

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: _____

Action Agenda

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

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

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

Pledge of Allegiance

Roll Call

Announcements

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

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

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 402-66-048 from an R-E/10A (Residential Recreation/Ten Acre Minimum Lot Size) zone to an R-E/5A (Residential Recreation/Five Acre Minimum Lot Size) zone, an R-E/2A (Residential Recreation/Two Acre Minimum Lot Size) zone, and an R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a minor land division in the Desert Springs vicinity (south of Grafton Street, west of Grand Gulch Trail), Mohave County, Arizona. **Erik Gardella MS COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-225**

02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a High-Density Residential land use designation to a Suburban Development Area land use designation, and a **REZONE** from a C-2 (General Commercial) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences for Assessor's Parcel Nos. 402-84-024, -025, -026, -027, -028, -029, -030 and -031 in the Scenic vicinity (north of Elbow Canyon Road, west of Western Avenue), Mohave County, Arizona. **Onkes and Rich MG COMMISSION RECOMMENDED DENIAL | BOS RESOLUTION 2024-229**

SOUTH MOHAVE VALLEY AREA

03. Evaluation of a request for an **AMENDMENT TO BOS RESOLUTION NO. 2024-045** to amend the location of the zoning designations for Assessor's Parcel No. 225-14-019 in the Mohave Valley vicinity (north of Boundary Cone Rd, west of Ellery Street), Mohave County, Arizona. **Lewis McSweeney MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-230**

GOLDEN VALLEY AREA

01. 04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-52-013 to allow for an accessory residence exceeding 50% the size of the primary residence in an A-R (Agricultural Residential) zone in the Golden Valley vicinity (north of Crystal Drive, west of Verde Road), Mohave County, Arizona. **Max Harrell MS COMMISSION RECOMMENDED DENIAL | BOS RESOLUTION 2024-231**

MOHAVE COUNTY GENERAL AREA

05. Evaluation of a request for an **EXTENSION OF TIME FOR A SPECIAL USE PERMIT** for Assessor's Parcel No. 317-49-107, to allow for the completion of the conditions of approval of BOS Resolution 2022-021, which approved a Nightwatchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone in the White Hills vicinity (south of Equestrian Drive, west of Three Girls Ranch Road), Mohave County, Arizona. **Donald McCann MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-226**
06. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area to an Urban Development Area land use designation and a **REZONE** of Assessor's Parcel Nos. 317-60-019, -020, -022, -023, -024, -025, -026, -027, -028 and -029 from an R-2 (Medium Density Residential) and A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zones to an S-D/M (Special Development/Manufacturing) zone to allow for industrial and manufacturing uses in the White Hills vicinity (north of Rolling Ridge Drive, west of Fairway Drive), Mohave County, Arizona. **KTH Consulting for Redpoint & Arizona Series 4 MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-232**

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-06-268, -269, -270, -271 and -272 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone to allow for an RV as a temporary residence and accessory structures in the White Hills vicinity (southeast of Pine Tree Drive, west of Golden Arrow Avenue), Mohave County, Arizona. **Leonardo & Marija Markovic MS COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-227**
08. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Light Industrial 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 to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 207-19-004 to allow for future commercial and multi-family development in the Yucca vicinity (southeast of I 40 Frontage Road, west of Apache Road), Mohave County, Arizona. **Chad Nelson for John & Katherine Portz MG COMMISSION RECOMMENDED DENIAL | BOS RESOLUTION 2024-233**

KINGMAN AREA

09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 344-02-032 from an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone to an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone, to allow for a minor land division in the Kingman vicinity (north of Buckeye Road, east of Stockton Hill Road), Mohave County, Arizona. **William Cave MS COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-228**
10. Evaluation of a request for a **REZONE** for Assessor's Parcel Nos. 330-32-002, 018, 020 & 021 from an A-R (Agricultural Residential) and A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zones to a R-E/1A (Residential Recreation/One Acre Minimum Lot Size) zone, to allow for a Residential Subdivision in the Kingman vicinity (north of Fountain Hills Road, west of Cherum Road), Mohave County, Arizona. **High Desert Holdings, LLC MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-234**
11. Evaluation of a request for a **PRELIMINARY PLAT** and **PETITIONS OF EXCEPTION** for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, in the Kingman vicinity (north of Blue Flame Street, west of Cherum road), Mohave County, Arizona. **High Desert Holdings, LLC MG COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-235**
12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 322-13-001 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an R-1/10M (Single Family Residential/Ten Thousand Square Feet Minimum Lot Size) zone and R-1/20M (Single Family Residential/Twenty Thousand Square Feet Minimum Lot Size) zone, to allow for a residential subdivision in the Kingman vicinity (south of Southern Avenue, east of Cherokee Street), Mohave County, Arizona. **KTH Consulting for Palo Cristi Land LLC MS COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-236**

13. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 333-42-017 to allow for a 195-foot wireless telecommunication tower in an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone, in the Valle Vista vicinity (north of Huntington Avenue, west of Antares Road), Mohave County, Arizona. **Graham Chapman for Pinnacle Consulting, Inc MS COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-237**
14. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 314-10-012 to allow for a 195-foot wireless telecommunication tower in an A (General) zone, in the Hackberry vicinity (west of Hackberry Road, segmented by Main Street and Arizona Highway 66), Mohave County, Arizona. **Graham Chapman for Pinnacle Consulting, Inc MS COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-238**
15. 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 DRIVE, located in the Peach Springs vicinity (north of Diamond Bar Road, west of the Hualapai Indian Reservation boundary), Mohave County, Arizona. **KTH Consulting for Carolina Cherry Holdings, LLP MS COMMISSION RECOMMENDED APPROVAL | BOS RESOLUTION 2024-239**
16. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
17. 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.