

der for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ELIZABETH MOSS, Office of the Attorney General, CFP/PSS, 2400 Airway Avenue, Suite A, Kingman, Arizona 86409. The assigned case manager is Jennifer Meyers and may be reached by telephone at (623) 237-1224.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (928) 753-0713.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.

DATED this 5th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Elizabeth Moss
ELIZABETH MOSS
Assistant Attorney General
CNS-3934939
Pub. 06/18, 06/25, 07/02, 07/09/2025
Order No. 81043

(81046)
NOTICE OF HEARING

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD-2025-00044
(Honorable Aaron Demke)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE

In the Matter of:
ORALIA DEAUX WILSON
d.o.b. 12/14/2023
IRIE GEHUA WILSON
d.o.b. 12/26/2024
Person(s) under 18 years of age.
TO: ORIANAH JUSTINE STREET and DIL-LON DURAN WILSON, parents and/or guardians of the above-named children.

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a Publication hearing on the 3rd day of September, 2025 at 10:00 a.m., at the Mohave County Superior Court, 415 E Spring Street, Kingman, Arizona 86401, after the Honorable Aaron Demke for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MICHELE HOLDEN, Office of the Attorney General, CFP/PSS, 2400 Airway Avenue, Suite A, Kingman, Arizona 86409. The assigned case manager is Shelby Dionciza and may be reached by telephone at (602) 541-3028.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (928) 753-0713.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.

DATED this 5th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Michele Holden
MICHELE HOLDEN
Assistant Attorney General
CNS-3935140#
Pub. 06/18, 06/25, 07/02, 07/09/2025
Order No. 81046

T.S. No.: NR-53500-AZ Loan # *****3-25 Order #: 25024822-AZ-VOI NOTICE OF TRUSTEES' SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/23/2023 and recorded on 12/27/2023 as Instrument# 2023056832, Book XX Page XX in the office of the County Recorder of Mohave County, Arizona, "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FIRST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL," at public auction to the highest bidder at ON THE FRONT STEPS OF THE MICHELE HOLDEN COURT HOUSE, 401 EAST SPRING STREET, KINGMAN, AZ 86401, on 9/4/2025 at 11:00 AM of said day. LEGAL: LOT 73, RIVERA MOBILE GARDENS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY ARIZONA, RECORDED MARCH 3, 1965, AT FEE NO. 146598, EXCEPT ONE-HALF OF ALL OIL, GAS, COAL AND MINERALS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 116 DEEDS, PAGE 28. Street address or identifiable location: 2041 Swan Cir Bullhead City, AZ 86442-5411 A.P.N.: 218-11-073 Original Principal Balance: \$169,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Paula D. Teitgen, a Widow 4114 Tercero Rd Bullhead City, AZ 86429-7744 Name and address of beneficiary: (as of recording of Notice of Sale) Sun West Mortgage Company, Inc. 18303 Gridley Rd, Cerritos, CA 90703 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Nationwide Re-

conveyance, LLC 9665 Chesapeake Drive, Suite 365 San Diego, California 92123 Phone:844-232-6972 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. The trustee designated herein qualifies as trustee of the Trust Deed in the trustee's capacity as an escrow and insurance agent as required pursuant to ARS 33-803(A)(1) Trustee's Regulators: Arizona Department of Financial Institutions and the Arizona Department of Insurance Dated: 5/29/2025 Nationwide Reconveyance, LLC By: Rhonda Rorie, AVP (TSF NR-53500-AZ-SD1-34191
Pub. 06/18, 06/25, 07/02, 07/09/2025
Order No. 81047

