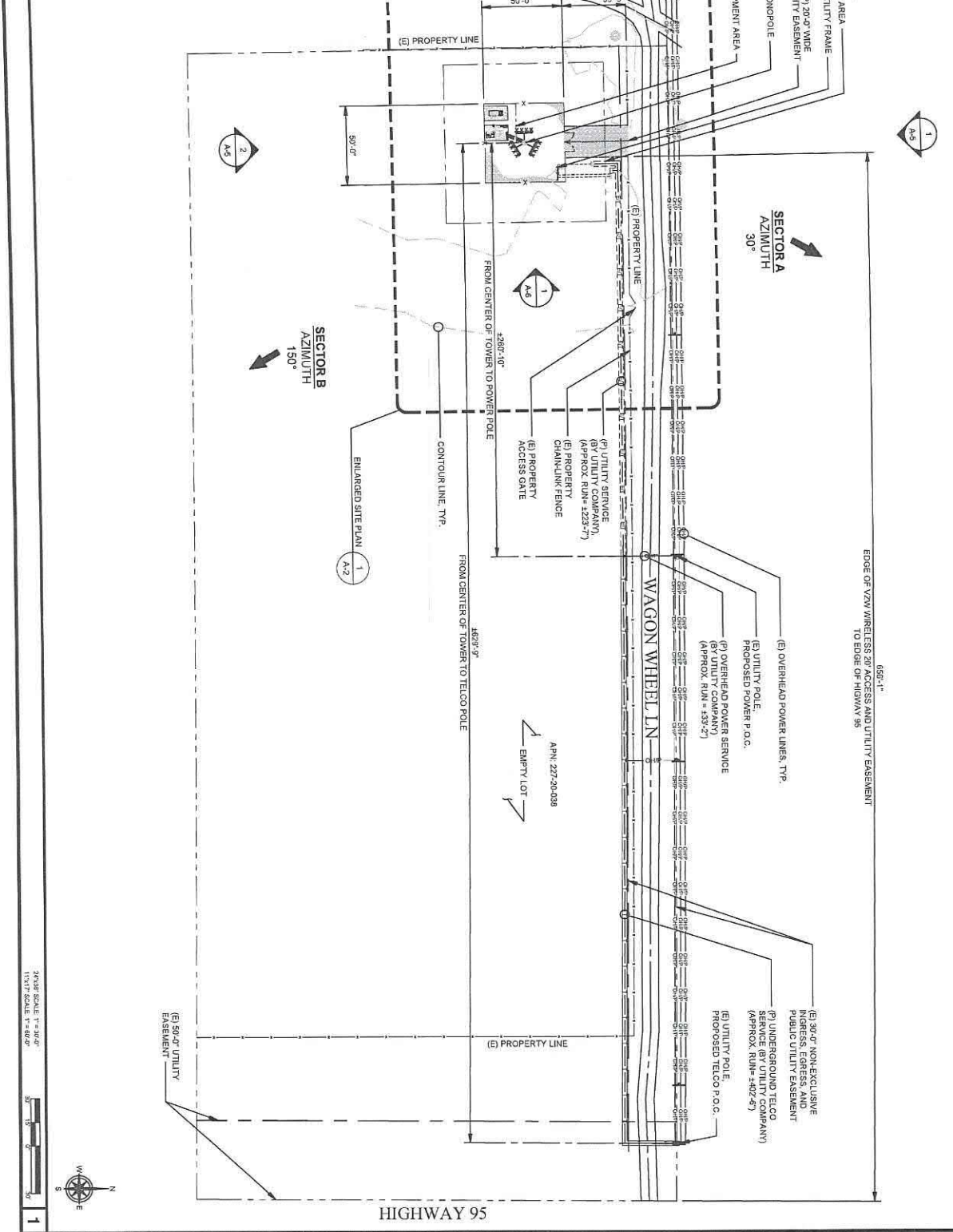
Rancho Mission Viejo, Ca. 92694

925-785-3727 / tom@tsjconsultinginc.com

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

227-20-038 / That portion of the Southeast quarter of the Southeast quarter of Section 27, Township 19 North, Range 22 West of the Gila and Salt River Base Meridian, Mohave County, Arizona, described as follows;

SITE PLAN



US-AZ-5311
FT MOHAVE
1470 WAGON WHEEL LN
FORT MOHAVE, AZ 86426
OUTDOOR EQUIPMENT

verizon
VERIZON WIRELESS
2680 GERONIMO PL.
CHANDLER, AZ 85224

MADE POSSIBLE BY
amdocs
625 WAREVALE CENTRE DRIVE, SUITE 500
ST. LOUIS, MO 63104

REV	DATE	DESCRIPTION	BY
1		ISSUED FOR PERMIT	DT
2		REVISED	DT
3		REVISED	DT
4		REVISED	DT

IF THE APPLICANT OR ANY OTHER PERSON HAS BEEN ADVISED BY THE APPLICANT OF A LICENSED PROFESSIONAL ENGINEER'S REVIEW OF THIS PLAN, THE APPLICANT SHALL SIGN THIS PLAN.

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Carl W. Harry
Rosa Maria Harry
839 Shadow Ridge Place
Chula Vista, CA 91914

73111899-JAB

FEE# 2024028978

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA DURST, COUNTY RECORDER
05/31/2024 08:16 AM Fee \$30.00
PAGE: 1 of 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Rick Griffith and Deborah Bentas Degalla, as Successor Co-Trustees of The Constantine Bentas
Revocable Trust Dated August 29, 2017

do/does hereby convey to

Carl W. Harry and Rosa Maria Harry, as Trustees of The Carl and Rosa Harry Family Trust 2007, Dated
December 27, 2007, as amended

the following real property situated in Mohave County, Arizona:

See Exhibit A attached hereto and made a part hereof.

Pursuant to A.R.S § 33-404, the names and addresses of the beneficiaries of the above referenced Trust
are disclosed in the Trust Disclosure Exhibit attached hereto and incorporated herein by reference.

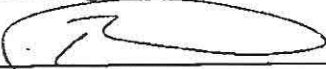
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear
of record.

The Grantor warrants the title against all persons whomsoever.

DATED: April 11, 2024

The Constantine Bentas Revocable Trust
Dated August 29, 2017

The Constantine Bentas Revocable Trust
Dated August 29, 2017

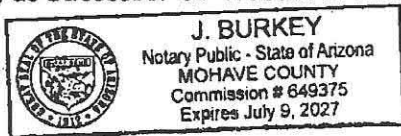


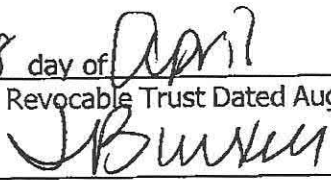
Rick Griffith, Successor Trustee

Deborah Bentas Degalla, Successor Trustee

State of AZ }
County of Mohave } ss.

The foregoing instrument was acknowledged before me this 18 day of April, 2024, by
Rick Griffith, as Successor Co-Trustee of The Constantine Bentas Revocable Trust Dated August 29, 2017.





NOTARY PUBLIC
My commission expires: 7.9.27

State of _____ }

at the request of Pioneer Title Agency, Inc.

When recorded mail to
**Carl W. Harry
Rosa Maria Harry
839 Shadow Ridge Place
Chula Vista, CA 91914**

73111899-JAB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For the consideration of Ten Dollars, and other valuable consideration, I or we,
Rick Griffith and Deborah Bentas Degalla, as Successor Co-Trustees of The Constantine Bentas
Revocable Trust Dated August 29, 2017

do/does hereby convey to

Carl W. Harry and Rosa Maria Harry, as Trustees of The Carl and Rosa Harry Family Trust 2007, Dated
December 27, 2007, as amended

the following real property situated in Mohave County, Arizona:

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are disclosed in the Trust Disclosure Exhibit attached hereto and incorporated herein by reference.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear
of record.

The Grantor warrants the title against all persons whomsoever.

DATED: April 11, 2024

~~The Constantine Bentas Revocable Trust
Dated August 29, 2017~~

The Constantine Bentas Revocable Trust
Dated August 29, 2017

~~Rick Griffith, Successor Trustee~~

Deborah Bentas Degalla
Deborah Bentas Degalla, Successor Trustee

~~State of _____ }
 } ss.
County of _____ }~~

~~The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by
Rick Griffith, as Successor Co-Trustee of The Constantine Bentas Revocable Trust Dated August 29, 2017.~~

NT 5/20/24

~~NOTARY PUBLIC~~

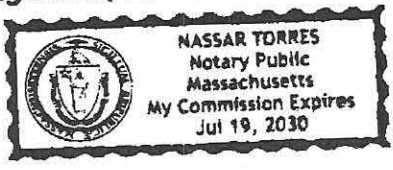
~~My commission expires:~~

~~State of _____ }~~

State of Massachusetts

County of Middlesex } ss.
}

The foregoing instrument was acknowledged before me this 20 day of May, 2024, by **Deborah Bentas Degalla, as Successor Co-Trustee of The Constantine Bentas Revocable Trust Dated August 29, 2017.**



[Signature]
NOTARY PUBLIC
My commission expires: 7/19/2030

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: April 11, 2024 / Consisting of 3 pages
Parties to Document:
Carl W. Harry and Rosa Marla Harry, as Trustees of The Carl and Rosa Harry Family Trust 2007, Dated December 27, 2007, as amended
Rick Griffith and Deborah Bentas Degalla, as Successor Co-Trustees of The Constantine Bentas Revocable Trust Dated August 29, 2017

Beneficiary Disclosure Exhibit

Pursuant to A.R.S. § 33-404, the following are the name(s) and address(es) of the beneficiary(ies) of the Trust, which the undersigned understands and acknowledges may be included by Pioneer Title Agency, Inc. as a "Trust Disclosure Exhibit" attached to any deed/deed of trust being recorded by Pioneer Title Agency, Inc. in a pending transaction with the Trust.

Rick Griffith and Deborah Bentas Degalla, as Successor Co-Trustees of The Constantine Bentas Revocable Trust Dated August 29, 2017

Beneficiary Name and Address: Deborah Bentas Degalla
43 Meadow Lane, North Andover, MA 01845

Beneficiary Name and Address: Rick Griffith
on file

Beneficiary Name and Address: na
na

Initials DS
DBDST 

Beneficiary Disclosure Exhibit

Pursuant to A.R.S. § 33-404, the following are the name(s) and address(es) of the beneficiary(ies) of the Trust, which the undersigned understands and acknowledges may be included by Pioneer Title Agency, Inc. as a "Trust Disclosure Exhibit" attached to any deed/deed of trust being recorded by Pioneer Title Agency, Inc. in a pending transaction with the Trust.

**Carl W. Harry and Rosa Maria Harry, as Trustees of The Carl and Rosa Harry Family Trust
2007, Dated December 27, 2007, as amended**

Matthew Ian Harry
Beneficiary Name and Address: _____
1560 Autumn Sky Chula Vista, CA 91915

Ian Hunter Harry
Beneficiary Name and Address: _____
1560 Autumn Sky Chula Vista, CA 91915

Evan Drake Harry
Beneficiary Name and Address: _____
1560 Autumn Sky Chula Vista, CA 91915

Initials ^{DS}
CWHT ^{DS}
RMHT

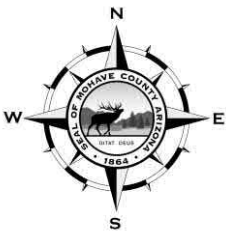
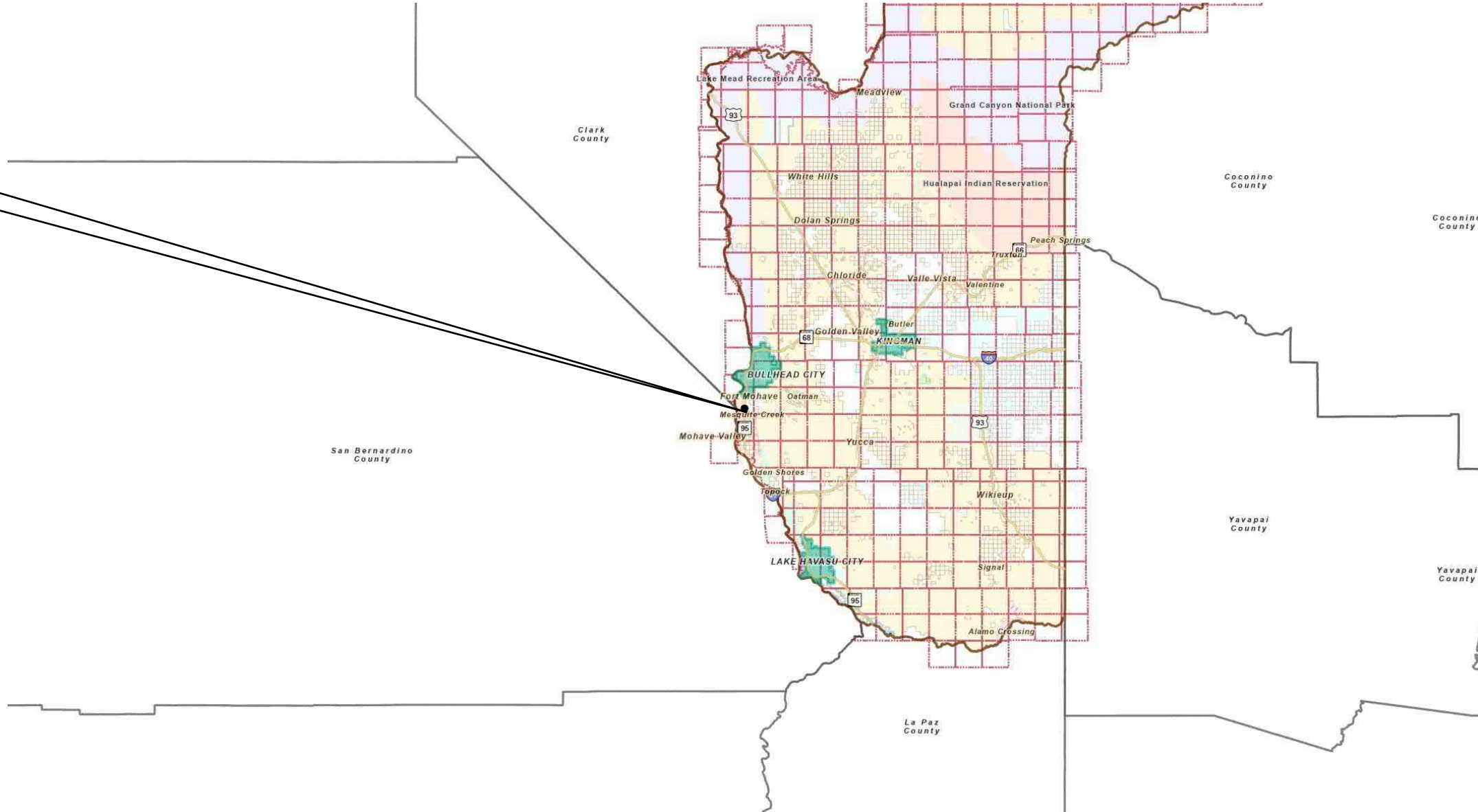
SPECIAL USE PERMIT 227-20-038

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 227-20-038 to allow for a 100' tall monopole cell tower in a C-2H (Highway Commercial) zone, in the Fort Mohave vicinity.

Section 27
T 19 N, R 22 W

Subject
Property



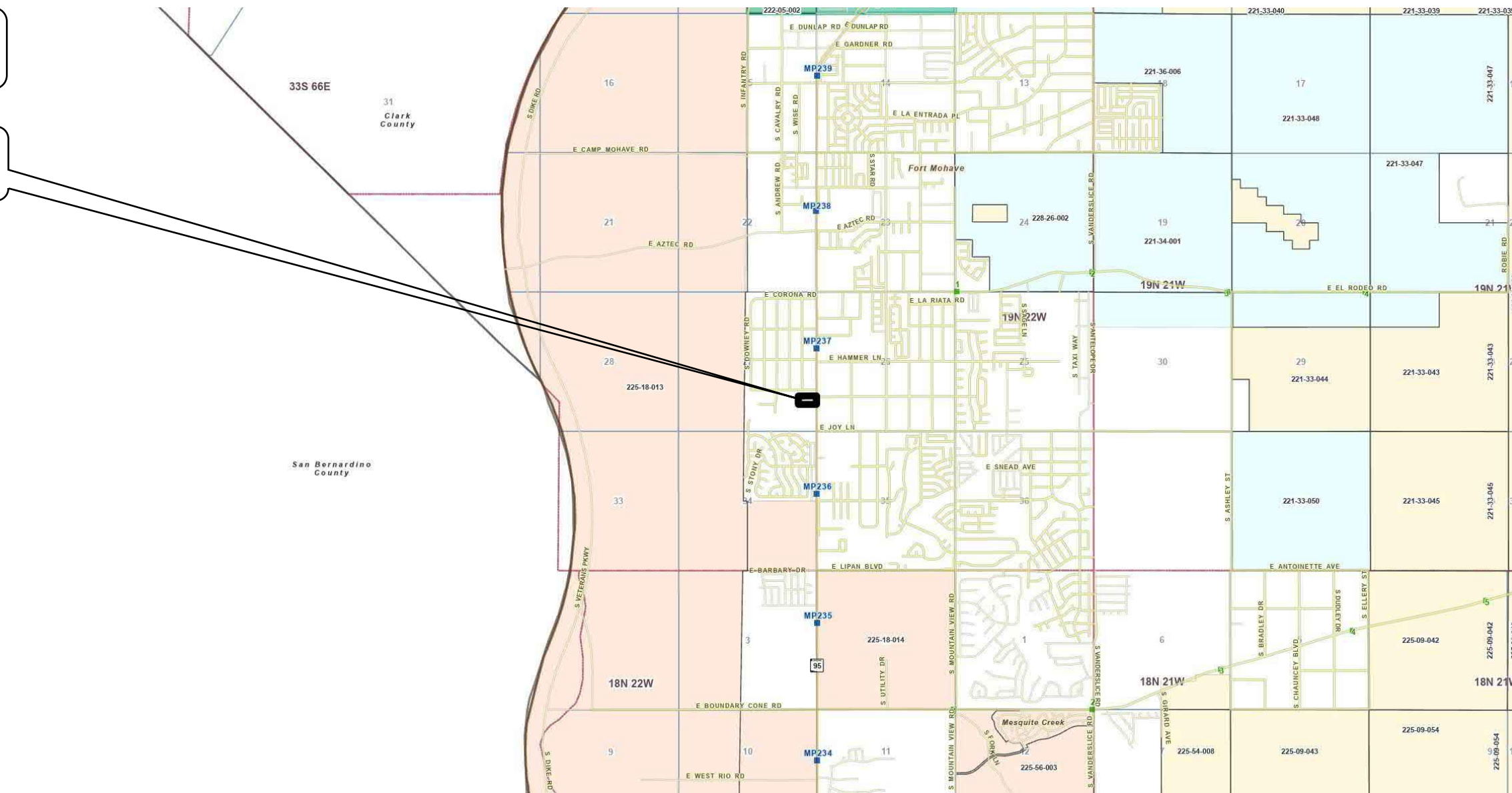
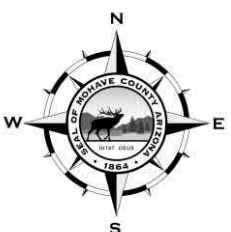
SPECIAL USE PERMIT 227-20-038

VICINITY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 227-20-038 to allow for a 100' tall monopole cell tower in a C-2H (Highway Commercial) zone, in the Fort Mohave vicinity.

Section 27
T 19 N, R 22 W

Subject
Property



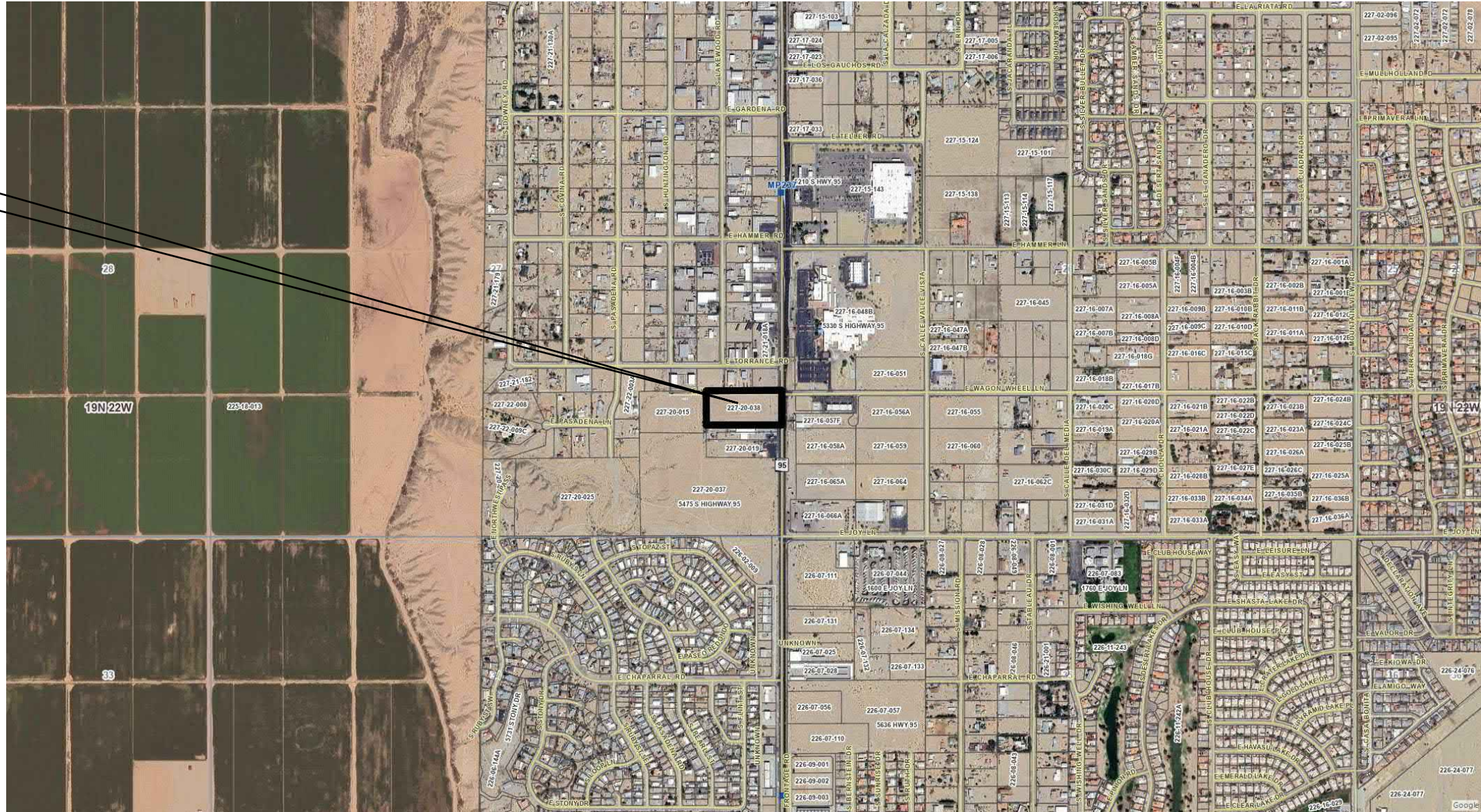
SPECIAL USE PERMIT 227-20-038

SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 227-20-038 to allow for a 100' tall monopole cell tower in a C-2H (Highway Commercial) zone, in the Fort Mohave vicinity.

