

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
SEPTEMBER 11, 2024
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>
Dalton Barlow	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

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

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

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **PETITION OF EXCEPTION** for a waiver of the maximum length of a cul-de-sac for Scenic View Estates, Tract 3543, being a proposed subdivision of Assessor's Parcel No. 402-25-166, in the Scenic vicinity (south of Elbow Canyon Road and west of Arvada Road), Mohave County, Arizona. **McPrice Properties, LLC AB COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-191**
02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-59-151 from an A-R (Agricultural Residential) zone to a R-1 (Single Family Residential) zone, to bring the property into compliance in the Beaver Dam vicinity (north of Spanish Trail and east of Joshua Tree Avenue), Mohave County, Arizona. **Erik Miller AB COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-192**

03. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 402-66-135 and -136 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division in the Beaver Dam vicinity (north of Silver Leaf Road and east of Paria Lane), Mohave County, Arizona. **Kerry Wilson for Kakkzsas, LLC MG COMMISSION RECOMMENDED CONTINUED TO OCTOBER 9, 2024 PLANNING AND ZONING COMMISSION MEETING**

LAKE HAVASU AREA

04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 120-05-110 to allow for a 110' telecommunication tower in a C-MO (Commercial-Manufacturing/Open Lot Storage) zone, in the Lake Havasu vicinity (south of Chenoweth Drive and east of London Bridge Road), Mohave County, Arizona. **Linda Grice for Agri Empire Investments, LLC MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-200**

SOUTH MOHAVE VALLEY AREA

05. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 226-41-010 to allow a temporary fire station in an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, in the Fort Mohave vicinity (north of Valor Drive and east of Mountain View Road), Mohave County, Arizona. **Pawan Agrawal for Equity Trust Company AB COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-192**
06. Evaluation of a request for a **REZONE** for Assessor's Parcel No. 225-21-112 from an A-R/12A (Agricultural Residential/Twelve Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential/Three Acre Minimum Lot Size) zone, to allow for a minor land division in the Mohave Valley vicinity (south of Jerome Avenue and east of Calle Del Media), Mohave County, Arizona. **Douglas & Trudy Bay AB COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-194**

GOLDEN VALLEY AREA

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-07-201 from an A-R (Agricultural Residential) zone to a C-RE (Commercial Recreation) zone, to allow for an RV Park in the Golden Valley vicinity (east of Houck Road and south of Mazatal Drive), Mohave County, Arizona. **KTH Consulting for John & Pamela Brandt MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-201**
08. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-25-009D from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Golden Valley vicinity (east of Hassayampa Road and south of Rainwater Drive), Mohave County, Arizona. **KTH Consulting for Walapai Development, LLC MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-195**

MOHAVE COUNTY GENERAL AREA

09. Evaluation of a request for a **REZONE** of Assessor’s Parcel No. 316-14-063B from an A (General) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to bring the property into compliance in the Dolan Springs vicinity (west of Holly Drive and south of 9th Street), Mohave County, Arizona. **Ines Esquivel AB COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-202**
10. Evaluation of a request for a **REZONE** of Assessor’s Parcel Nos. 318-21-059 through -070; -098, and -099 from an R-E (Recreational Residential) zone to a C-RE (Commercial Recreation) zone, to extend existing commercial recreation glamping facilities and amenities in the Meadview vicinity (west of Buck and Doe Road and north of Shamrock Street), Mohave County, Arizona. **KTH Consulting for R. Mann & Carolina Cherry Holdings, LLLP AB COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-196**
11. Evaluation of a request for a **REZONE** of Assessor’s Parcel No. 241-15-008 from an AR/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/8A (Agricultural Residential/Eight Acre Minimum Lot Size) zone, to allow for a minor land division in the Yucca vicinity (north of Shadow Lane and west of Kit Carson Road), Mohave County, Arizona. **Jeffery & Sandra Heitz MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-197**
12. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor’s Parcel No. 317-09-102C to allow two (2) digital billboards in a C-2H (Highway Commercial) zone in the Dolan Springs vicinity (east of State Highway 93 and north of 5th Street), Mohave County, Arizona. **Candice Warren AB COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-198**

KINGMAN AREA

13. Evaluation of a request for a **PRELIMINARY PLAT** and **PETITIONS OF EXCEPTION** for Rose 66 Subdivision, Tract 3089, being a proposed subdivision of Assessor’s Parcel Nos. 310-21-087, in the Kingman vicinity (north of Thompson Avenue, east of Rose Drive), Mohave County, Arizona. **KTH Consulting for Rose 66, LLC MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-199**
14. Commissioners’ comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff. **NO ACTION TAKEN**
15. 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.