

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
MARCH 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 January 15, 2025 & February 12, 2025 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

ARIZONA STRIP AREA

01. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 405-30-001 to allow for Wireless Telecommunication Facility with one (1) 150' tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity (east of South Yellowstone Road, north of Rouch Road), Mohave County, Arizona. **Atlas Tower1, LLC for Hinton Enterprises LC MS**

SOUTH MOHAVE VALLEY AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-21-114 from an A-R/4A (Agricultural Residential / Four Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division in the Fort Mohave vicinity (north of East Paul Road, east of South Calle Del Media), Mohave County, Arizona. **Michael and Melissa Kern. CB**
03. Evaluation of a request for a **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Suburban Residential Land Use designation to a General Commercial Land Use designation and a **REZONE** of Assessor's Parcel No. 229-13-005B from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a retail showroom, offices, and storage in the Fort Mohave vicinity (east of State Highway 95, south of East Sterling Road), Mohave County, Arizona. **Richard Duran. VB**

GOLDEN VALLEY AREA

04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-43-004N from an A-R/10A (Agricultural Residential) zone to a C-2H/15A (Highway Commercial/Fifteen Acre Minimum Lot Size) zone, to allow for RV Park, in the Golden Valley vicinity (south of State Highway 68, east of South Elgin Road), Mohave County, Arizona. **Wendy Chai, Grace Yang, Paul Yang VB**
05. Evaluation of a request for a **EXTENTION OF TIME SPECIAL USE PERMIT** for Assessor's Parcel No. 306-31-005B to allow for the completion of the conditions of BOS Resolution 2023-194, which approved an RV Park in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity (north of State Highway 68, east of North La Palma Road), Mohave County, Arizona. **Jeff Kist and David Mayhew. MG**
06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 326-02-179B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence and to bring the property into compliance, in the Golden Valley vicinity (west of North Cattle Drive, north of West 5th Street), Mohave County, Arizona. **Knisely Family Trust, David Knisely and Diane Knisely Trustee. MS**

MOHAVE COUNTY GENERAL AREA

07. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 327-02-216A to allow for a wireless telecommunication facility with one (1) 195' tower in an A-R (Agricultural Residential) zone, in the Dolan Springs vicinity (north of West 22nd Street, east of North Squaw Drive), Mohave County, Arizona. **State 48 Consulting for Frank Chovan. VB**
08. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 314-19-050 to allow for a wireless facility with one (1) 195' tower in an A (General) zone, in the Truxton vicinity (north of Route 66, south of Lincoln Road), Mohave County, Arizona. **State 48 Consulting for Russel and Stephanie Stryker. VB**

09. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Light Industrial land use designation to a Heavy Industrial land use designation, and a **REZONE** from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 208-37-001, to allow for a Solar Facility in the Yucca vicinity (south of South Industry Drive, west of South Apache Road), Mohave County, Arizona **PCD 640 LLC. VB**
10. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 122-09-015 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/9A (Agricultural Residential/Nine Acre Minimum Lot Size) zone and an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity (north of East Mountain View Drive, east of South Cattle Crossing Road), Mohave County, Arizona. **Roy and Amy Farr. MS**
11. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 335-08-343 to allow for a private cemetery in an A-R (Agricultural Residential) zone, in the Red Lake vicinity (south of Bermuda Drive, west of Antares Road), Mohave County General Area, Mohave County, Arizona. **Garland Love. MS**
12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-08-150 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, in the White Hills vicinity (west of North Cycloptic Boulevard, north of West La Selva Drive), Mohave County, Arizona. **KTH Consulting for Christopher and Douglas Ruma. MS**
13. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 329-08-053, -195, -250, -338, -419, -472, -481, -500, -505, -530, -531, -532 and -533 from an R-1/1A (Single Family Residential/One Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity (South of West Rollando Drive, East of North Silver Eagle Dr), Mohave County, Arizona. **KTH Consulting for Western Land and Ranches, LLC. MG**
14. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 317-01-031 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division in the Dolan Springs vicinity (west of North Mabel Dr, north of West 5th Street), Mohave County, Arizona. **KTH Consulting for Marilyn Investment, LLC. CB**
15. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Rural Industrial land use designation, and a **REZONE** from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel Nos. 341-15-016 and -017, to allow for a solar facility in the Red Lake vicinity (east of Stockton Hill Road, west of Antares Road), Mohave County, Arizona. **Arizona Land Water Resources LLC for SolRed-lake-640 LLC. VB**

16. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Rural Industrial land use designation, and a **REZONE** from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an M-X (Heavy Manufacturing) zone for Assessor's Parcel No. 341-15-022, to allow for a solar facility, in the Red Lake vicinity (east of Pierce Ferry Road, west of Antares Road), Mohave County, Arizona. **Arizona Land Water Resources LLC for Solpistachio-1920 LLC. MS**
17. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 122-37-005 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone, to allow for a minor land division, in the Yucca vicinity (south of East Sundown Drive, east of South Tom Mix Road), Mohave County, Arizona. **Chester Williams Jr. VB**
18. Evaluation of a request for a **PETITION OF EXCEPTION** to allow for sidewalks on one side of the street for 50' right-of-way sections, allow for a 10-foot mixed use path in lieu of sidewalks for the 70' and 84' right-of-way sections, and for a waiver of the requirement for streetlights for DL Ranch, Tract 3717, a proposed subdivision of Assessor's Parcel Nos. 120-07-097, -098, and -099, in the Havasu Heights vicinity, Mohave County, Arizona. **Britt Wolf MG**

KINGMAN AREA

19. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-10-260 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for a plumbing company, in the Kingman vicinity (North of E Gordon Drive, East of N Lomita Street), Mohave County, Arizona. **Randy and Susan Perry. MG**
20. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 332-24-015D from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity (north of Jane Ave, east of Parker Street), Mohave County, Arizona. **Daniel and Tracy Lusco. MS**
21. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 254-39-061 from an A-R/10A (Agricultural Residential) 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 E Turquoise Road, South of E Stone Rush Drive), Mohave County, Arizona. **Lawrence and Flavia Schott. CB**
22. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 344-10-005 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/7A (Agricultural Residential/Seven Acre Minimum Lot Size) zone, to allow for a minor land division, in the Kingman vicinity (north of East Calle Margie, east North Bank Street), Mohave County, Arizona. **KTH Consulting for Dennis & Katherine Macklin. VB**
23. 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**

OTHER

24. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
25. 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 on www.mohave.gov (*PDF Reader required*) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409