Section 27
T 19 N, R 22 W

Subject
Property



SPECIAL USE PERMIT 227-20-038

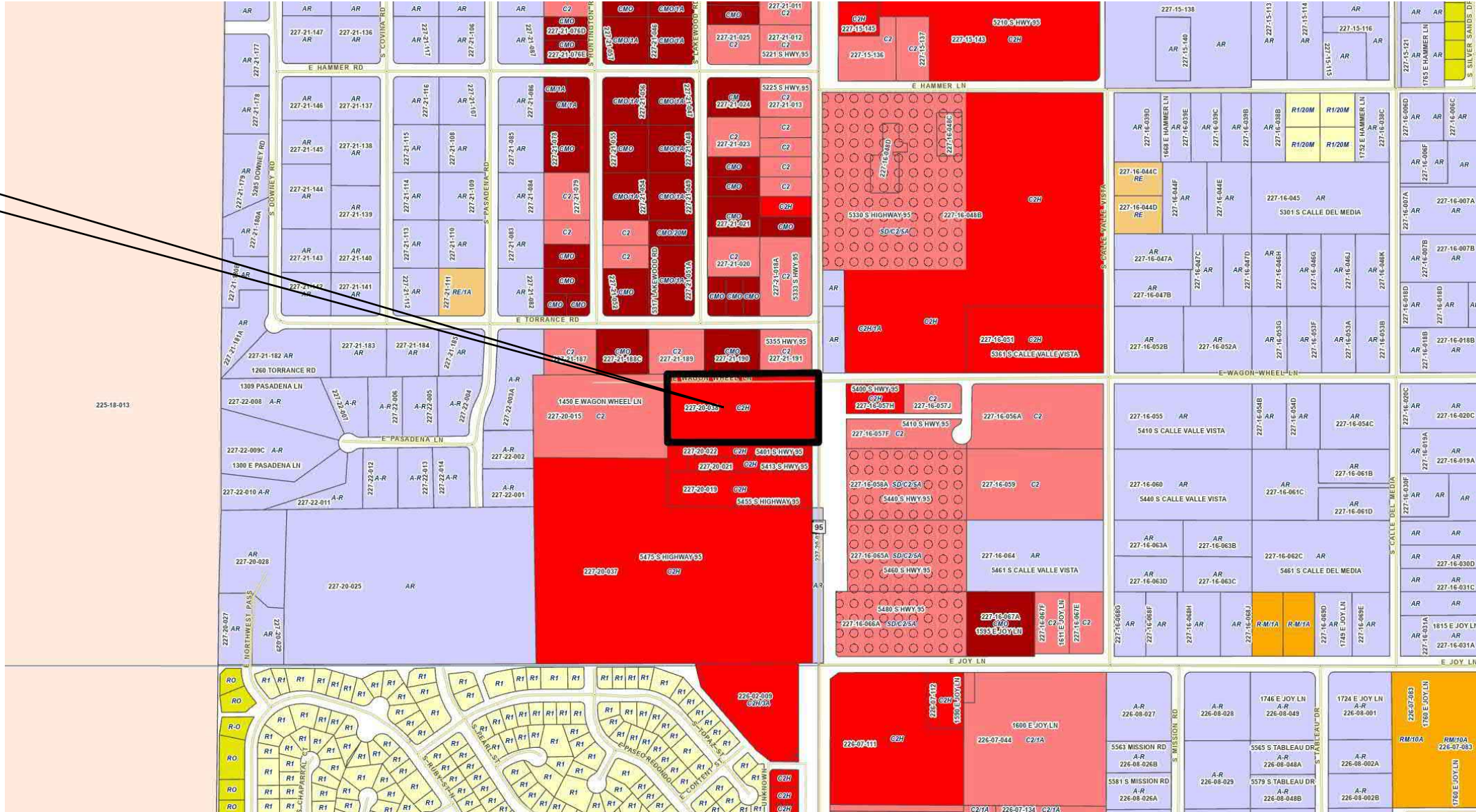
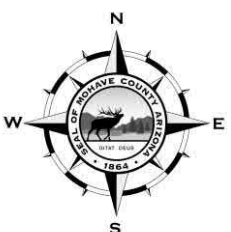
ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 227-20-038 to allow for a 100' tall monopole cell tower in a C-2H (Highway Commercial) zone, in the Fort Mohave vicinity.

Section 27
T 19 N, R 22 W

Subject
Property

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



SPECIAL USE PERMIT 227-20-038

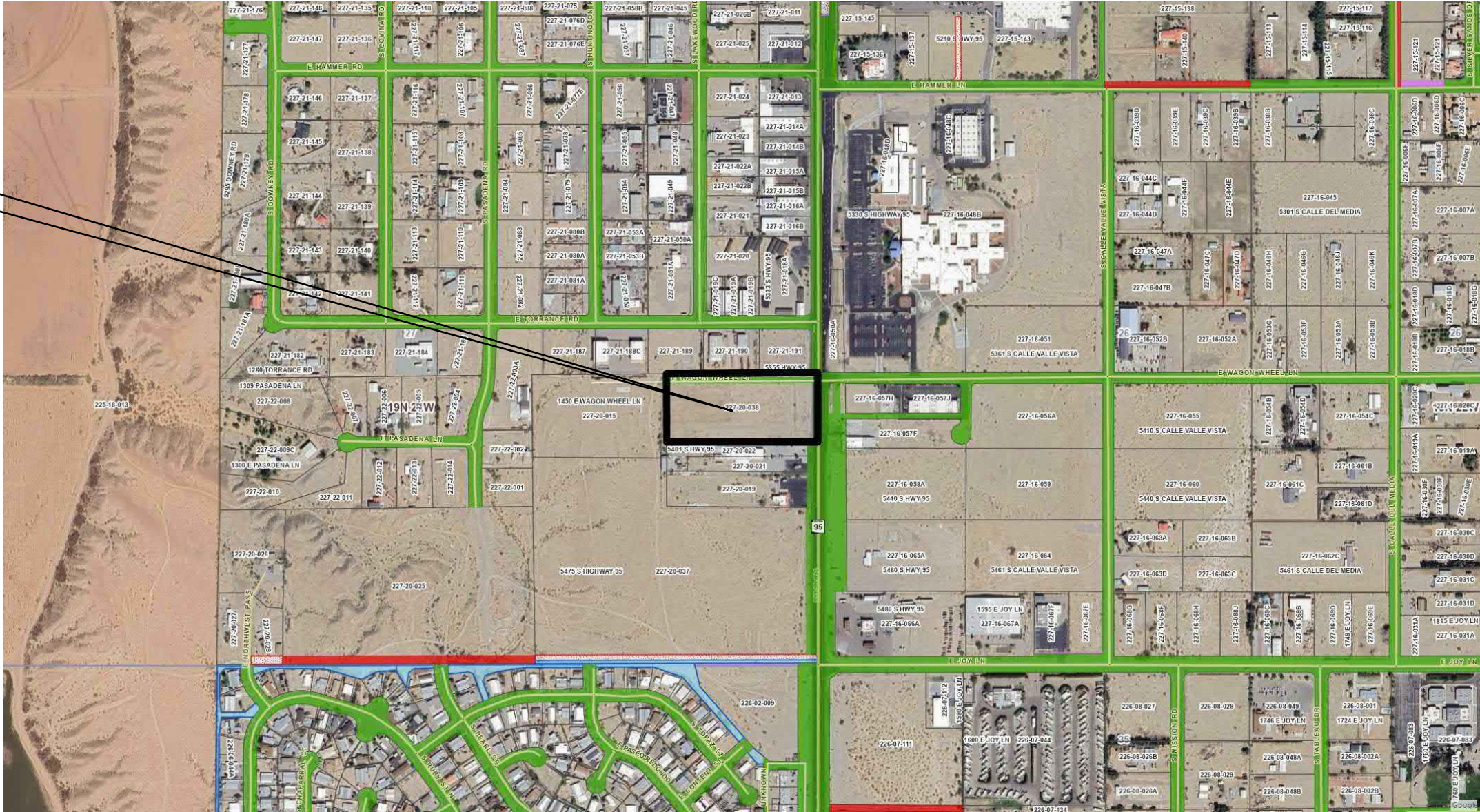
RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 227-20-038 to allow for a 100' tall monopole cell tower in a C-2H (Highway Commercial) zone, in the Fort Mohave vicinity.

Section 27
T 19 N, R 22 W

Subject
Property

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

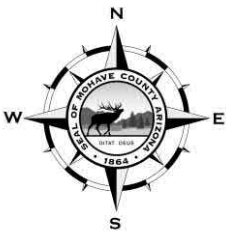


SPECIAL USE PERMIT 227-20-038 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 227-20-038 to allow for a 100' tall monopole cell tower in a C-2H (Highway Commercial) zone, in the Fort Mohave vicinity.

Section 27
T 19 N, R 22 W

Subject
Property





ZONING NOTICE

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

For more information, contact the Mohave County Planning and Zoning Division at 928-757-9911 or visit our website at planners.mohave.gov

APACHE
FENCE CO.
763-3587

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at 2:00 p.m. on the 12th day of February, at 15:00 A.M.

At that time, the Planning and Zoning Commission will consider the application for a zoning change for the property located at 15:00 A.M.

FOR MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 2021 1ST AVE OR VIA EMAIL AT PLANNING@MOHAVE.CO.AZ

Item # 1

Mohave County Development Services Department
3250 East Kino Avenue
P.O. Box 7000
Kingman, AZ 86402-7000

Tom Johnson
TSJ Consulting Inc
30767 Gateway Place, #194
Rancho Mission Viejo, CA 92694

To Whom It May Concern

I am writing to object to the proposal to put up a cell tower on APN 227-20-038. I own an adjacent property and it will impact the immediate area negatively.

Sincerely,


Barbara Zipp/Audry LLC
hayomyom@aol.com
213-999-9918

02. **Evaluation of a request for a REZONE of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage 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 Carl and Heather Wells, and Karl Martinson of Fort Mohave, Arizona.

Assessor's Parcel No. 229-22-024A is described as the E1/2 NE1/4 of Lot 8 in Le Clair Subdivision in Section 15, Township 19 North, Range 22 West.

The site is approximately 1.17 acres and is located south of Valencia Road and west of Cavalry Road. The site is accessed from State Highway 95, then west on Valencia Road approximately 0.28 miles.

The site has an existing commercial structure on relatively flat terrain. The surrounding land uses consist of a mix of single-family homes, commercial properties, and vacant land.

The applicant requests this rezone from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair with open lot storage. The Mohave County General Plan designates this site as General Commercial.

The site is within the Fort Mojave Mesa Fire District. Electric service does appear to be available. Water and sewer services do not appear to be available. Valencia Road is paved and is on the County's road maintenance system, Calvary Road is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4761H 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 paved unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric service does appear to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. Assessor's Parcel No. 229-22-024A shall be Rezoned to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone.
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. 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. 11-814K.

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: 229-22-024A Current Zoning: C2 Parcel Size 1.17 Acres

Legal Description:

1370 E Valencia Rd., Fort Mohave, T19N R22W SEC15 Le Clair subdivision E2 NE4 of lot 8 Cont 1.17 acres 223-15-024 (223-15-024 A & B)

Water Provider: well Electric provider: MEC Sewer provider: septic

Present use of property: tires and lube

Owner Information

Owner Name(must match current deed): Carl & Heather Wells, Karl Martinson

Owner Street Address: 1370 E Valencia Rd City: Fort Mohave State: AZ Zip: 86426

Phone number: 928-704-9799 Email: molly21417@aol.com

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

Agent Name: none

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

Phone number: _____ Email: _____

Request

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

Proposed to be: C-MO

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

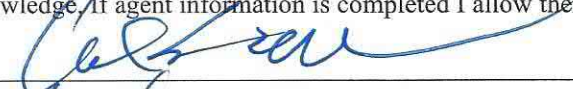
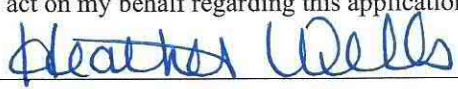

Does the new zone comply with the Mohave County General Plan? Yes No (if no complete the Plan Amendment Supplement)

For the purpose of:

automotive repair and outside vehicle storage

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 C2
to CMO for the purpose of automotive repair and outside vehicle storage - enclosed

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,

Heather Wells
Applicant / agent

Contact information:

Carl + Heather Wells
1370 E Valencia Rd
Fort Mohave AZ 86426

Assessor Parcel Number and Legal Description of proposed subject property: 229-22-024A

1370 E Valencia Rd., Fort Mohave, T19N R22W SEC15 Le Clair subdivision E2 NE4 of lot 8 Cont
1.17 acres 223-15-024 (223-15-024 A & B)

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: C2

Proposed to be: CMO

Describe how the change will benefit the county.

local automotive services and storage, plus it will generate more tax money to the county from selling parts for tune ups, a/c work and suspension work.

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

Describe any change in the character of the surrounding neighborhood.

no change will effect surrounding neighborhood due to existing businesses in our neighborhood

Explain how the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

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

we want to be able to provide vehicle maintenance like tune ups, brakes, a/c work, and suspension

Minor Plan Amendment Addendum

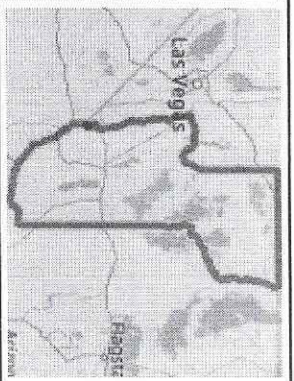
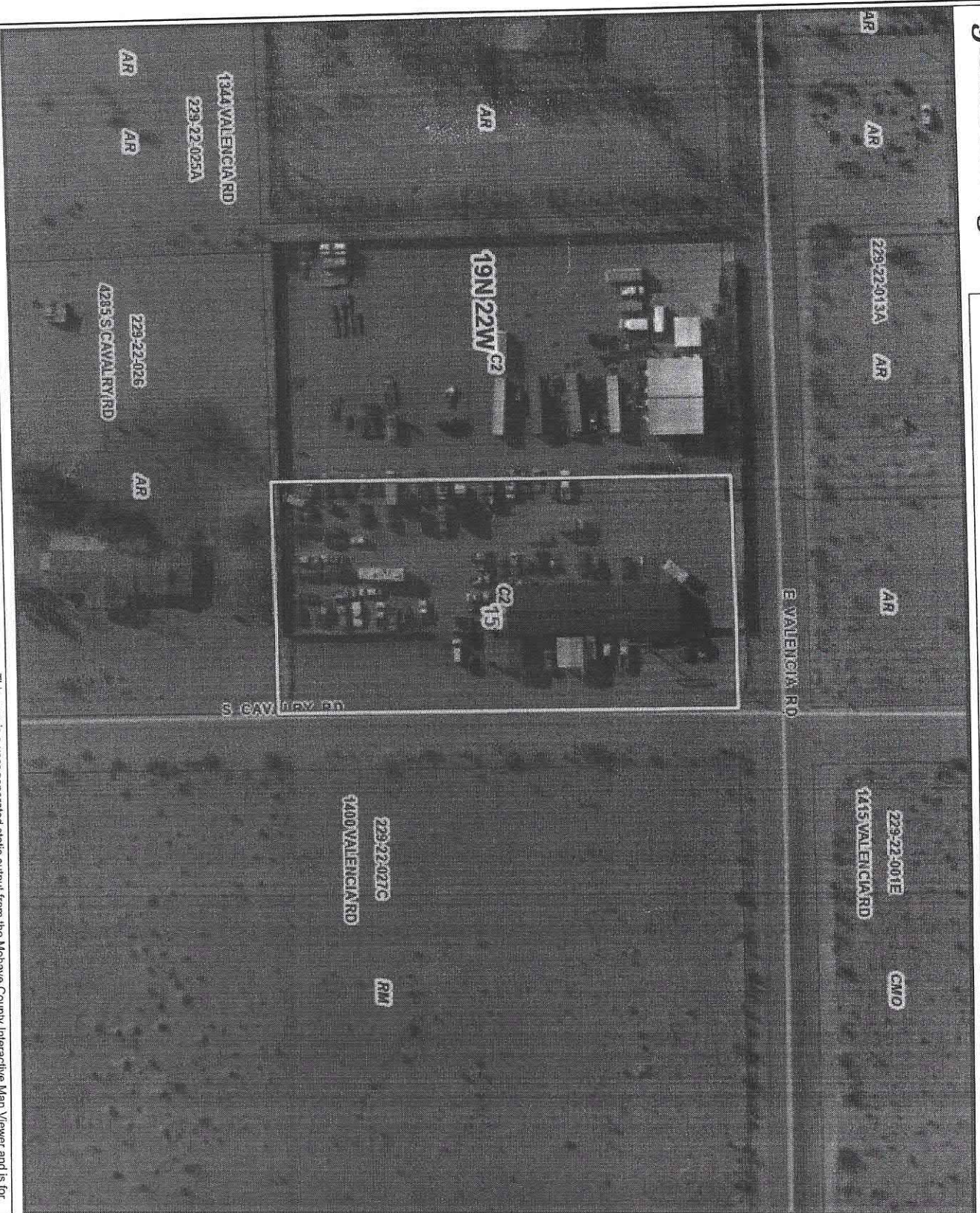
This addendum is to notify you of a request for a change to the Mohave County General Plan from

C2

to **CMO**

to accompany the requested rezone.

APN	Owner	Address	City	State	Zip	Count
229-22-014B	AUNE ANDREW LEE	1322 CLARKE DR	EL CAJON	CA	92021	1
229-22-025A	BOWMAN GARY M & HILL CHERI L	PO BOX 11855	FORT MOHAVE	AZ	86427	1
229-22-013B	HUTCHINS BARRY	23500 ARCHIBALD AVE	CARSON	CA	90745	1
229-22-001E	MEDEROS SEAN	11520 POLARIS DR	SAN DIEGO	CA	92126	1
229-22-024B	MS BUSINESS PARK LLC	4081 S ARCADIA LN STE B1	FORT MOHAVE	AZ	86426	1
229-22-013A	POPEJOY MARVIN C & BROWN JENNIFER	2557 E HALYCONE DR	MOHAVE VALLEY	AZ	86440	1
229-22-027C	PORTER KEVIN B & PAULA	1362 PARK LN	BULLHEAD CITY	AZ	86442	1
229-22-026	TOPOL ALEXANDER F & JESSICA L	4285 S CAVALRY RD	FORT MOHAVE	AZ	86426	1
229-22-023A	WYNN MICHAEL J & DIANE M JT	PO BOX 22647	BULLHEAD CITY	AZ	86439	1
						9



Legend

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

1:1,457



Notes:

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



Pioneer Title Agency

COMMITMENT TO SERVICE

Parcel Information

County Mohave
Parcel # 229-22-024A
Tax Account # R0112589
Site Address 1370 E Valencia Rd
Fort Mohave AZ 86426 - 9311
Owner Wells, Carl S
Co-Owner Wells, Heather L
Owner Address 5643 S Wishing Well Dr
Fort Mohave AZ 86426 - 8804
Parcel Size 1.00 Acres (50,965 SqFt)
Town / Range / Section / Quarter 19N / 22W / 15 / SE
Subdivision / Plat Le Clair
Condo Name
Legal Lot / Block 8
Census Tract / Block 952003 / 2020
Jurisdiction Name Fort Mohave

Assessment & Tax Information

Market Total Value \$299,595.00 (2025)
Assessed Total Value \$171,878.00 (2025)
Taxes \$1,554.00 (2023)

Legal

T19N R22W SEC 15 LE CLAIR SUBDIVISION E2 NE4 OF LOT 8
CONT 1.17 ACRES 223-15-024(223-15-024 A & B)

Land

Land Use / Land Use Std 3740 - Industrial Warehouses - Office/Retail Warehouse - Default / 5003 - Warehouse (Industrial)
Zoning C-2 - General Commercial
Waterfront
School District 16 - Mohave Valley
Recreation Name and Type
Watershed 1503010103 - Silver Creek Wash-Colorado River

Improvement

Year Built 1974
Construction Type STW - Steel/Wood
Exterior Walls Masonry
Finished Total Square Feet 3,480 SqFt
Garage
Condition
Building Square Feet 3,480 SqFt
Air Conditioning Yes
Heat Type
Roof Cover

Transfer Information

Rec. Date: 03/30/2021 Sale Price: \$160,000.00 Doc Num: 23165 Doc Type: Warranty Deed
Owner: Carl Scott Wells Grantor: MAGERS DAVID P
Orig. Loan Amt: \$160,000.00 Title Co: PIONEER TITLE AGENCY INC
Finance Type: Loan Type: Seller take-back Lender: DAVID P MAGERS

