

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
APRIL 9, 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 March 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 **REZONE** of Assessor's Parcel No. 402-43-048 from an R-E/10A (Residential-Recreation/ Ten Acre Minimum) zone to an R-E/1A (Residential-Recreation/ One Acre Minimum Lot Size) zone, to allow for a minor land division, in the Scenic vicinity (south of Saw Mill Way, east of Frehner Road), Mohave County, Arizona. **Stovall Land Surveying for Brent Walker.**
VB

02. Evaluation of a request for an **EXTENTION OF TIME OF A SPECIAL USE PERMIT** for Assessor's Parcel No. 402-32-240 to allow for the completion of the conditions of BOS Resolution 2022-040, which approved a billboard in a C-2H (Highway Commercial) zone, in the Littlefield vicinity (southeast of Farm Road, southwest of Willow Road), Mohave County, Arizona. **KTH Consulting for Lovino Leasing Enterprises, LLC. MS**
03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-61-257 from an A-R (Agricultural Residential) zone to an R-1 (Single-Family Residential) zone, to allow for a minor land division, in the Beaver Dam vicinity (north of Front Street, east of Virgin Acres Boulevard), Mohave County, Arizona. **Brown Consulting for Shelly Blanchard. CB**
04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 404-49-066 from an A-R/1A (Agricultural Residential, One Acre Minimum Lot Size) zone to an S-D/R (Special Development, Residential) zone, to allow for zero lot line rear setback for accessory structures, in the Centennial Park vicinity (north of West Cannon Avenue, east of South Richard Street), Mohave County, Arizona. **Thomas Timpson for Gene and Shirley Dockstader. MS**

LAKE HAVASU AREA

05. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 120-19-125 to allow for a childcare group home for up to 12 residents, in an R-E/2.31A (Residential-Recreation, 2.31 Acre Minimum Lot Size) zone, in the Havasu Heights vicinity (south of El Mirage Road, east of West Wagon Wheel Drive), Mohave County, Arizona. **Impact 928 Inc. VB**

SOUTH MOHAVE VALLEY AREA

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-16-012 and -013 from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for an RV Park, in the Mohave Valley vicinity (south of Boundary Cone Road, west of Chauncey Boulevard), Mohave County, Arizona. **David and Donna Padua. CB**

GOLDEN VALLEY AREA

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 316-14-024 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 Dolan Springs vicinity (east of Hermosa Drive, south of 9th Street), Mohave County, Arizona. **Daniel Solis. VB**
08. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 306-38-013 from an A-R/10A (Agricultural Residential/Ten 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 Golden Valley vicinity (east of Aztec Road, south of Dunlap Drive), Mohave County, Arizona. **Charles Richard Anaya Jr. MS**
09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-25-009E from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity (south of Rainwater Drive, west of San Pedro Road), Mohave County, Arizona. **Chris Mauser. CB**

10. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-41-012E from an A-R/6A (Agricultural Residential/Six Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity (south of Abrigo Drive, east of Teddy Roosevelt Road), Mohave County, Arizona. **Michael Burson** VB
11. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Suburban Development Area land use designation and a **REZONE** from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone for Assessor's Parcel No. 217-03-132, to allow for a minor land division, in the Golden Valley vicinity (south of Moenkopi Drive, west of Naco Road), Mohave County, Arizona. **Theresa Labrousse**. MS
12. 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 (Agricultural Residential) zone to a C-2H (Highway Commercial) zone for Assessor's Parcel No. 305-06-161, to allow for offices and commercial development in the Golden Valley vicinity (north of Highway 68, east of Kirkland Road), Mohave County, Arizona. **KTH Consulting for Jasa, LLC**. CB
13. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-24-212 from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-RE (Commercial Recreation) zone, to allow for a campground, in the Golden Valley vicinity (south of Unkar Drive, west of Colorado Road), Mohave County, Arizona. **KTH Consulting for Jeffrey Reynolds and Michael Roy**. MS

MOHAVE COUNTY GENERAL AREA

14. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 326-02-156 from an A (Agricultural Residential) zone to a C-MO (Commercial Manufacturing Open Lot Storage) zone, to allow for a storage facility, in the Dolan Springs vicinity (north of Pierce Ferry Road, west of Canyon Drive), Mohave County, Arizona. **D & D Storage LLC**. CB

KINGMAN AREA

15. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Residential land use designation to a Suburban Residential land use designation and a **REZONE** from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone for Assessor's Parcel No. 331-15-023, to allow for a minor land division, in the Kingman vicinity (north of Calle Charcas, west of Calle Patilla), Mohave County, Arizona. **Kevin Jewkes and Sharon Tyler**. VB

OTHER

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

Planning and Zoning Commission Agenda

April 9, 2025

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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