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

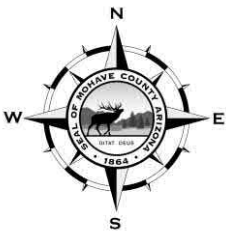
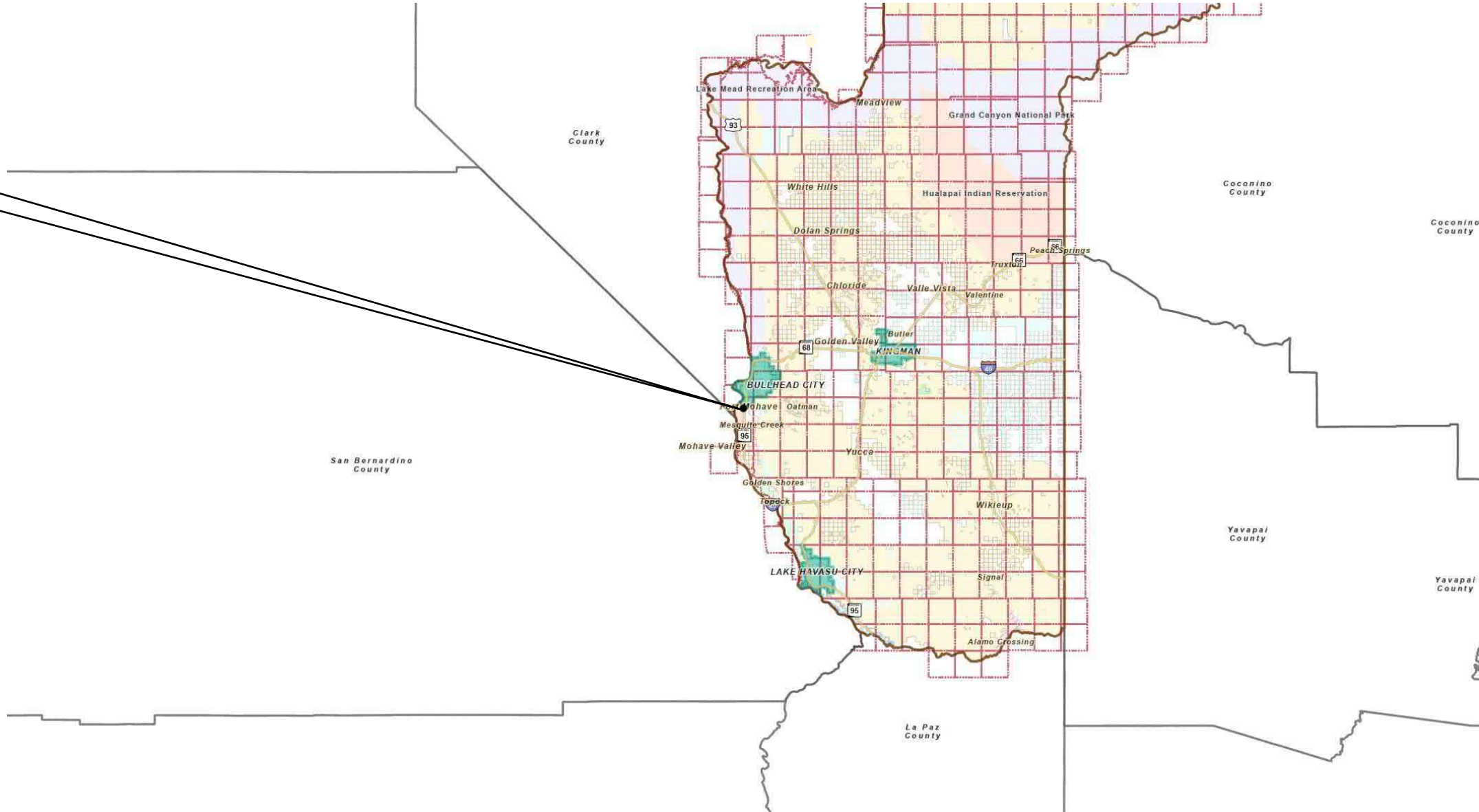
REZONE 229-22-024A

GENERAL MAP

REZONE of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage in the Fort Mohave vicinity.

Section 15
T 19 N, R 22 W

Subject
Property



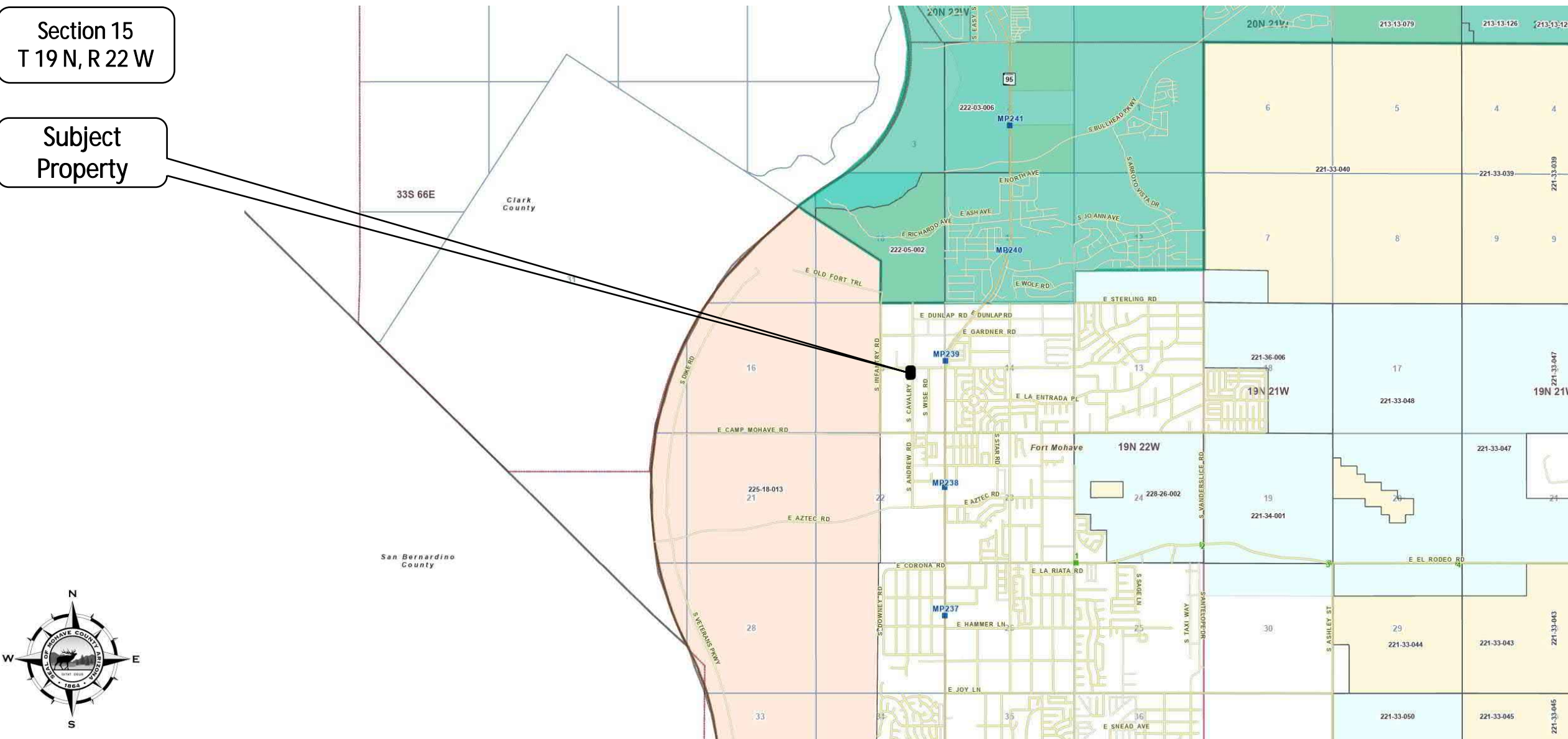
REZONE 229-22-024A

VICINITY MAP

REZONE of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage in the Fort Mohave vicinity.

Section 15
T 19 N, R 22 W

Subject
Property



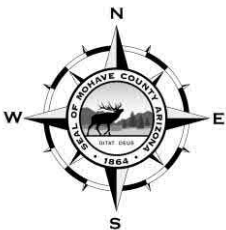
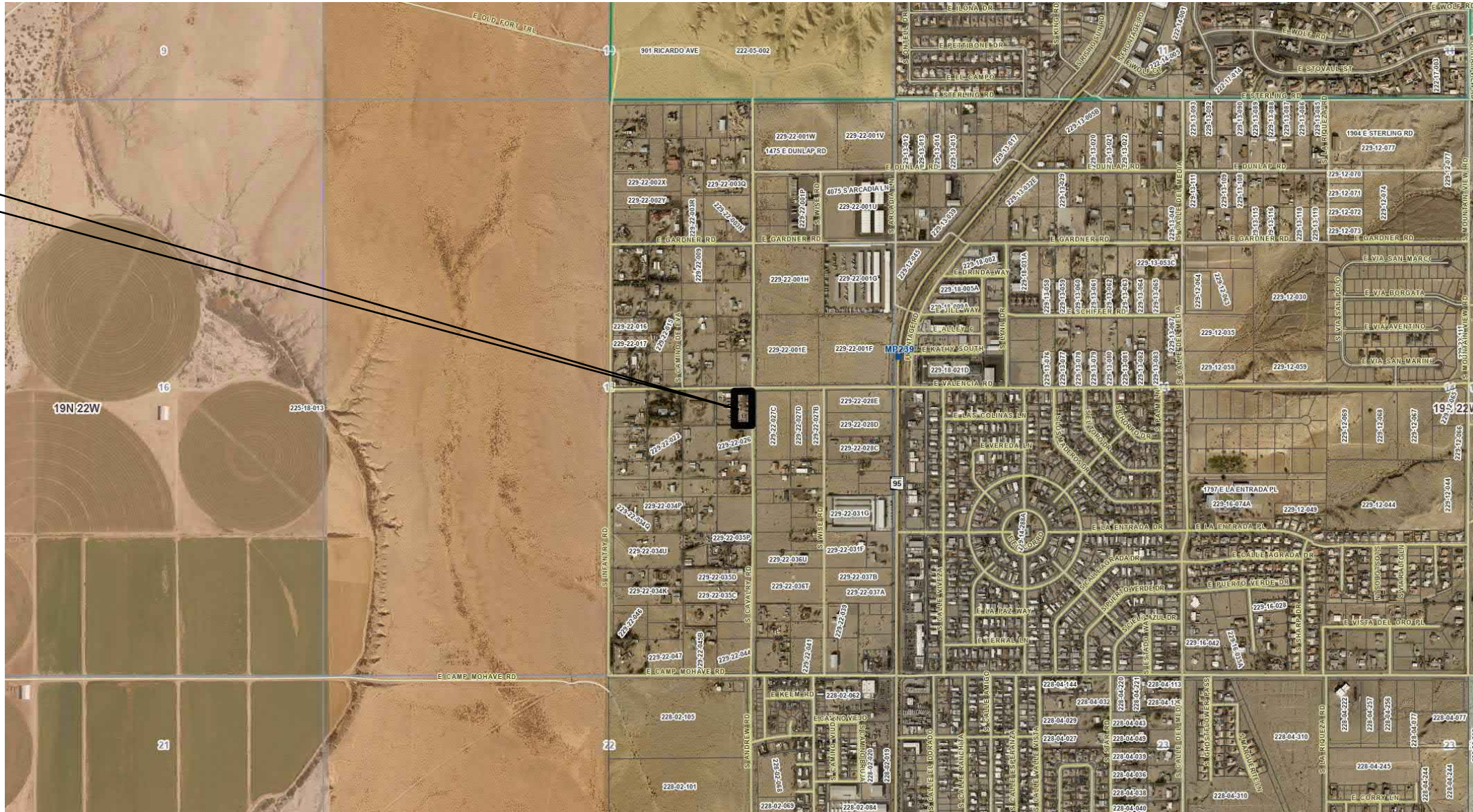
REZONE 229-22-024A

SITE MAP

REZONE of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage in the Fort Mohave vicinity.

Section 15
T 19 N, R 22 W

Subject
Property



REZONE 229-22-024A

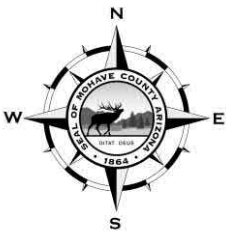
ZONING MAP

REZONE of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage in the Fort Mohave vicinity.

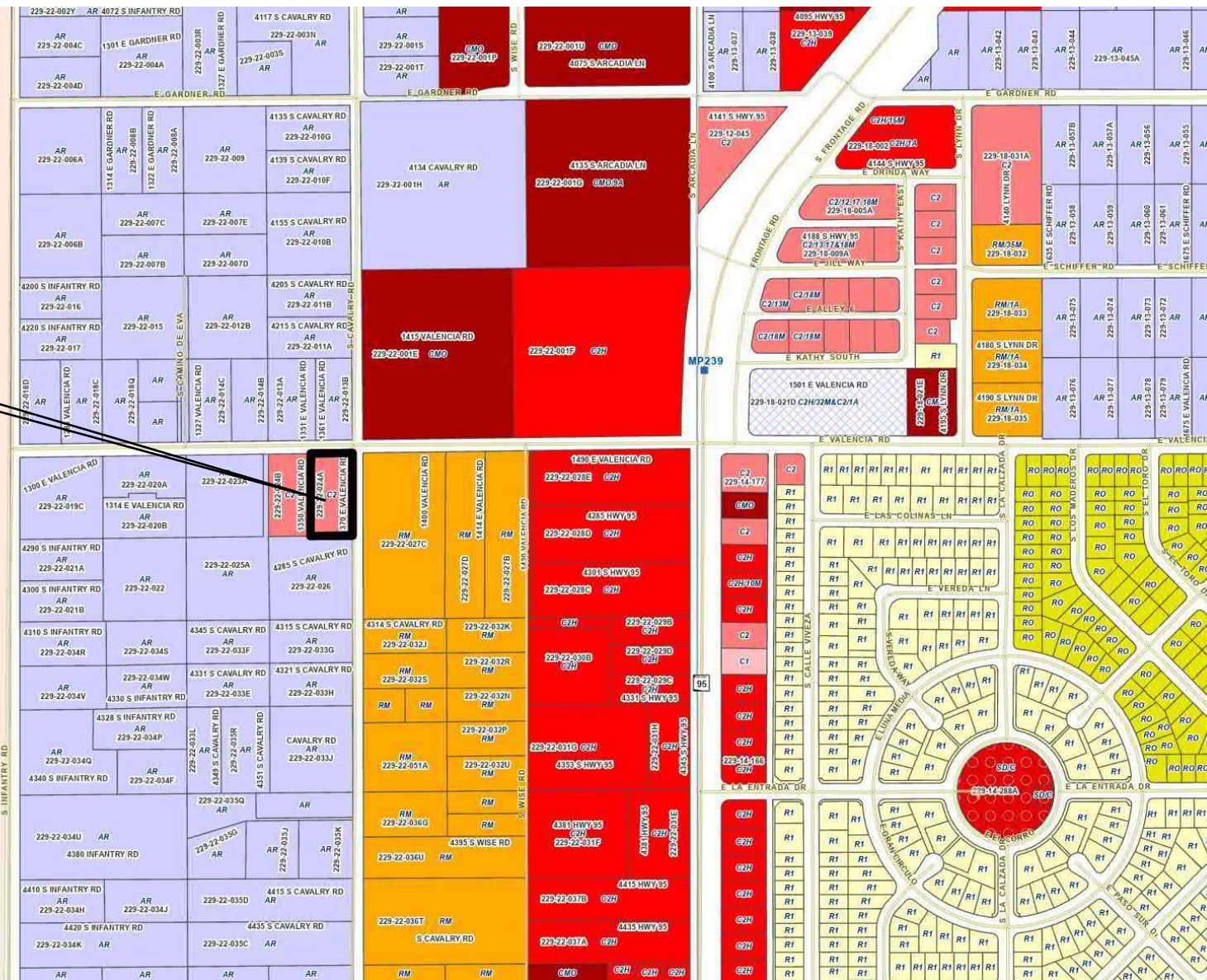
Section 15
T 19 N, R 22 W

Subject
Property

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



229-22-024A



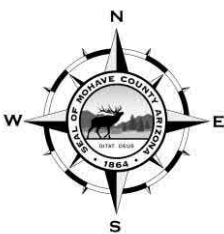
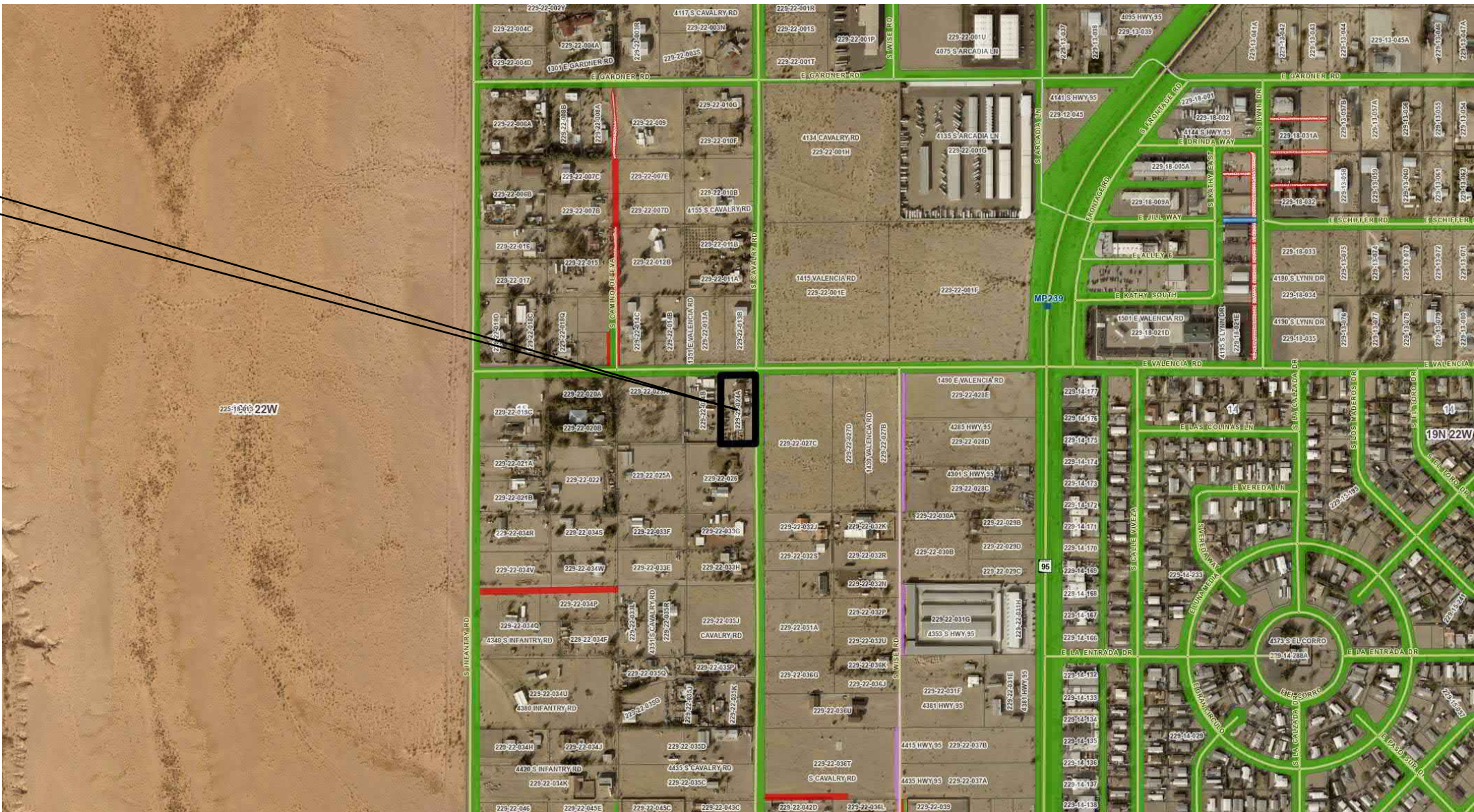
REZONE 229-22-024A RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage in the Fort Mohave vicinity.

Section 15
T 19 N, R 22 W

Subject
Property

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

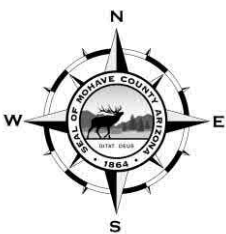


REZONE 229-22-024A REQUEST

REZONE of Assessor's Parcel No. 229-22-024A from a C-2 (General Commercial) zone to a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, to allow for auto repair and open lot storage in the Fort Mohave vicinity.

Section 15
T 19 N, R 22 W

Subject
Property





ZONING NOTICE

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

FOR MORE INFORMATION CONTACT THE MARICOPA COUNTY PLANNING & ZONING DIVISION AT 700 W. BEALE ST. VIA EMAIL AT PLANNING@COHWE.GOV



ZONING NOTICE

NOTICE TO HEARERS: A public hearing will be held by the Planning Commission of Mohave County, Arizona, on the following subject: **700 W. 100th Street, Primm, Nevada, 700 W. 100th Street, Primm, Nevada, February 19, 2025.**

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING COMMISSION AT 936 W. WASHINGTON STREET, PRimm, NV 89353.

03. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial land use designation, and a REZONE from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, an AR/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone, and an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to a C-2H (General Commercial Highway Frontage) zone, a C-2 (General Commercial) zone, and an R-1 (Single Family Residential) zone, for Assessor's Parcel Nos. 306-31-008C through -008G to allow for future commercial and residential development, in the Golden Valley vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Kevin Thistle on behalf of Golden Valley RE DEV LLC of Las Vegas, Nevada.

Assessor's Parcel Nos. 306-31-008C thru -008G are described as that portion of Parcel 24 lying southerly in the centerline of State Highway 68 as shown on RS 01-33, and Parcels 24A, B, C, and D as shown on PP 13-64, located in Section 7, Township 21 North, Range 18 West.

The site is approximately 28.94 acres and is located south of State Highway 68 and east of Teddy Roosevelt Road. The site is accessed from State Highway 68, then south on Teddy Roosevelt Road approximately .40 miles to the intersection with Brook Drive.

The site is currently vacant. The terrain appears to be relatively flat with a tributary of the Sacramento Wash running the length of the lots north to south. The surrounding land uses consist of both commercial and residential developments, and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Low-Density Residential land use designation to a General Commercial land use designation as shown on Exhibit A, and this
2. Rezone from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, AR/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone, and A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone, to C-2H (General Commercial Highway Frontage) zone, C-2 (General Commercial) zone, and R-1 (Single Family Residential) zone as shown on Exhibit A to allow for commercial uses, including retail and self-storage, multi-family development and a single-family residential subdivision.

The site is located within Golden Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Teddy Roosevelt Road is paved, and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4507H and #04015C-4509J indicates the easterly portion of the parcels described to be in Zone X and Zone X (shaded), not in the Special Flood Hazard Area, and the westerly portion to be in Zone AO, Zone AE, and Zone AE (Floodway), in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

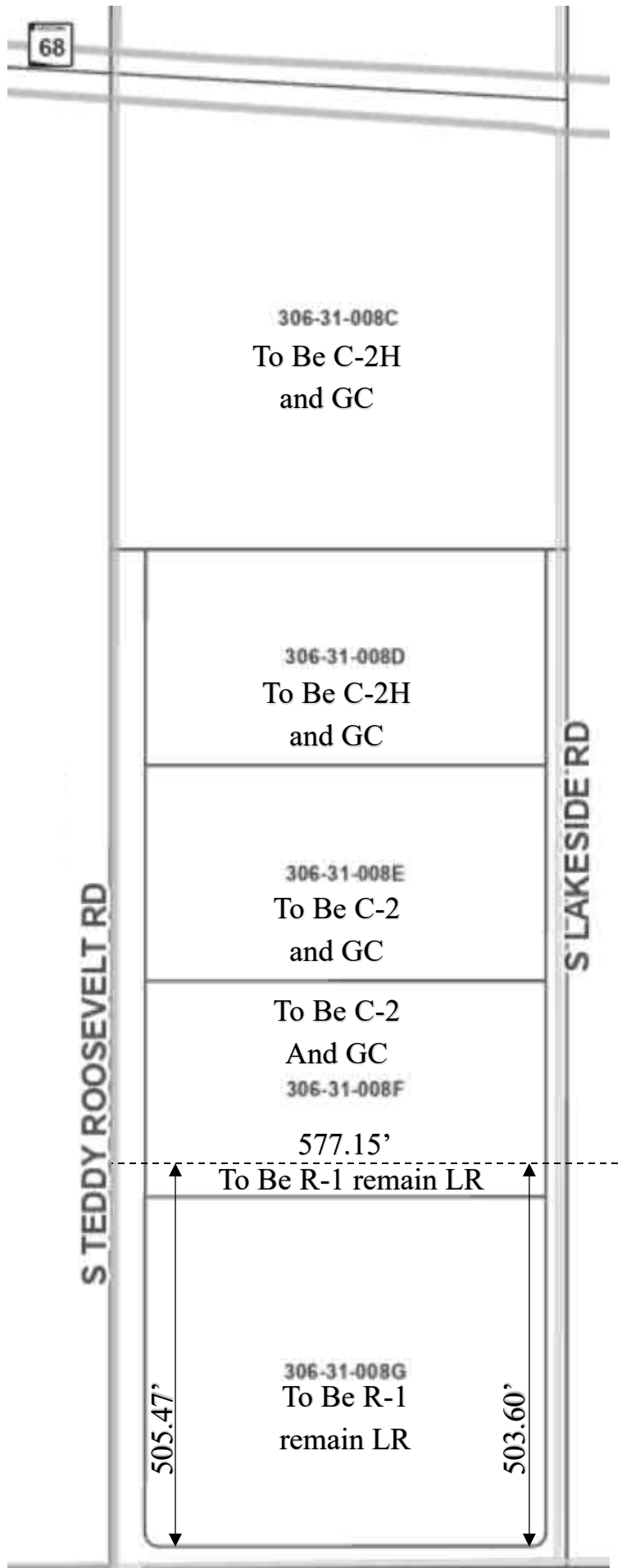
STAFF RECOMMENDATION:

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

1. The Mohave County General Plan for Assessor's Parcel Nos. 306-31-008C, -008D, 008E, and a portion of -008F will be amended to General Commercial, as shown on Exhibit A.
2. Assessor's Parcel Nos. 306-31-008C and - 008D will be Rezoned to a C-2H (Highway Commercial) zone, as shown on Exhibit A
3. Assessor's Parcel Nos 306-31-008E and a portion of 306-31-008F shall be rezoned to a C-2 (General Commercial) zone, as shown on Exhibit A
4. Assessor's Parcel Nos 306-31-008G and a portion of 306-31-008F shall be rezoned to an R-1 (Single-Family Residential) zone, as shown on Exhibit A.
5. The C-2H (Highway Commercial) zone shall not be established until Assessor's Parcel Nos. 306-31-008C and -008D are combined into a single parcel, with highway frontage.
6. The area being rezoned to R-1 as shown on Exhibit A will become effective upon the recordation of the Final Plat or for each phase of the Final Plat if the subdivision is phased.
7. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
8. Legal access shall be obtained and provided for all created parcels.
9. The lot sizes will be based on the size of the lots recorded on the Final Plat, once the Final Plat is approved.

10. All parcels shall meet the necessary minimum lot size requirements at the time of Final Plat approval.
11. The appropriate permits shall be obtained prior to construction.
12. The application shall comply with all the applicable provisions of the Mohave County Zoning Ordinance and the Mohave County Land Division Regulations.
13. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

Exhibit A



REZONE APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 306-31-008C/D/E/F/G Current Zoning: A-R Parcel Size 28.939 Acres
Legal Description:
SEE ATTACHED

Water Provider: VALLEY PIONEERS WATER CO. Electric provider: UNISOURCE Sewer provider: PRIVATE
Present use of property: UNDEVELOPED

Owner Information

Owner Name(must match current deed): Peter Cimino
Owner Street Address: 244 Dark Forest City: Las Vegas State: Nv Zip: 89123
Phone number: 702-324-2626 Email: pcimino4@aol.com

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

Agent Name: KEVIN THISTLE
Agent Street Address: 7383 ATACAMA AVE. City: LAS VEGAS State: NV Zip: 89179
Phone number: 702-435-1814 Email: pkthistlearchitect@yahoo.com

Request

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

Proposed to be: C-2H $\frac{1}{2}$ R1

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:

Rezoning the referenced parcels from A-R to C-2H with a minor plan amendment from Low Density to General Commercial. Also a Plan Amendment for Parcel 008G to R-1.

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.

GENERAL PLAN AMENDMENT ADDENDUM

Request

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

Current General Plan: A-R Proposed to be: C-2H

Describe how the change will benefit the county.

The proposed project will benefit Mohave County by providing additional funding in the way of increased property & sales tax which will be collected by the various businesses that will occupy this development.

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

Teddy Roosevelt Rd., Brook Drive & Lakeside Road will be improved, including addressing the existing drainage ditches that currently exist. This project will also include waste water treatment facilities.

Describe any change in the character of the surrounding neighborhood.

The proposed development will substantially benefit the Golden Valley community by providing much needed commercial support facilities, including a grocery store, convenience store, fast-food restaurants, and storage facilities.

Explain how the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

The General Plan is "Urban Development". In its current condition, Golden Valley has a large number of single family residences, but lacks the commercial support needed to support these residents. There is also a need for multi-family housing in this community.

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

The amendment is necessary in order benefit the current and future residents of the Golden Valley community by providing the commercial support facilities necessary for a growing area.

Minor Plan Amendment Addendum

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

_____ to General Commercial

to accompany the requested rezone.

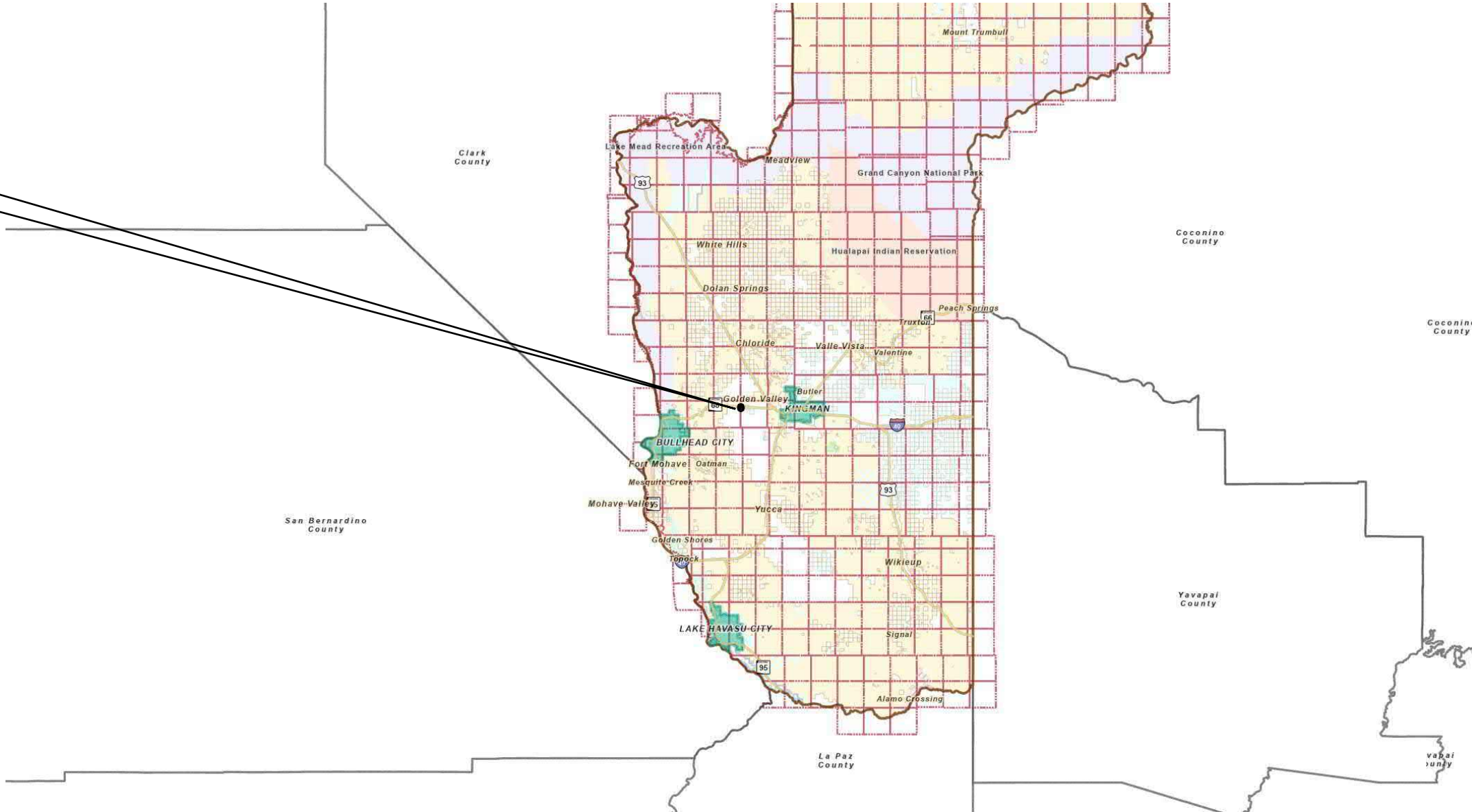
GENERAL PLAN AMENDMENT & REZONE 306-31-008C THRU -008G

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial and a Low Density Residential land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone and an R-1 (Single-Family Residential) zone for Assessor's Parcel Nos. 306-31-008C through -008G, to allow for future commercial and residential development, in the Golden Valley vicinity.

Section 7
T 21 N, R 18 W

Subject
Property



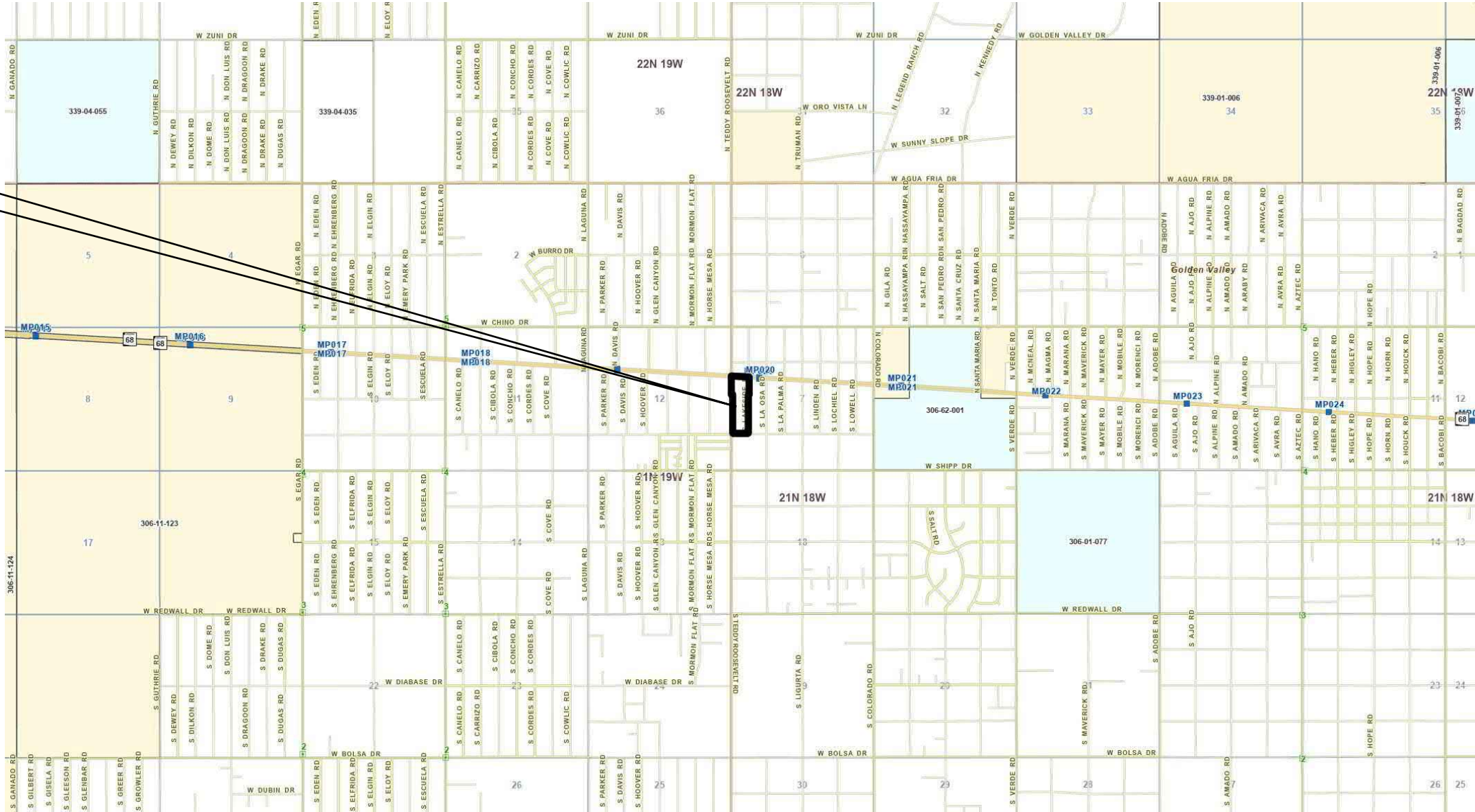
GENERAL PLAN AMENDMENT & REZONE 306-31-008C THRU -008G

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial and a Low Density Residential land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone and an R-1 (Single-Family Residential) zone for Assessor's Parcel Nos. 306-31-008C through -008G, to allow for future commercial and residential development, in the Golden Valley vicinity.

Section 7
T 21 N, R 18 W

Subject
Property



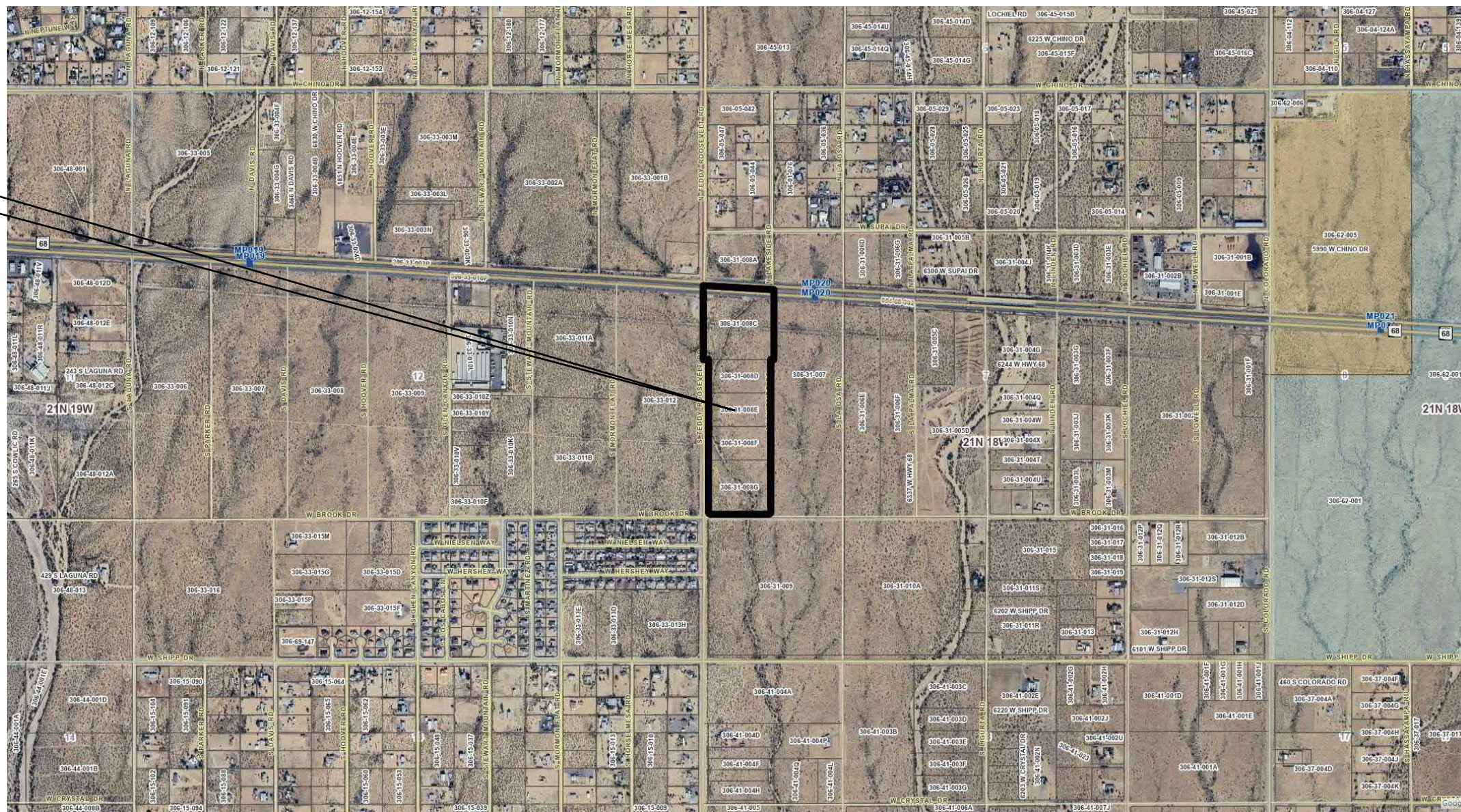
GENERAL PLAN AMENDMENT & REZONE 306-31-008C THRU -008G

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial and a Low Density Residential land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone and an R-1 (Single-Family Residential) zone for Assessor's Parcel Nos. 306-31-008C through -008G, to allow for future commercial and residential development, in the Golden Valley vicinity.

Section 7
T 21 N, R 18 W

Subject
Property
























GENERAL PLAN AMENDMENT & REZONE 306-31-008C THRU -008G

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial and a Low Density Residential land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone and an R-1 (Single-Family Residential) zone for Assessor's Parcel Nos. 306-31-008C through -008G, to allow for future commercial and residential development, in the Golden Valley vicinity.

Section 7
T 21 N, R 18 W

Subject
Property

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



GENERAL PLAN AMENDMENT & REZONE 306-31-008C THRU -008G

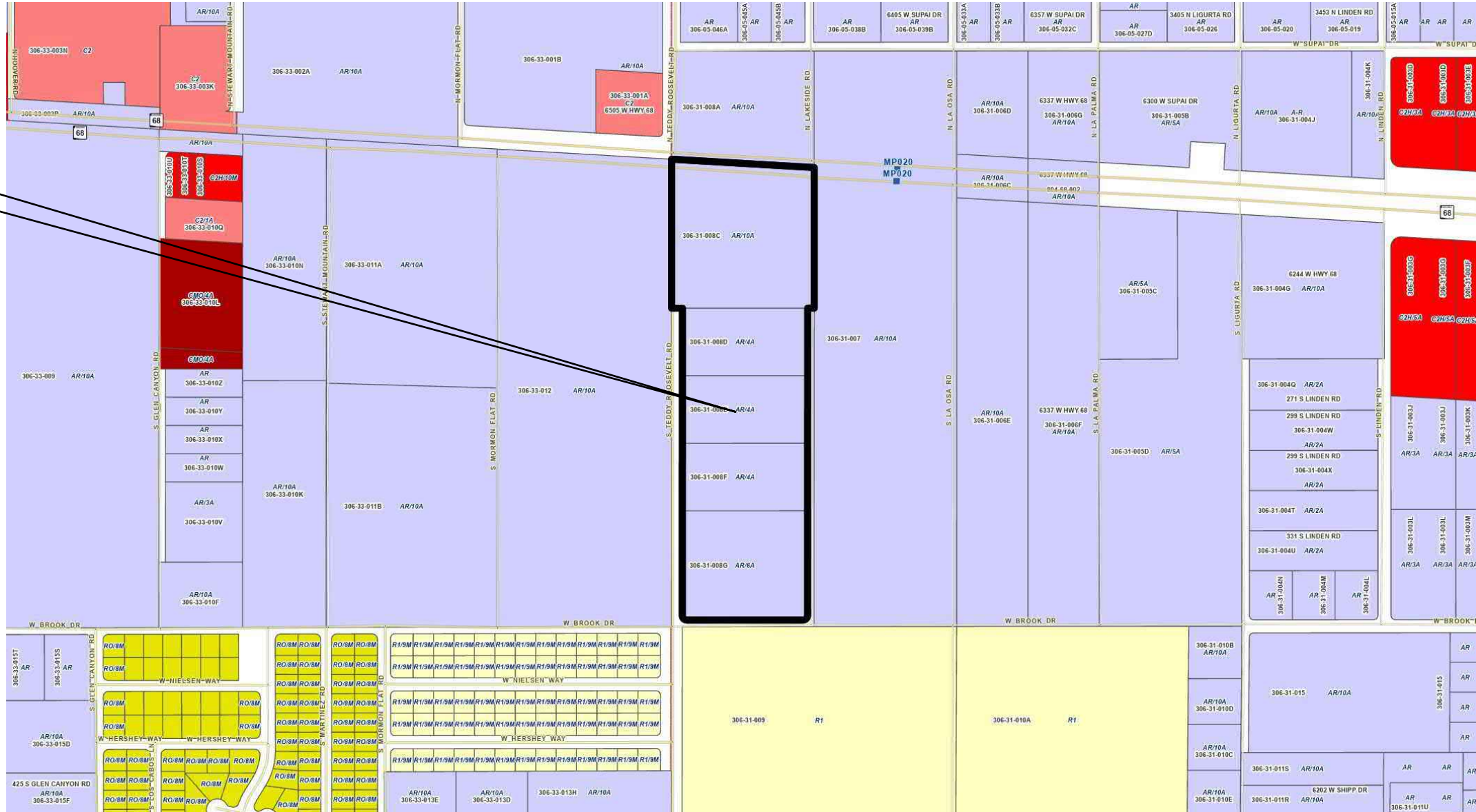
ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial and a Low Density Residential land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone and an R-1 (Single-Family Residential) zone for Assessor's Parcel Nos. 306-31-008C through -008G, to allow for future commercial and residential development, in the Golden Valley vicinity.

Section 7
T 21 N, R 18 W

Subject
Property

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



GENERAL PLAN AMENDMENT & REZONE 306-31-008C THRU -008G

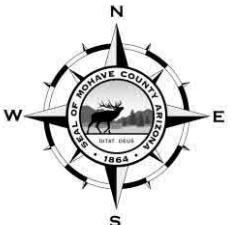
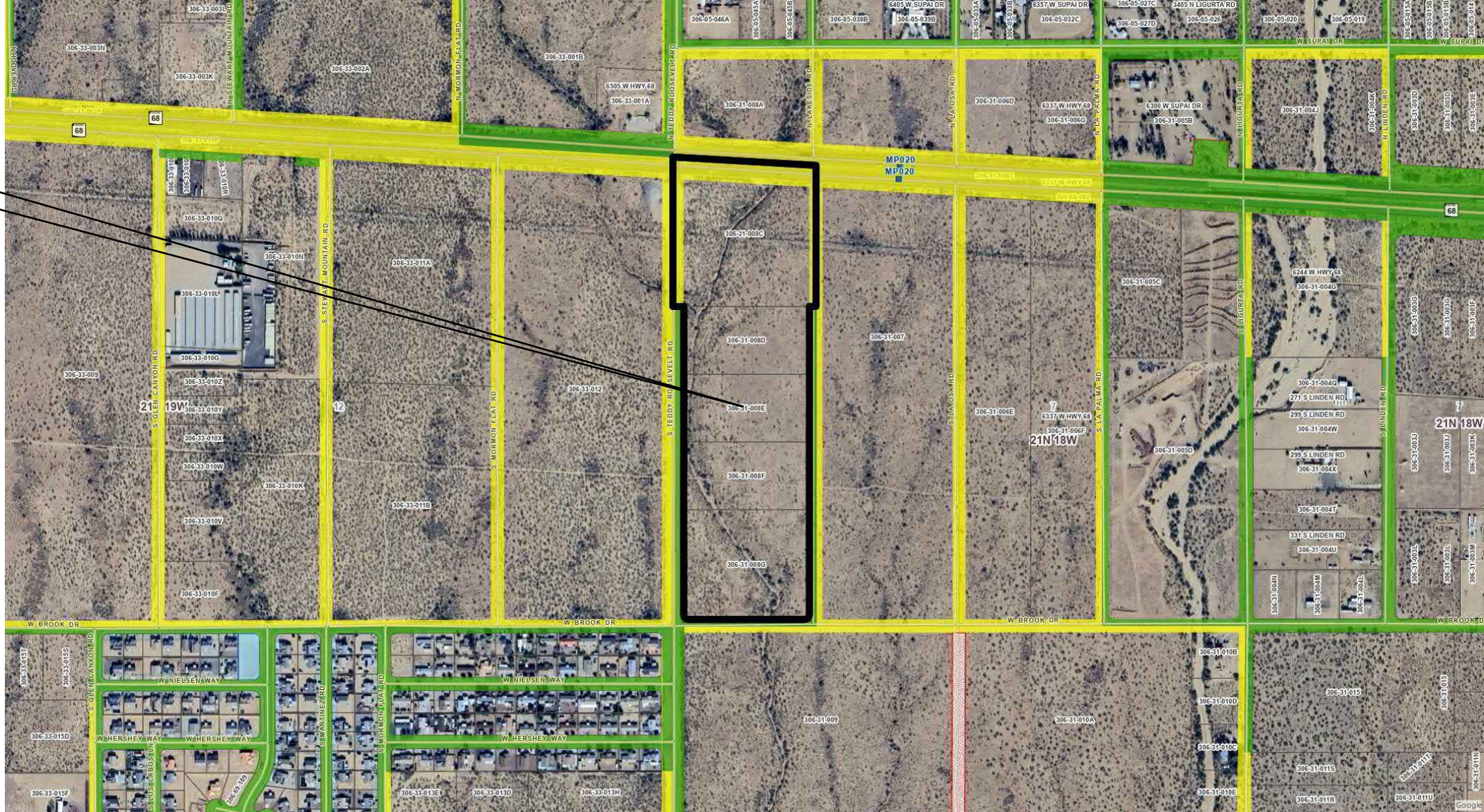
RIGHT OF WAY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial and a Low Density Residential land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone and an R-1 (Single-Family Residential) zone for Assessor's Parcel Nos. 306-31-008C through -008G, to allow for future commercial and residential development, in the Golden Valley vicinity.

Section 7
T 21 N, R 18 W

Subject
Property

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



GENERAL PLAN AMENDMENT & REZONE 306-31-008C THRU -008G

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Low Density Residential land use designation to a General Commercial and a Low Density Residential land use designation, and a **REZONE** from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone and an R-1 (Single-Family Residential) zone for Assessor's Parcel Nos. 306-31-008C through -008G, to allow for future commercial and residential development, in the Golden Valley vicinity.

Section 7
T 21 N, R 18 W

Subject
Property



ZONING NOTICE

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

ALL PERSONS AND INTERESTS IN THE SUBJECT PROPERTY ARE HEREBY ADVISED that they may appear at the hearing and be heard in person or by their duly authorized representative. The hearing is open to the public and all interested parties are invited to attend. The hearing will be held in accordance with the provisions of the Arizona Administrative Code, Title 12, Chapter 2, and the Maricopa County Planning and Zoning Commission Rules and Regulations. The hearing will be held in accordance with the provisions of the Arizona Administrative Code, Title 12, Chapter 2, and the Maricopa County Planning and Zoning Commission Rules and Regulations.

FOR MORE INFORMATION, CONTACT THE
MARICOPA COUNTY PLANNING & ZONING DIVISION
AT (930) 761-2993 OR VIA EMAIL AT
PLANNER@MCMARICOPA.GOV

ZONING NOTICE

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

FOR MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT 333 700 W. ROYLE OR VIA EMAIL AT PLANNING@MOHAVE.CO.VA

Subject: Letter of Support for Rezone and Minor General Plan Amendment

To Whom It May Concern,

On behalf of High Desert Land Holdings LLC, I am writing to express our strong support for the proposed rezone and minor general plan amendment for the property located in Golden Valley at the corner of Highway 68 and Teddy Roosevelt (**APN 306-31-008C, 306-31-008D, 306-31-008E, 306-31-008F, and 306-31-008G**). This project represents the type of development that Golden Valley residents deserve and will bring significant value to the area.

As the owners of the parcels adjacent to and directly south of this property, we believe this project aligns well with the vision for growth and development in the region. Our proposed development includes 275 residences, and we are confident that this project, if built, will provide critical infrastructure and amenities to support current and future residents in the area.

This proposed rezone and amendment will help stimulate economic activity, enhance the community's appeal, and create opportunities for sustainable growth. The thoughtful planning and design of this project demonstrate its potential to seamlessly integrate into the surrounding area while addressing the needs of Golden Valley residents.

We urge your consideration and approval of this proposal. It is projects like these that set a positive precedent for future development and improve the quality of life for the Golden Valley community.

Thank you for your attention to this matter. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

Travin Pennington



High Desert Land Holdings LLC

travin@anglehomes.com

Jan. 22, 2025

MoHAVE County Development Service Dept:
Peter Camino Project (Golden Valley)

I am the property owner at 6510 W. Brook Drive (luckyme.) I have a few questions + concerns regarding project site.

1. Resoning usually means higher taxes, so that we in turn, help pay for the project. We just had a substantial raise in taxes this year, so sure am not agreeing to another one.

2. Traffic on Piddy Roosevelt and Brook Dr. is already becoming an issue. The housing boom out here has grown, without other streets to access their homes.

3. Sewage Plant! How will this affect our property value? Would you live across from one? The wind blows here DAILY! I just worry this will DEVALUE my property.

Definitely Golden Valley is growing + a grocery store would be nice, but more gas stations + fast food really aren't necessary in my view, we have plenty of those already. As the old saying goes, great idea, "just not in my back yard."

Sincerely,
Patsy F. Melhorter
715-764-7020

FW: Zoning Notice February 3rd

From Planners <Planners@mohave.gov>
Date Mon 1/27/2025 3:24 PM
To Melanie Stradling <StradM@mohave.gov>

I believe this is for 306-31-008C

From: Hallie Jolitz 🌻 <hjolitz@icloud.com>
Sent: Monday, January 27, 2025 3:08 PM
To: Planners <Planners@mohave.gov>
Subject: Zoning Notice February 3rd

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

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

We noticed the signs on Teddy Roosevelt & Shipps
Here are a few items to address at the February 3rd meeting

1. Traffic safety on Hwy 68 & Teddy Roosevelt.
As population increases so will traffic. Proactive to either slow the traffic on Highway 68 to a residential zone, and/or put in a traffic light.
Let's be proactive before there's another fatality in our area on Hwy 68.
2. Sewer complicity capacity, cost & maintenance
Proper sewer services incorporated into the cost of the new homes, and removal of financial burden of current homeowners.
Note the attached letter mailed to current Shipps Estates homeowners.
3. Fire Hydrants operational prior to closing of sale & getting the fire hydrants operational in the shipps estates newer development prior to building the newer development to ensure fire department has the tools they need (water) in the event of a fire in the area. (Note Los Cabos, San Ignacio, and streets west have non working hydrants)

Please forward to all participating parties.

First Steps

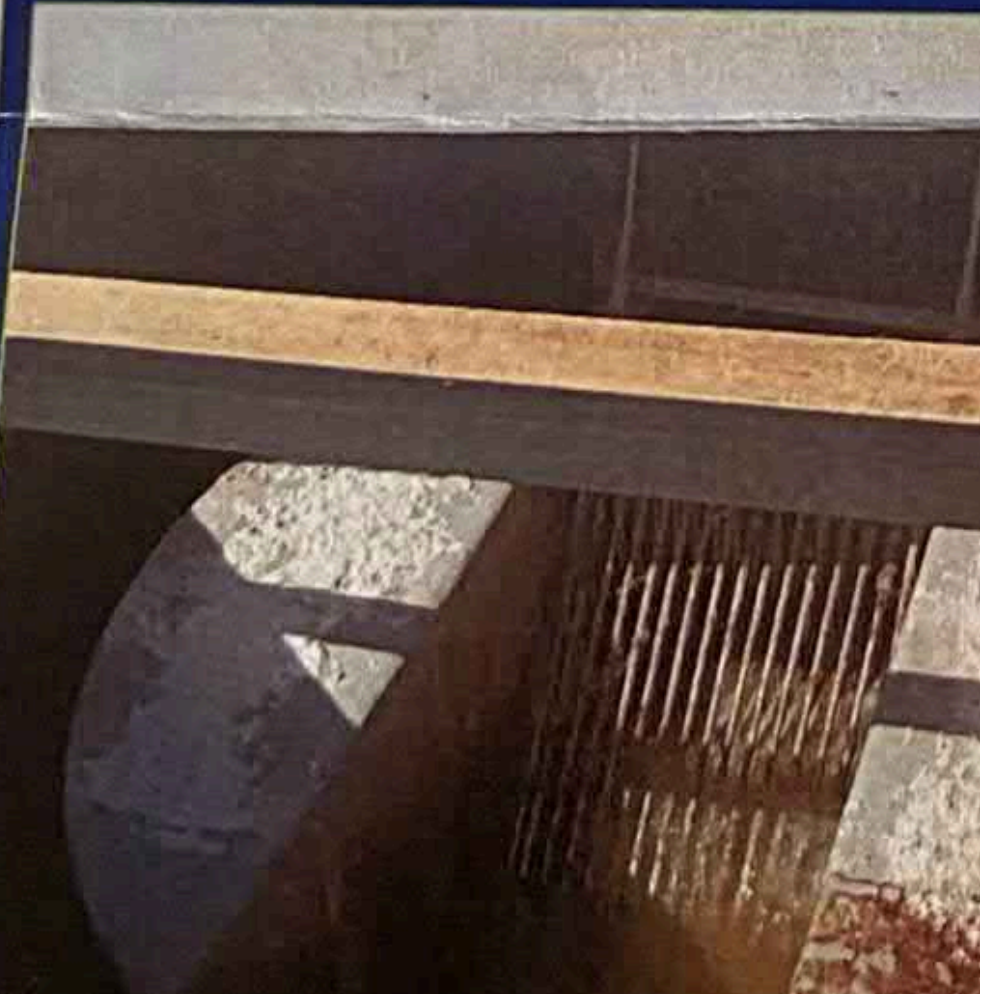
Before we purchase a wastewater system, we should evaluate its current conditions and any environmental or regulatory violations with the state. We should also have a plan to address that system's aging infrastructure and ongoing deficiencies. Compliant, well-maintained and adequately running sewer service adds value by ensuring safety and reliability for many years of unsafe, improper wastewater from polluting local water bodies.

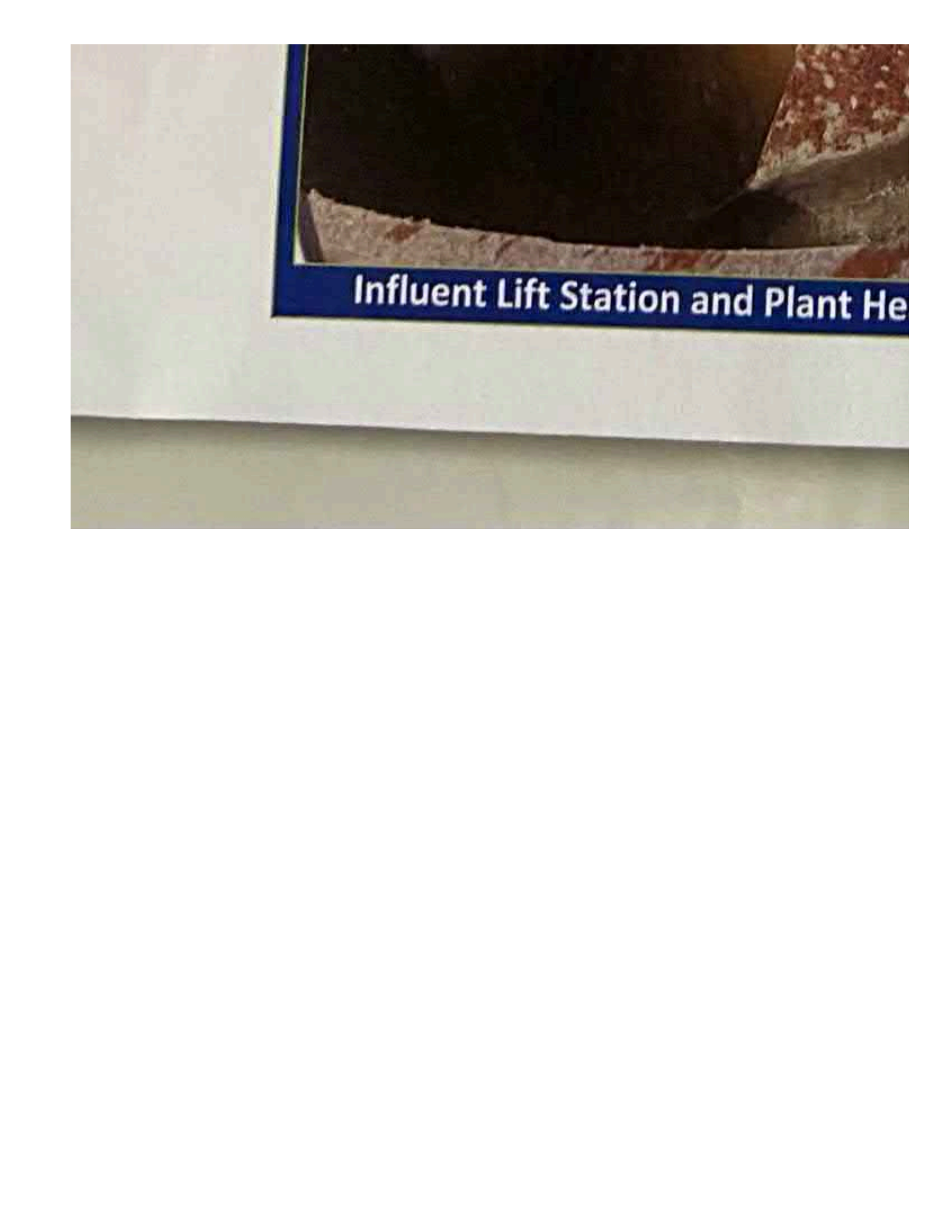
Your Facility





Wastewater Treatment P





Influent Lift Station and Plant He

December 5, 2024

Welcome New Customer

Cactus State Utilities
new wastewater service
delivering safe, reliable water
today and every day

We are excited to have you
available for general information
our toll-free number

When it comes to your water
these options and services
account. Your first

IMPORT
ET TO CO
PANDA EXP

to the location pro

We look forward to
information on the

Sincerely,

Cactus State Utilit



cactusstateuoc.com



Regards
Steven & Hallie Jolitz
491 S San Ignacio Way
Golden Valleys AZ 86413
775-240-9255

| | | | |

04. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN to realign the General Commercial land use designation and the Suburban Residential land use designation and a REZONE from an A (General) zone to a C-2 (General Commercial) on Assessor's Parcel No. 316-13-112A and an A-R (Agricultural Residential) zone on Assessor's Parcel No's 316-13-112B through 316-13-112D, to bring property into compliance and to allow for a restaurant in the Dolan Springs vicinity, Mohave County, Arizona.**

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

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Dave Cracknell, agent for owners Robersi and Dolores Caceres Hernandez of Las Vegas, Nevada.

Assessor's Parcel No 316-13-112A through 316-13-112D is described as parcel 82A, 82B, 82C and 82D, respectively, as shown on Record of Survey 59-83, located in Section 9, Township 25 North, Range 19 West.

Each site parcel is minimum of 1 acre, total of all 4 lots is 5.02 acres. The site is accessed from U.S. Highway 93, Northeast on Pierce Ferry Road, North on Del Norte Drive, approximately 3.25 miles to these sites. There is legal access to each parcel via granted easement.

These parcels are vacant. The terrain appears to be relatively flat. The surrounding land uses consist of vacant land, commercial uses, and single-family residences.

The applicant requests:

1. Amendment to the Mohave County General Plan to realign the General Commercial land use designation and the Suburban Residential land use designation, and
2. Rezone from an A (General) zone to C-2 (General Commercial) zone to allow for a mobile food truck and an A-R (Agricultural Residential) zone to allow for single-family homes.

The site is in the Lake Mohave Ranchos Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. Pierce Ferry Road is paved and on the County's Road maintenance system. Del Norte Drive is unpaved and on the County's road maintenance system.

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

FINDINGS OF FACT:

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

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan, as amended by this item.
- c. These sites appear adequate for the intended action.
- d. The area contains other zoning similar to the above-proposed action.
- e. The site has legal access via unpaved roads.

- f. There do not appear to be any environmental features affecting the sites.
- g. Electric service appears to be available. Water and sewer services do not appear to be available.

STAFF RECOMMENDATION:

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

1. The Mohave County General Plan for Assessor's Parcel No. 316-13-112A shall be amended to a General Commercial land use designation
2. The Mohave County General Plan for Assessor's Parcel Nos. 316-13-112B through -112D shall be amended to a Suburban Residential land use designation.
3. Assessor's Parcel No. 316-13-112A shall be rezoned to a C-2 (General Commercial) zone.
4. Assessor's Parcel Nos. 316-13-112B through -112D shall be rezoned to an A-R (Agricultural Residential) zone.
5. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
6. The appropriate permits will be obtained prior to construction.
7. 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: 316-13-112A-D Current Zoning: A Parcel Size 5 Acres

Legal Description:

Lots 82A thru 82D of Record of Survey Book 059, Page 83 Gateway Acres Tract 9

Water Provider: Mt Tipon Water Distri Electric provider: Unisource Sewer provider: Septic

Present use of property: Vacant - Undeveloped

Owner Information

Owner Name(must match current deed): Robersi A & Dolores Caceres Hernandez

Owner Street Address: 2790 Acadia St. City: Las Vegas State: NV Zip: 89142

Phone number: 702-296-6730 Email: hdolores74@gmail.com

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

Agent Name: Momcat Septic Design LLC - Dave Cracknell

Agent Street Address: 5100 E Sapphire Dr. City: Prescottt State: AZ Zip: 86301

Phone number: 602-397-0291 Email: momcatseptic@gmail.com

Request

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

Proposed to be: C-2 (316-13-112A) / A-R (316-13-112B-D)

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:

Moblie Food Truck / Bring Residential Parcels into compliance for development

Authorization

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

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

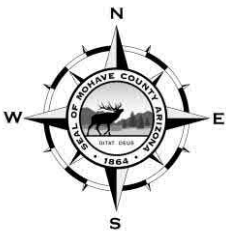
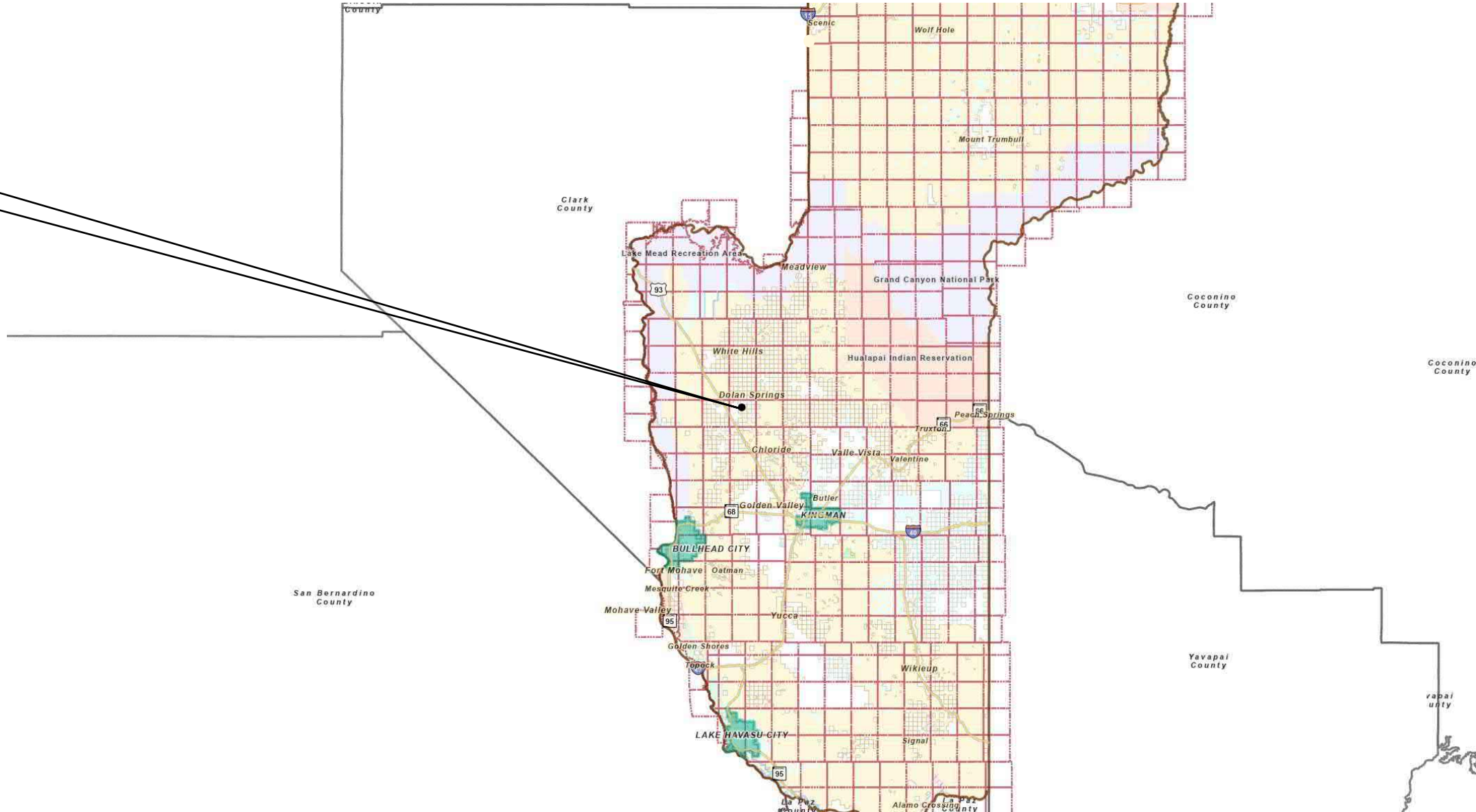
GENERAL PLAN AMENDMENT & REZONE 316-13-112A THRU -112D

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN to realign the General Commercial land use designation and the Suburban Residential land use designation, and a REZONE from an A (General) zone to an A-R (Agricultural Residential) zone and a C-2 (General Commercial) zone for Assessor's Parcel Nos. 316-13-112A through -112D, to bring the properties into compliance and to allow for a restaurant in the Dolan Springs vicinity.

Section 9
T 25 N, R 19 W

Subject
Property



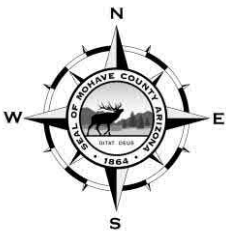
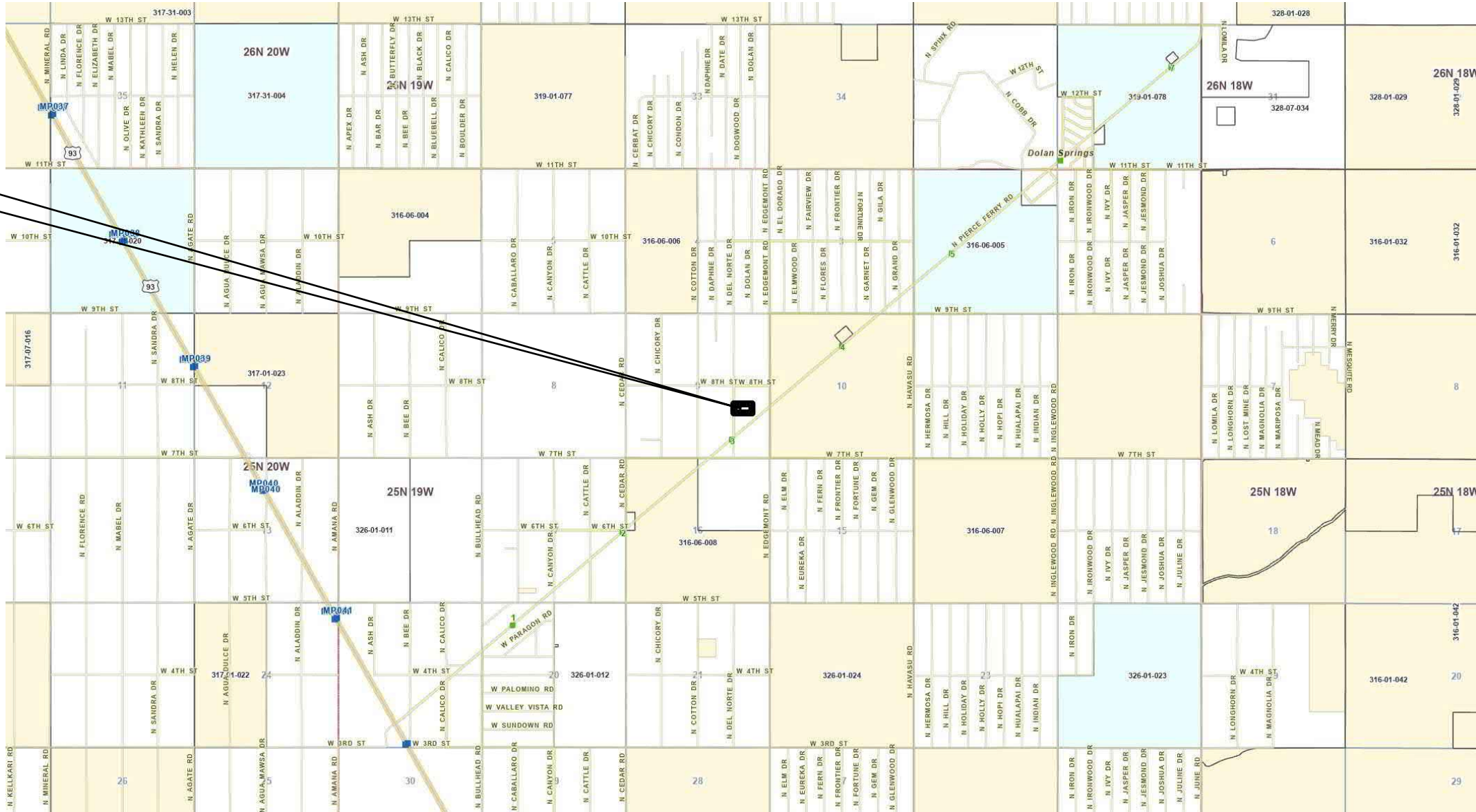
GENERAL PLAN AMENDMENT & REZONE 316-13-112A THRU -112D

VICINITY MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN to realign the General Commercial land use designation and the Suburban Residential land use designation, and a REZONE from an A (General) zone to an A-R (Agricultural Residential) zone and a C-2 (General Commercial) zone for Assessor's Parcel Nos. 316-13-112A through -112D, to bring the properties into compliance and to allow for a restaurant in the Dolan Springs vicinity.

Section 9
T 25 N, R 19 W

Subject
Property



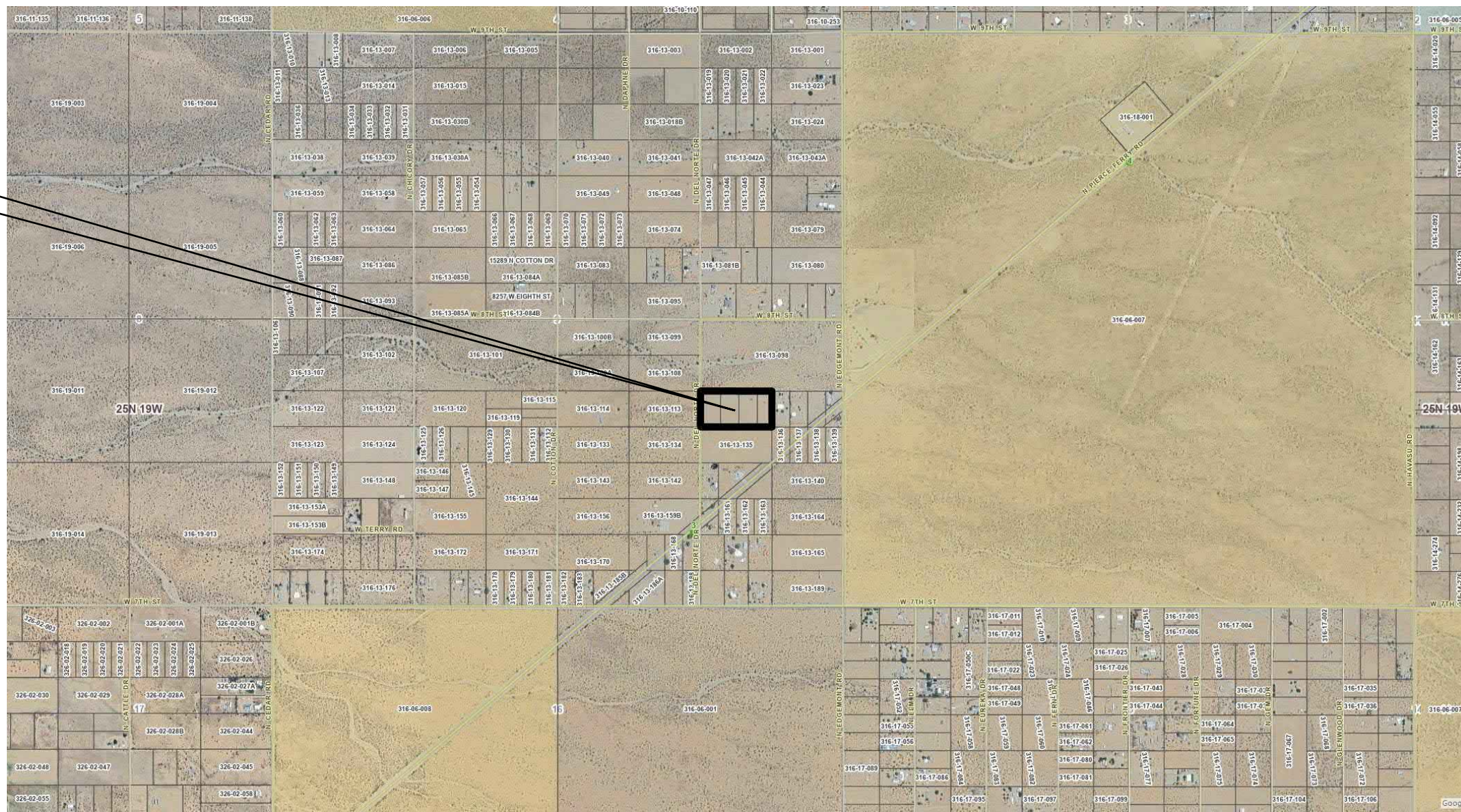
GENERAL PLAN AMENDMENT & REZONE 316-13-112A THRU -112D

SITE MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN to realign the General Commercial land use designation and the Suburban Residential land use designation, and a **REZONE** from an A (General) zone to an A-R (Agricultural Residential) zone and a C-2 (General Commercial) zone for Assessor's Parcel Nos. 316-13-112A through -112D, to bring the properties into compliance and to allow for a restaurant in the Dolan Springs vicinity.

Section 9
T 25 N, R 19 W

Subject
Property



GENERAL PLAN AMENDMENT & REZONE 316-13-112A THRU -112D

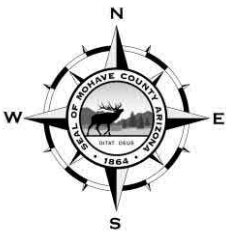
GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN to realign the General Commercial land use designation and the Suburban Residential land use designation, and a REZONE from an A (General) zone to an A-R (Agricultural Residential) zone and a C-2 (General Commercial) zone for Assessor's Parcel Nos. 316-13-112A through -112D, to bring the properties into compliance and to allow for a restaurant in the Dolan Springs vicinity.

Section 9
T 25 N, R 19 W

Subject
Property

-  Alternative Energy
-  Commercial Recreation
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Light Industrial
-  Light Industrial/PUD
-  Low Density Residential
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-  Rural Development Area
-  Rural Industrial
-  Rural Residential
-  Suburban Development Area
-  Suburban Estates
-  Suburban Residential
-  Urban Development Area



GENERAL PLAN AMENDMENT & REZONE 316-13-112A THRU -112D

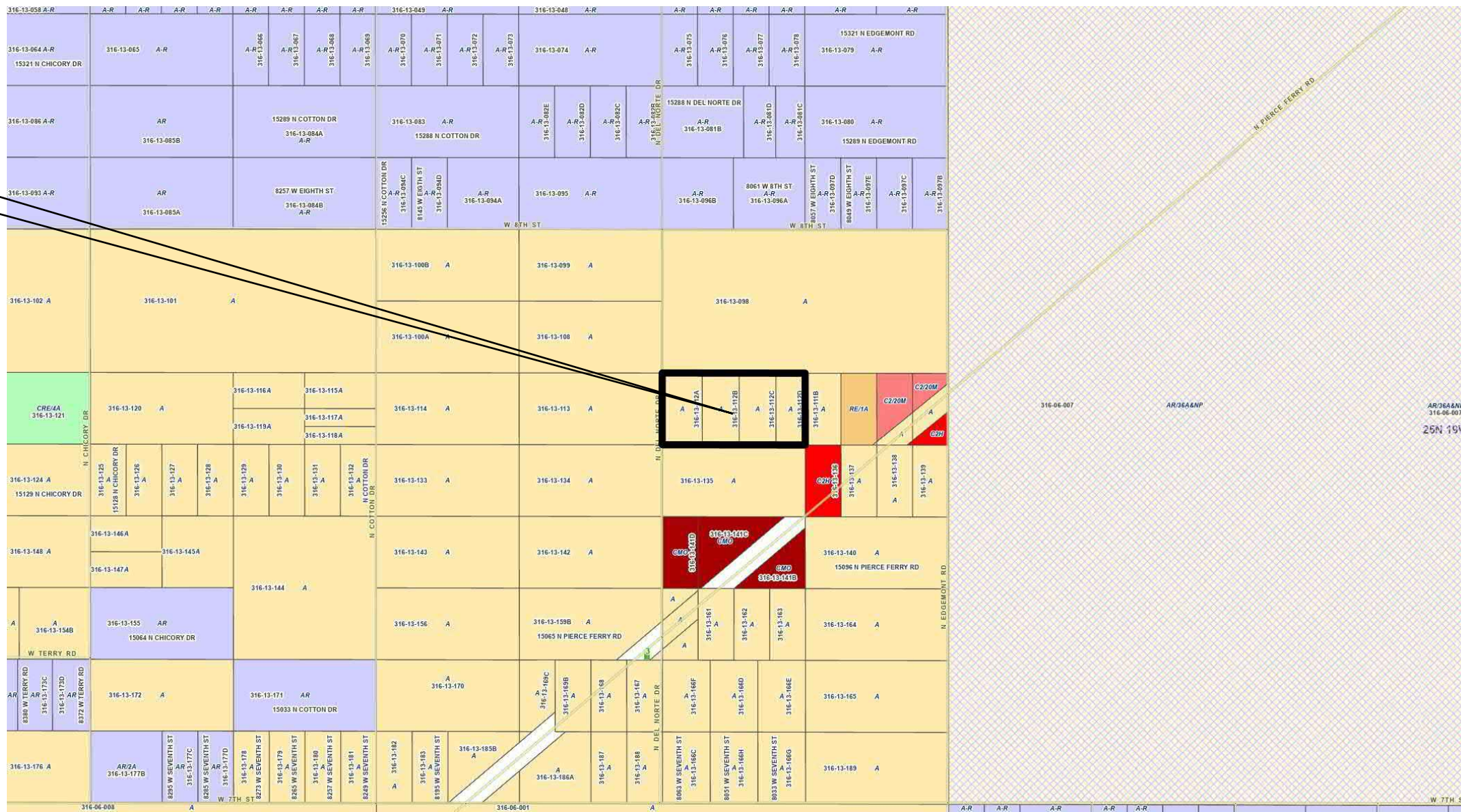
ZONING MAP

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Section 9
T 25 N, R 19 W

Subject
Property

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



GENERAL PLAN AMENDMENT & REZONE 316-13-112A THRU -112D

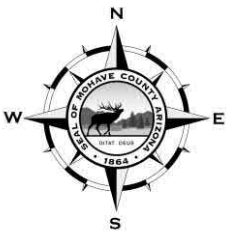
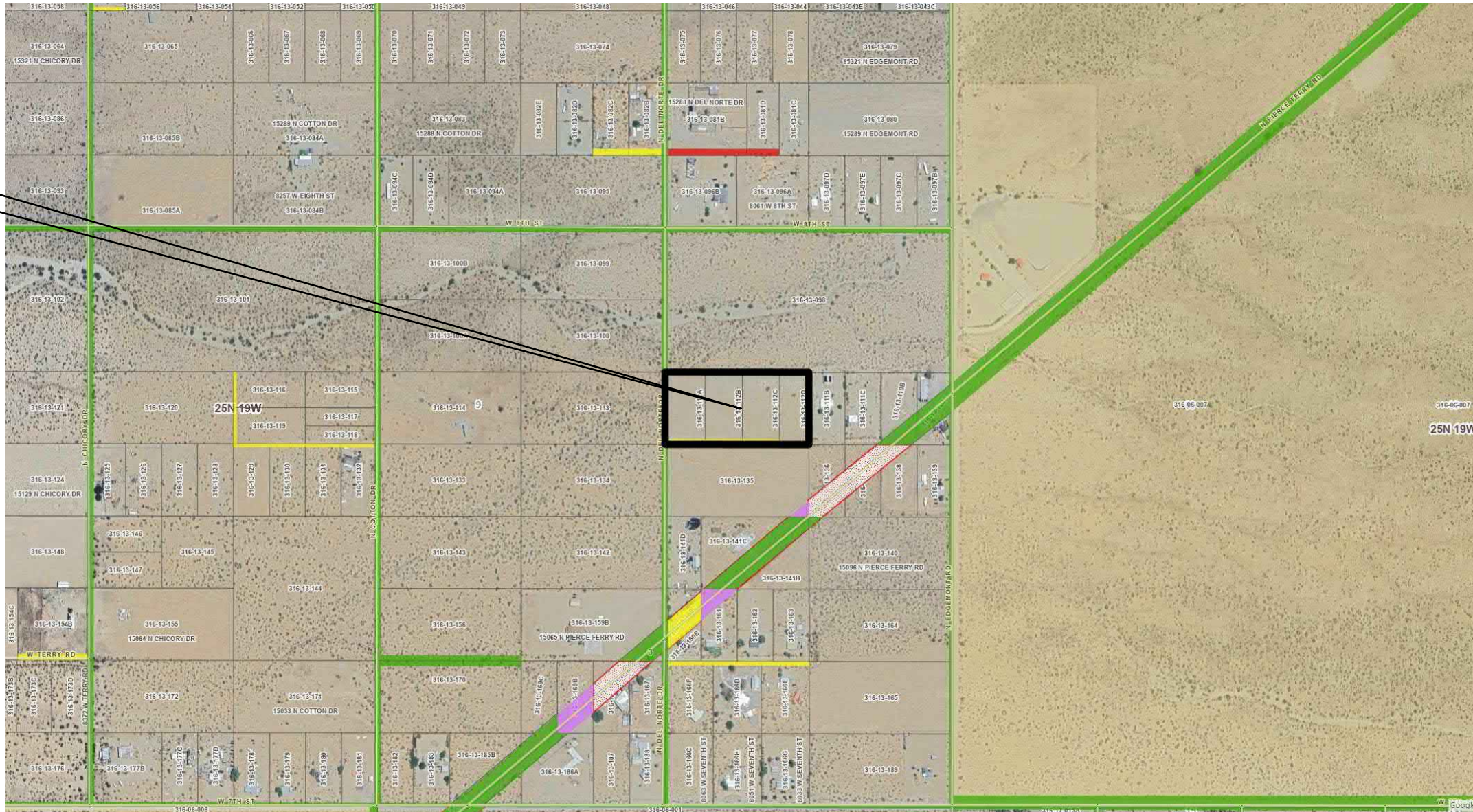
RIGHT OF WAY MAP

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Section 9
T 25 N, R 19 W

Subject
Property

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



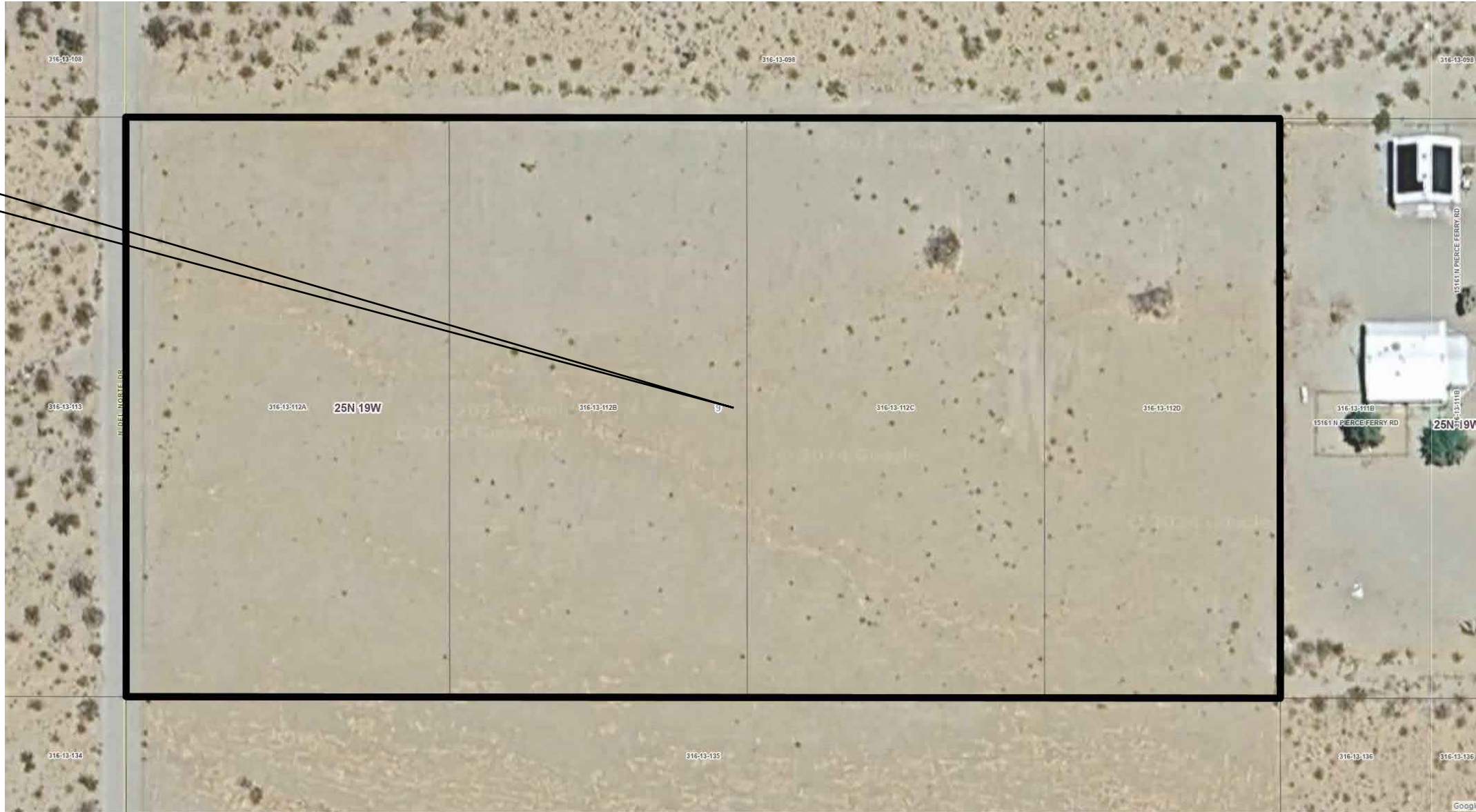
GENERAL PLAN AMENDMENT & REZONE 316-13-112A THRU -112D

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN to realign the General Commercial land use designation and the Suburban Residential land use designation, and a REZONE from an A (General) zone to an A-R (Agricultural Residential) zone and a C-2 (General Commercial) zone for Assessor's Parcel Nos. 316-13-112A through -112D, to bring the properties into compliance and to allow for a restaurant in the Dolan Springs vicinity.

Section 9
T 25 N, R 19 W

Subject
Property





ZONING NOTICE

NOTICE IS HEREBY GIVEN that the following property is being considered for rezoning from its current zoning to the following zoning. The rezoning is being considered by the Planning Commission on February 11, 2025.

FOR MORE INFORMATION, CONTACT THE PLANNING COMMISSION AT 1000 W. BROADWAY, SUITE 100, LAS VEGAS, NV 89102. AT 702.751.2222.



ZONING NOTICE

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

APPLICANT: [Illegible]
PROJECT: [Illegible]
ADDRESS: [Illegible]
DATE: [Illegible]

**FOR MORE INFORMATION, CONTACT THE
MOHAVE COUNTY PLANNING & ZONING DIVISION
AT 761-757-6903 OR VIA EMAIL AT
PLANNERS@MOHAVE.GOV**

05. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, in the Kingman vicinity, Mohave County, Arizona**

This evaluation is to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by property owners Carol Wright, Adaiah, Timothy and Jonathan Early of Kelseyville, California.

Assessor's Parcel No. 310-25-001 is described as Stockton Hill Ranches Unit 11 Parcel 521 not including the North 50 feet of lot 44 Sunward Ho Ranches located in Section 5, Township 22 North, Range 16 West.

The site is 49.59 acres in size and is located north of Calle Dimas and east of Bank Street. The site is accessed from Interstate 40, Exit 53, North on Andy Devine Ave, East on Armour Avenue, North on Bank Street, approximately eight (8) miles to the site.

The site is currently vacant. The site appears relatively flat. The surrounding land uses consist of vacant land, scattered Single-Family homes and State Land to the North.

The applicant requests this Special Use Permit to allow for a private family cemetery in an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone. The Mohave County General Plan designates the site as Suburban Residential.

The site is in Northern Arizona Fire District. Water and sewer services do not appear to be available. Electric service appears to be available. Bank Street is paved and is on the County's Road maintenance system. Calle Alamo is not paved, and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4300H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

FINDINGS OF FACT:

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

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

STAFF RECOMMENDATION:

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

1. This Special Use Permit is for a private family cemetery in an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone.
2. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance.
3. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved prior to approval of permits and before establishing the use. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.E.4 of the Mohave County Zoning Ordinance, prior to establishing the use
4. The appropriate permits and licenses will be obtained prior to establishing the use.
5. The applicant shall comply with all Arizona Department of Real Estate regulations.
6. If the use has not started within one (1) year of approval or has been discontinued for six (6) months, then approval shall terminate at that date.
7. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety and welfare.

SPECIAL USE PERMIT APPLICATION

Inquiry Information

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

Property Information

Assessor Parcel Number: 310-25-001 Current Zoning: AG1R2 Parcel Size 49.5 Acres

Legal Description: Parcel # 521 as shown on parcel plat (Stockton Hill Ranchos - unit II), recorded in the office of the county recorder of Mohave County, Arizona, on January 27, 1981 at the fee no. 81-2812 and situate in section 5 township 22, North Range 16 west of the Gila Salt River Base and Meridian

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

Present use of property: Undeveloped

Owner Information

Owner Name(must match current deed): Carol Wright, Adarah Early, Timothy Early, Jonathan Early

Owner Street Address: 450 Lakeport Blvd City: Lakeport State: Ca Zip: 95453

Phone number: 707 349 7500 Email: kybfkh@gmail.com

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

Agent Name: _____

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

Phone number: _____ Email: _____

Request

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

A private family cemetery

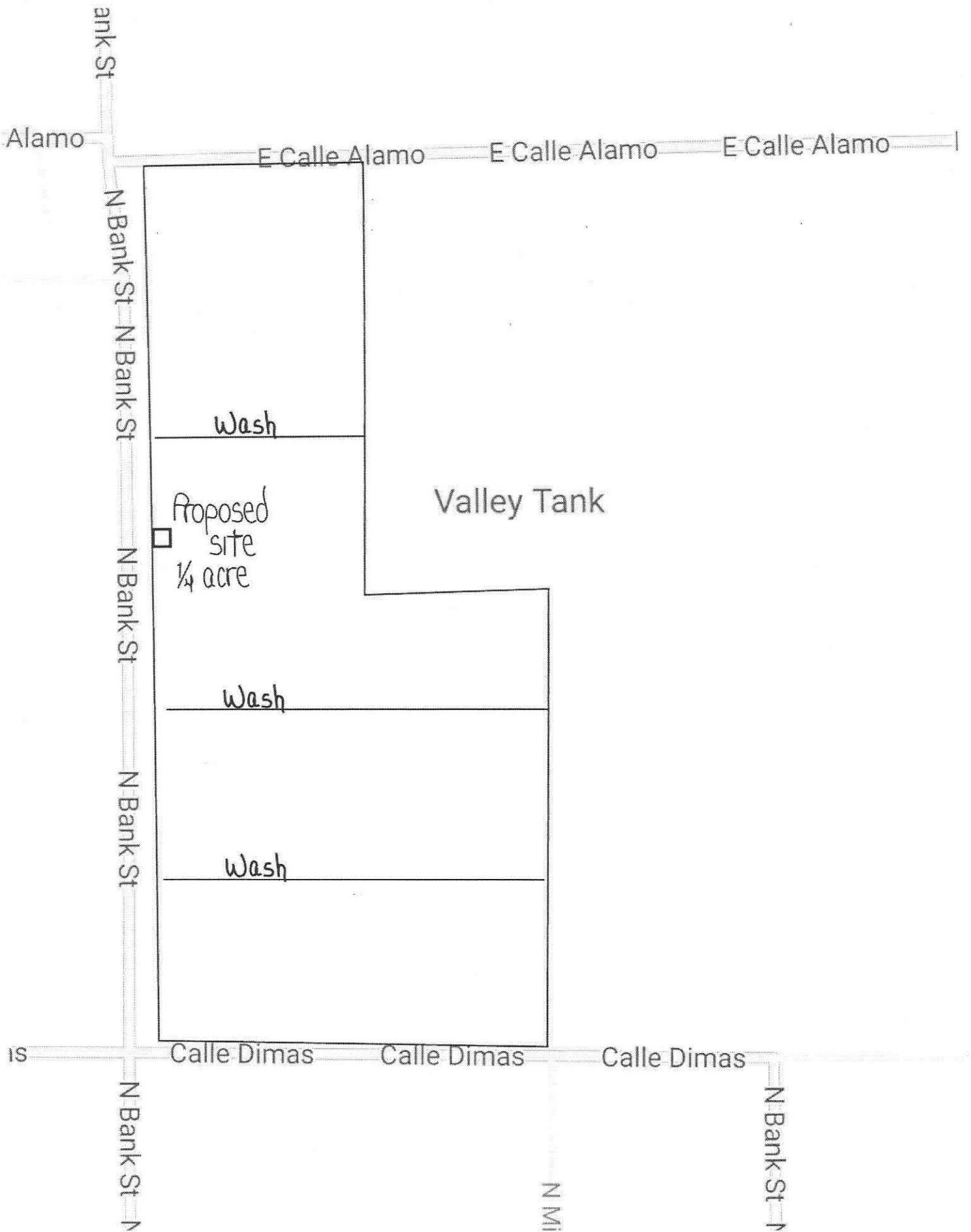
Authorization

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

Carol E Wright Timothy Early Jonathan Early
Adarah Early

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

kingman new butler



RECORDING REQUESTED BY:
Chicago Title Agency, Inc., an AZ corporation
2699 E. Andy Devine Ave.
Kingman, AZ 86401

FEE# 2020039237
OFFICIAL RECORDS OF MOHAVE COUNTY
KRISTI BLAIR, COUNTY RECORDER
07/16/2020 12:22 PM Fee \$30.00
PAGE: 1 of 1

WHEN RECORDED MAIL TO:
Carol Wright
5025 Willow Avenue
Kelseyville, CA 95451

Escrow No.: CTM20051526EG

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

Alice Kuenzli, a Widow

does hereby convey to

Carol Wright, an unmarried woman

the following real property situated in County of Mohave, State of Arizona:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOHAVE, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 521, AS SHOWN ON PARCEL PLAT (STOCKTON HILL RANCHOS- UNIT 11), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, ON JANUARY 27, 1981 AT FEE NO. 81-2812 AND SITUATE IN SECTION 5, TOWNSHIP 22 NORTH, RANGE 16 WEST OF THE GILA SALT RIVER BASE AND MERIDIAN.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 11, 2020

Alice Kuenzli by Dawn M. Stoddard, her attorney in fact
Alice Kuenzli by Dawn M. Stoddard, her attorney in fact

State of Arizona
County of Maricopa

This instrument was acknowledged before me on this 13 day of June, 2020, by Alice Kuenzli by Dawn M. Stoddard, her attorney in fact.

Richard Lamoree
Notary Public
My Commission Expires: 3/3/2022
[SEAL]

~~RICHARD LAMOREE
Notary Public - Arizona
Maricopa County
Commission # 540998
My Commission Expires March 03, 2022~~ AL

RICHARD LAMOREE
Notary Public - Arizona
Maricopa County
Commission # 540998
My Commission Expires March 03, 2022

ACKNOWLEDGMENT
(States Other Than California)

State of Arizona)
County of Mohave)

ss.

On this 30th day of July, 2021, before me, the undersigned Notary Public,
personally appeared _____

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

My Commission Expires: _____ Notary Public

If acknowledged in State of Florida, complete section below:
(Check One) Personally Known (or) Produced Identification

Seal

If applicable, Type of Identification Produced: _____

ACKNOWLEDGMENT
(State Of California)

State of California)
County of Lake)

ss.

On this 30th day of July, 2021, before me, C.R Boardman
_____, the undersigned Notary Public, personally appeared,

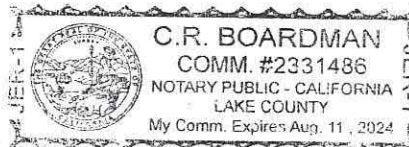
Carol Wright

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is(are) subscribed to the attached instrument and acknowledged to me that he (she)(they)
executed the same in his (her) (their) authorized capacity(ies), and that by his (her)(their) signature(s) on
the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

C.R Boardman
Notary Public

Seal

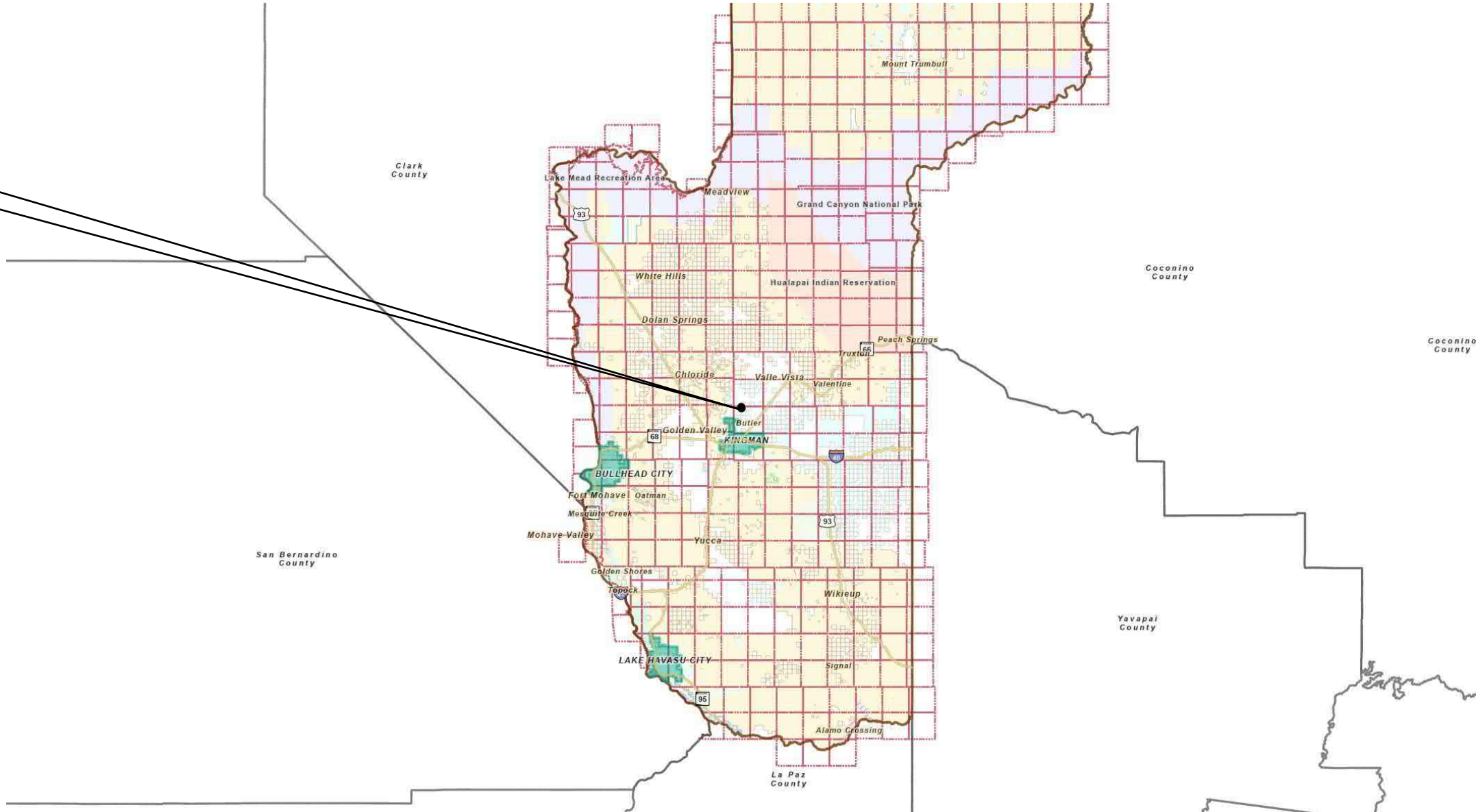


SPECIAL USE PERMIT 310-25-001
GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property

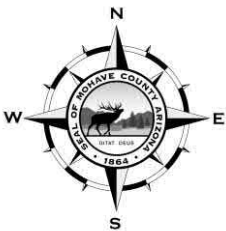
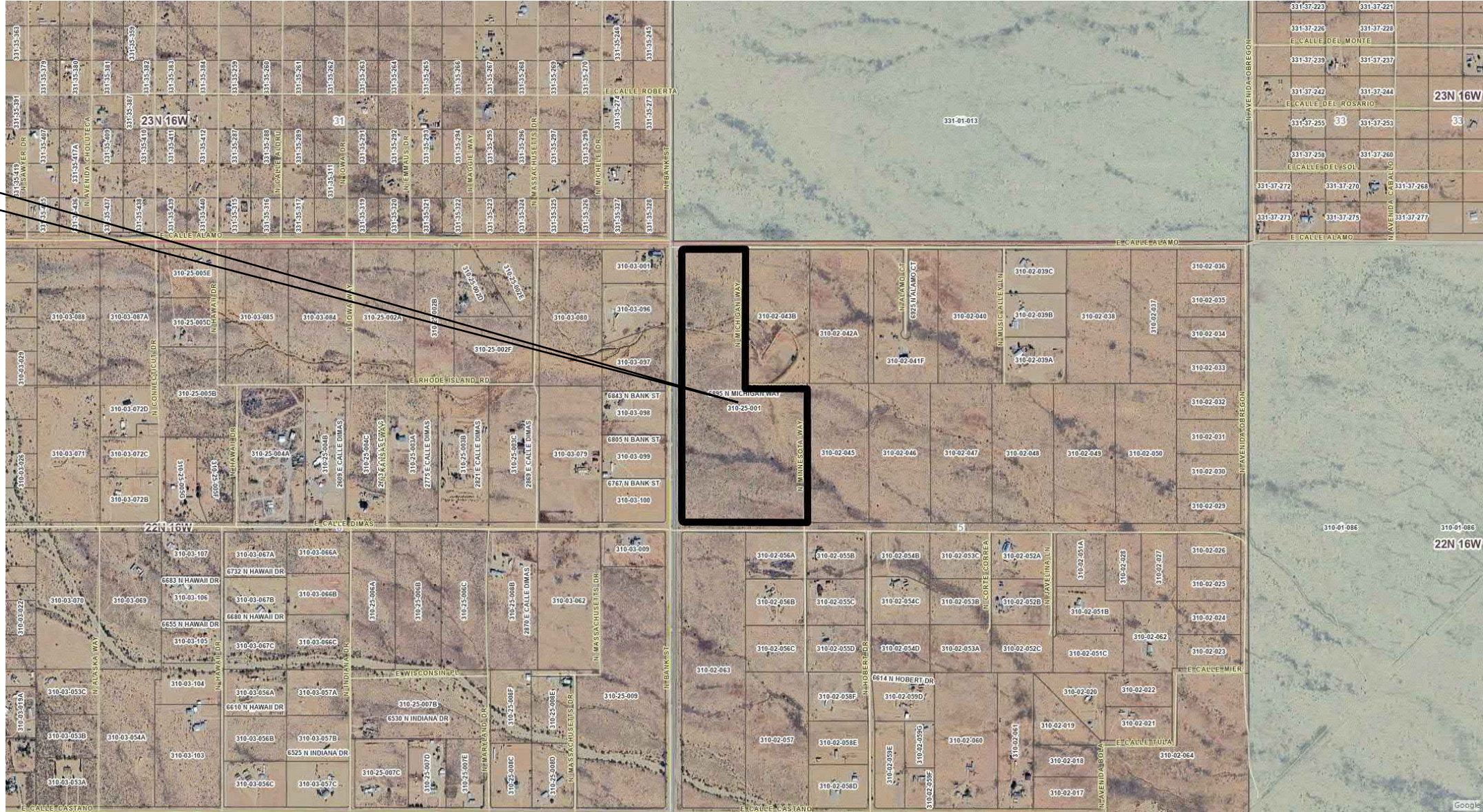


SPECIAL USE PERMIT 310-25-001 SITE MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property



SPECIAL USE PERMIT 310-25-001

ZONING MAP

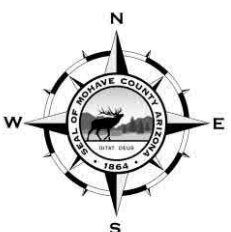
SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property



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



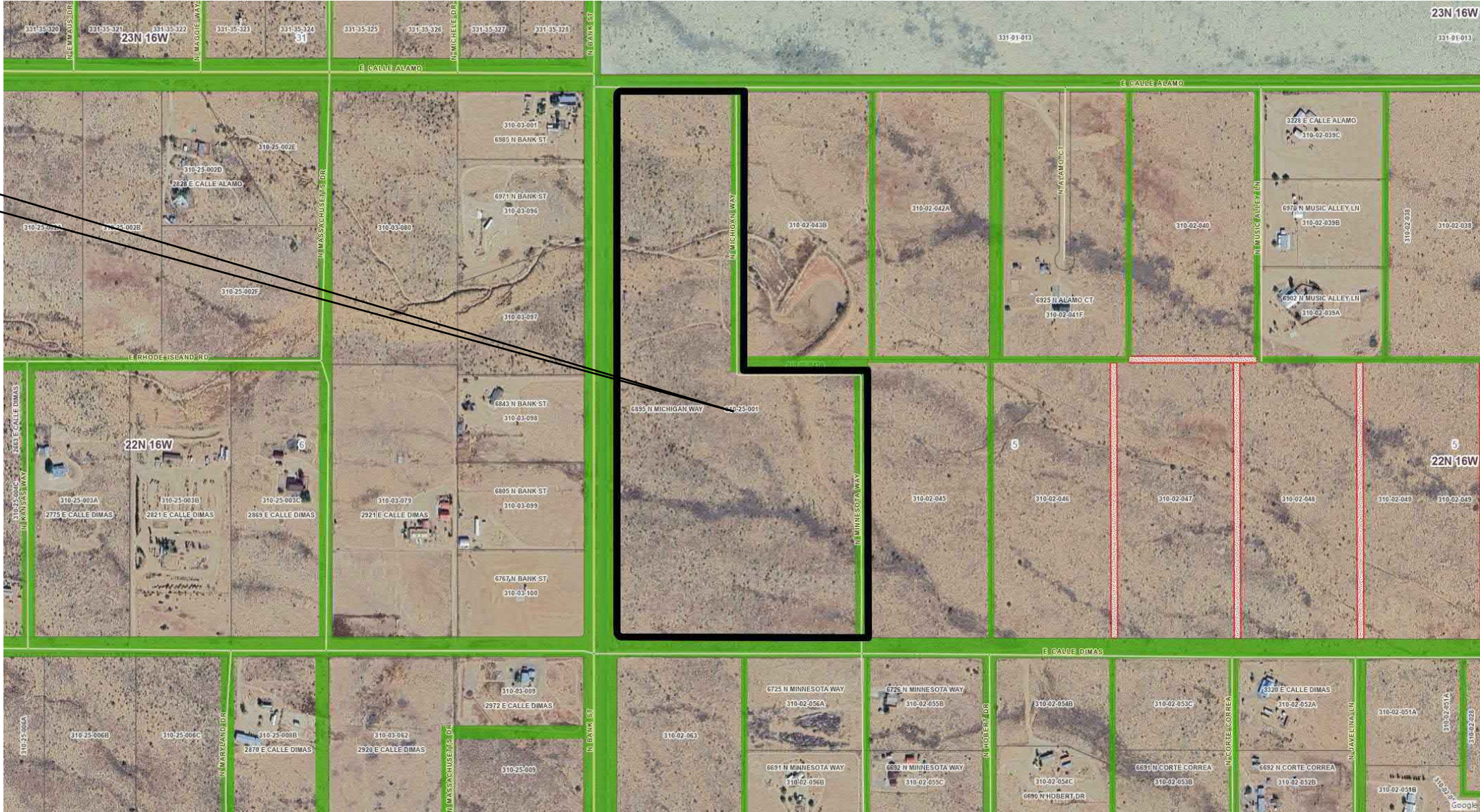
SPECIAL USE PERMIT 310-25-001 RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property

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

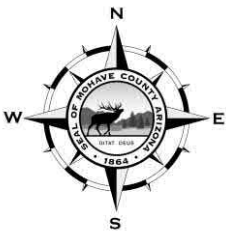


SPECIAL USE PERMIT 310-25-001 REQUEST

SPECIAL USE PERMIT for Assessor's Parcel No. 310-25-001 to allow for a private family cemetery in an A-R (Agricultural Residential) zone, in the Kingman vicinity.

Section 5
T 22 N, R 16 W

Subject
Property



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning and Zoning Commission of Riverside County, at the County Administration Center, 100 W. Broadway, San Marcos, California, on the 12th day of February, at 10:00 A.M.

FOR MORE INFORMATION CONTACT THE PLANNING AND ZONING COMMISSION AT 760.341.1111 OR VIA EMAIL AT PLANNING@COUNTY.RICALE.CA.GOV





ZONING NOTICE

NOTICE IS HEREBY GIVEN THAT THE CITY OF BEAVER CREEK, CALIFORNIA, HAS ADOPTED THE BEAVER CREEK ZONING ORDINANCE, WHICH IS EFFECTIVE AS OF JANUARY 1, 2018. THE ZONING ORDINANCE IS AVAILABLE FOR REVIEW AT THE CITY CLERK'S OFFICE, 1000 BEAVER CREEK AVENUE, BEAVER CREEK, CALIFORNIA 92409. FOR MORE INFORMATION, CONTACT THE CITY CLERK AT (951) 246-1234 OR VISIT THE CITY WEBSITE AT WWW.BEAVERCREEKCITY.CA.GOV.

06. **Evaluation of a request to NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Meadview vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to name the above describe road, as shown in Exhibit A and as requested by KTH Consulting on behalf of Carolina Cherry Holdings LLLP.

The proposed road name has been reviewed and approved by the Addressing Official or their assignee for conformity to the road naming requirements in Section 43 of the Mohave County Zoning Ordinance, and the 911 Emergency Response System (ERS).

Notice of changes and corrections to road names has been sent to property owners, and will be sent to other agencies as required, including, but not limited to, the 911 ERS, Sheriff's Office, and U.S. Postal Service. No objections to the proposed renaming have been received from property owners.

FINDINGS OF FACT:

The following described Findings of Fact relate to the above-captioned item:

- a. All public notifications have been advertised and posted according to state law and county regulations.
- b. The proposed action and effect complies with the Mohave County General Plan and the Mohave County Zoning Ordinance.
- c. All roads are legally accessible from other dedicated rights-of-way.
- d. The road name(s) have been checked for compliance with Mohave County regulations for road naming.

STAFF RECOMMENDATIONS:

Staff recommends APPROVAL of the NAMING of the unnamed road alignment to GLAMPING RANCH ROAD, subject to the following conditions:

1. Compliance with the specifications set forth in Section 43 of the Mohave County Zoning Ordinance.
2. Approval of the road rename request does not include official acceptance by the County for road maintenance or signage without the separate approval of the Mohave County Board of Supervisors.
3. The approval of this request does not designate, re-designate, or change the legal status of the road right-of-way.

Application to Name or Rename a Road or Roadway Easement

Request

I (We) hereby request that the following public road, private road, or easement be named or renamed:

Current Name(s):

"UNKNOWN"

Proposed Name(s):

GLAMPING RANCH ROAD

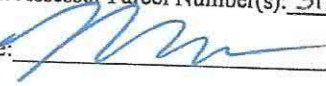
Applicant Information

Name: CAROLINA CHERRY HOLDINGS, LLP / GRAND CANYON GLAMPING RESORT, INC.

Mailing Address: 4670 POLARIS AVE City: LAS VEGAS State: NV Zip: 89103

Phone number: 702-400-4546 Email: Russhm11@gmail.com

Applicant Assessor Parcel Number(s): 318-21-(027-038), 318-21-(059-070), 318-21-(091-097), 318-21-101
318-21-102

Signature: 

(I / We) understand that the approval of this request does not indicate assumption by the County for road maintenance or signage, without separate approval by the Board of Supervisors. The approval of this request does not designate or change the legal status of the roadway.

OWNERS AGENT : Kathy Tackett-Hicks
928-279-4586

(ANY QUESTIONS PLEASE CONTACT OWNERS AGENT)



Proposed Road Name or Renaming Notice

Dear Property Owner or Utility / Service Provider:

The undersigned applicant has applied to name or rename a public road, a private road, or an easement which fronts, adjoins, or goes through your property, as shown on the enclosed vicinity map. They are proposing to name or rename the road(s) as noted below:

Current Name(s):

UNKNOWN

Proposed Name(s):

GLAMPING RANCH ROAD

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

Mohave County Development Services Department
Attn: Addressing Official
P.O. Box 7000
Kingman AZ 86402-7000
928-757-0903 Fax 928-757-3577

Sincerely,


Applicant

Approval of this request does not indicated assumption by the County for road maintenance of signage, without separate approval by the Board of Supervisors. The approval of this request does not designate or change the legal status of the roadway.

Response

_____ I approve of the proposed road name(s)

_____ I do not approve of the proposed road name(s).

Comments:

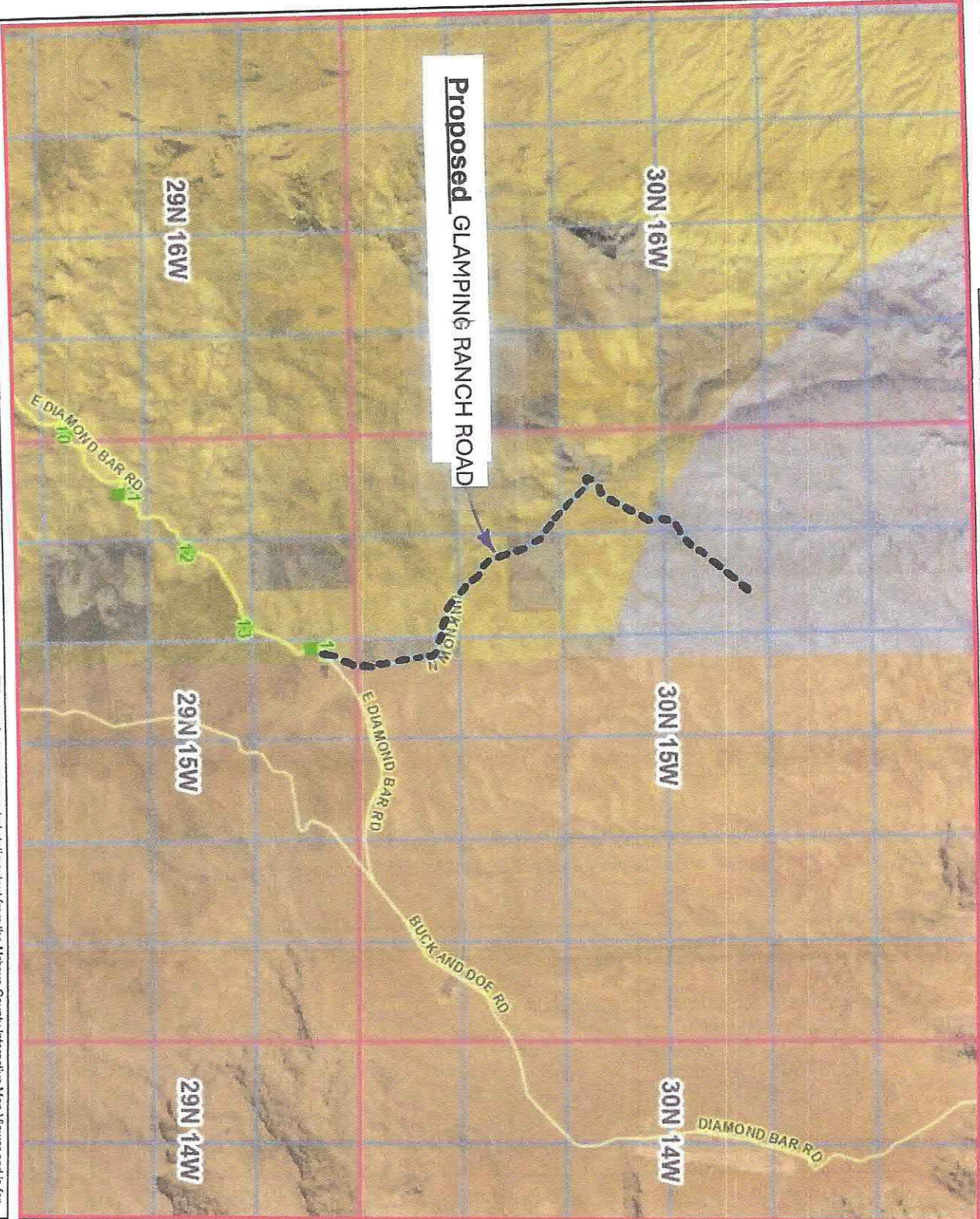
Name: _____

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

Phone number: _____ Email: _____

Your Assessor Parcel Number(s): _____

Signature: _____



Proposed GLAMPING RANCH ROAD

0 9,222.6 18,445.2 Feet
 (approximate scale)
 Map Created: 9/17/2024
 © 2021 Mohave County Information Technology

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>



Legend

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

1: 110,671



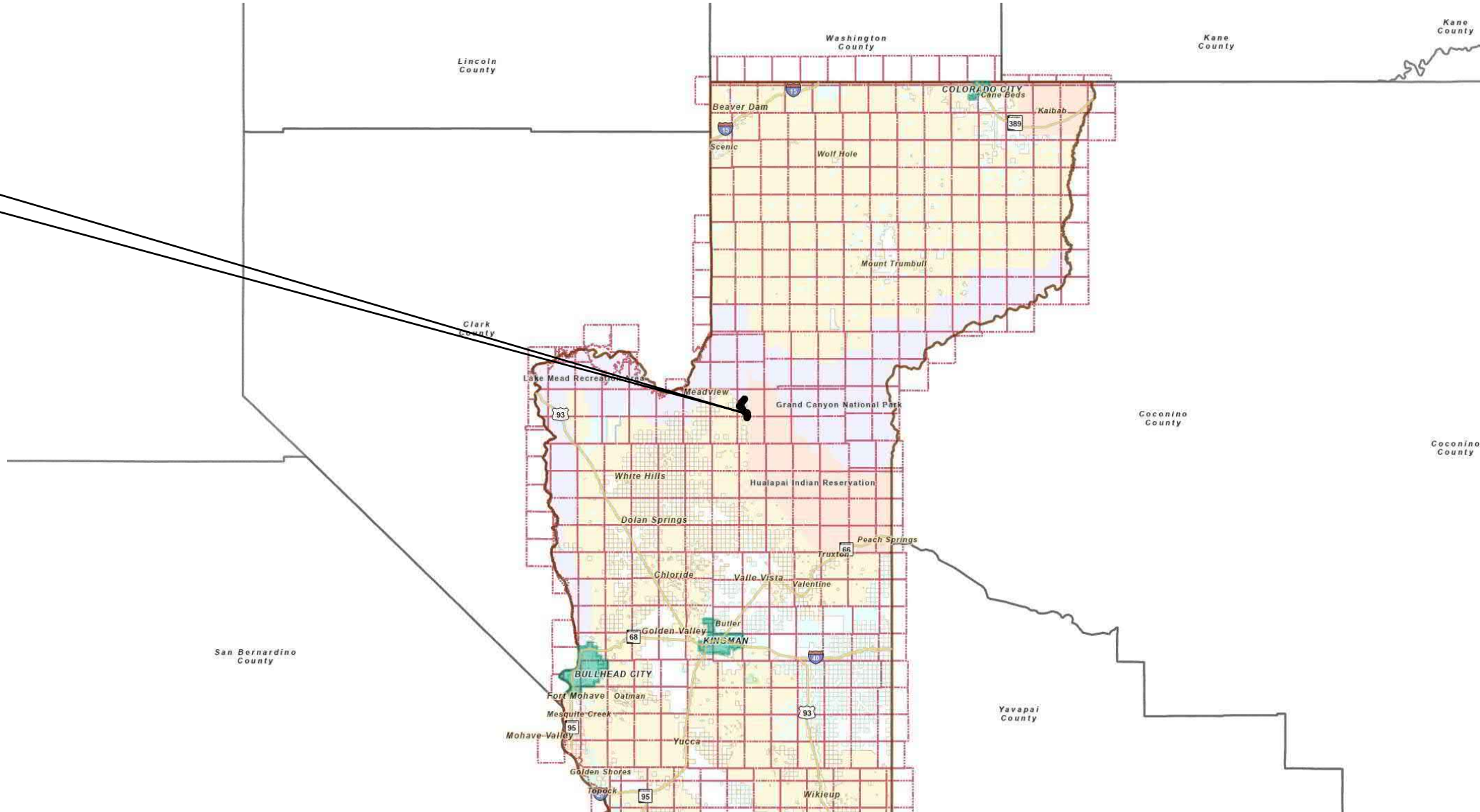
Notes:

proposed GLAMPING DRIVE

ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17 GENERAL MAP

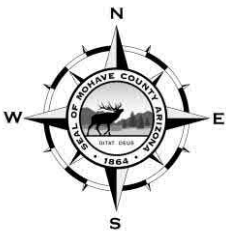
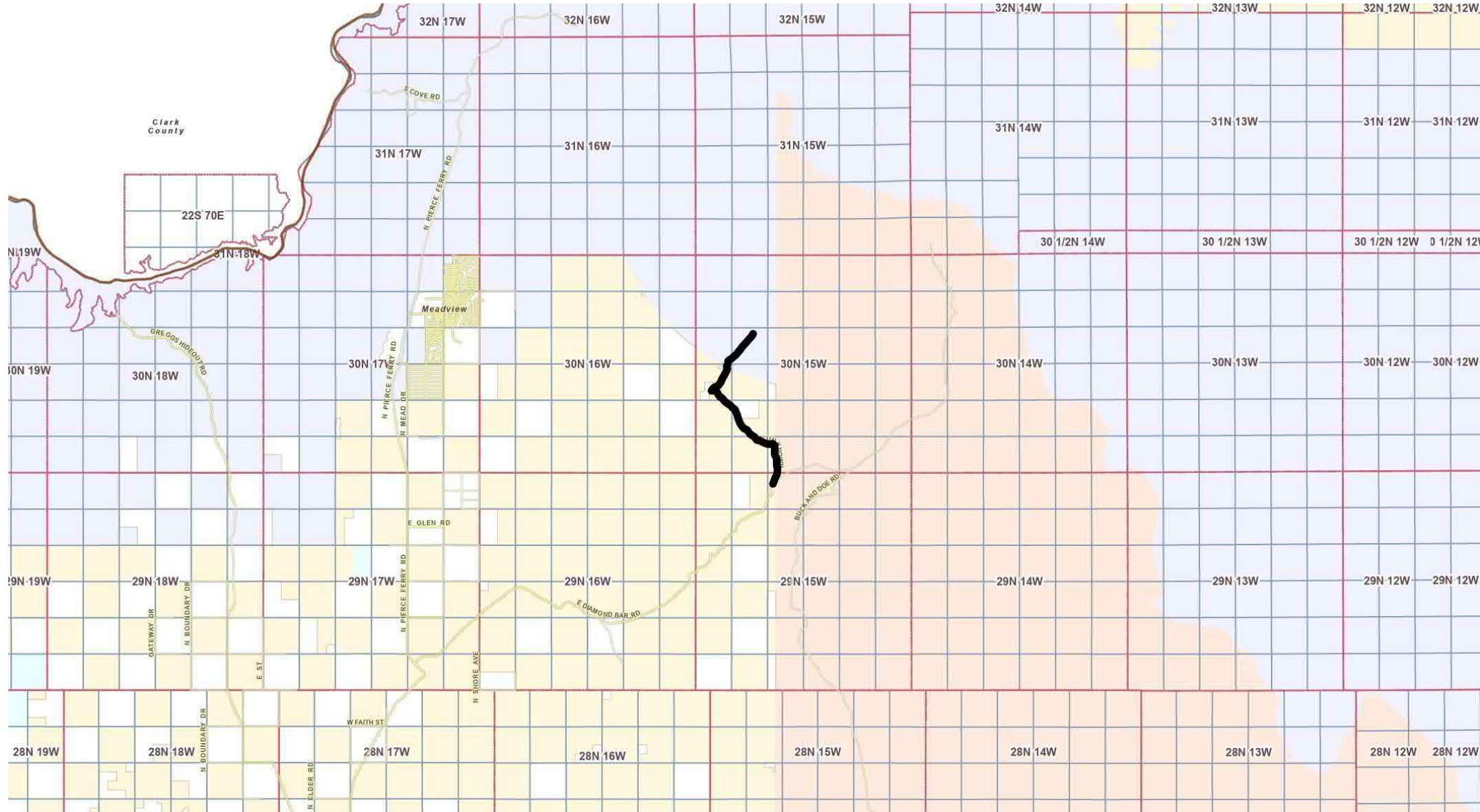
NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Peach Springs vicinity.

Subject Road



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17 VICINITY MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Peach Springs vicinity.



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17

SITE MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Peach Springs vicinity.

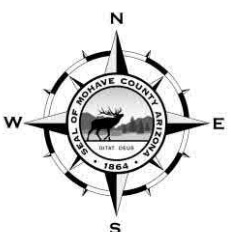


ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17 ZONING MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Peach Springs vicinity.



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



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17 RIGHT OF WAY MAP

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Peach Springs vicinity.



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



ROAD NAMING 29N 15W SEC 4 TO 30N 15W SEC 17 REQUEST

NAME A ROAD ALIGNMENT, commencing in Section 4, Township 29 North, Range 15 West, and terminating in Section 17, Township 30 North, Range 15 West to GLAMPING RANCH ROAD, located in the Peach Springs vicinity.