(81049)
NOTICE OF TRUSTEE'S SALE

TS No. AZ06000074-25-1 APN 320-06-588 To No. 3503552 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated July 17, 2023 and recorded on July 18, 2023 as Instrument No. 2023032403 of official records in the Office of the Recorder of Mohave County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the front steps of the Mohave County Courthouse, 4th & Spring, Kingman AZ 401 E. Spring Street, Kingman, AZ 86401 on August 21, 2025 at 11:00 AM on said day. The street address and other common designation, if any, of the real property described above is purported to be: 3675 N LOMITA ST, KINGMAN, AZ 86409 LOT 2, BLOCK 27, KINGMAN S AIRPORT TRACT, ACCORDING TO THE PLAT RECORDED FEBRUARY 15, 1929, RECORDS OF MOHAVE COUNTY, ARIZONA. APN: 320-06-588 Original Principal Balance \$239,900.00 Name and Address of original Trustor LAWRENCE A MITCHELL, SINGLE MAN 3675 N LOMITA ST, KINGMAN, AZ 86409 Name and Address of the Beneficiary PennyMac Loan Services, LLC c/o PennyMac Loan Services, LLC 3043 Towngate Road #200 Westlake Village, CA 91361 Name and Address of Trustee MTC Financial Inc. dba Trustee Corps 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 TDD: 711 949.252.8300 Said sale will be made for cash (payable at time of sale), but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the Note secured by said Trust Deed, which includes interest thereon as provided in said Note, advances, if any under the terms of said Trust Deed, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Trust Deed. The Trustee will accept only cash or cashiers check for reinstatement or price bid payment. Reinstatement payment must be paid before five o'clock P.M. (5:00 P.M.) on the last day other than a Saturday or legal holiday before the date of sale. The purchaser at the sale, other than the Beneficiary to the extent of its credit bid, shall pay the price bid no later than five o'clock P.M. (5:00 P.M.) of the following day, other than a Saturday or legal holiday. If the Trustee is unable to convey title for any reason, the successful bidder sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Dated: May 13, 2025 MTC Financial Inc. dba Trustee Corps Rosenda Cardenas, Authorized Signatory Manner of Trustee qualification: Real Estate Broker, as required by ARS Section 33-803, Subsection A Name of Trustees regulator: Arizona Department of Real Estate SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcal.org FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic at 702-659-7766 Order Number 1127664
Pub. 06/18, 06/25, 07/02, 07/09/2025
Order No. 81049

(81050)
PUBLIC NOTICE

NOTICE OF THE PRELIMINARY DECISION TO DENY AN INDIVIDUAL AQUIFER PROTECTION PERMIT

Public Notice No. 24-241
Pursuant to Arizona Administrative Code, Title 18, Chapter 9, Article 1, the Director of the Arizona Department of Environmental Quality intends to deny an Individual Aquifer Protection Permit (APP) to the following applicant(s):
Permittee: Canyonbound Storage Management, LLC
Facility Name: Canyonbound Custom Storage & RV Park
Individual Aquifer Protection: Permit No. 514487, LTF 102215
The facility is located in Mohave County, in Yucca, Arizona. The direction to allow on Interstate 40, exit to Cal-Ari Drive, right on Cal-Ari Drive and right onto Alamo Road to the facility is as follows:
On August 24, 2024, Canyonbound Storage Management, LLC submitted an Aquifer Protection Permit (APP) application to ADEQ for Canyonbound Custom Storage & RV Park. The applicant planned to develop a RV Park consisting of 189 storage RV units and 65 lots for day RV units. Wastewater generated at this development was proposed to collect, treat, and dispose at the site. The Wastewater Treatment System (WWTs) with a design flow of 30,073 gallons per day (gpd) was proposed to serve the RV Park. The WWTs was proposed to design with E-2 Treat treatment technology with recirculating media filters and effluent was proposed to discharge to the drainfields for subsurface disposal.
On November 7, 2024 ADEQ sent a Comprehensive Request for Additional Information (RAIS) Letter to Canyonbound Storage Management, LLC requesting additional information required to complete processing of the APP application. ADEQ has subsequently made multiple requests for additional information, and sent two overdue notice letters on March 26, 2025 and April 29, 2025 respectively. To date, ADEQ has not received a complete application.
Therefore, ADEQ has made a preliminary decision to deny an Individual APP to Canyonbound Storage Management, LLC pursuant to Arizona Administrative Code A.A.C. R18-9-A213(B) and Arizona Revised Statutes (A.R.S.) § 49-243(N).
How to Review the Documents
The documents related to this application are available for public review at the ADEQ Records Center. Call 602-771-4390 to make an appointment, or visit the Records Center located at 1110 W. Washington Street, Phoenix, Arizona. Learn more at adeq.gov/records.
How to Submit Comments
Written comments regarding the proposed action can be submitted two ways:
● Email comments to Shah.Shivani@adeq.gov
● Mail comments to ADEQ, Water Quality Division, Attn: Shivani Shah, Groundwater and Reuse Section, Individual Permitting Unit 1110 W.

Washington St., Phoenix, Arizona 85007

The comment period begins June 18, 2025 Comments must be received or postmarked by July 17, 2025 to be considered.

You may request a public hearing on the proposed action by email or mail. A public hearing request must be in writing and must include the reasons for such request. If there is a significant degree of public interest, the Director will hold a hearing.

ADEQ will take reasonable measures to provide access to department services to individuals with limited ability to speak, write or understand English and/or to those with disabilities. Requests for language translation, ASL interpretation, CART captioning services or disability accommodations must be made at least 48 hours in advance by contacting the Title VI Nondiscrimination Coordinator, Joaquin Marrufo Ruiz, at 520-628-6744 or Marrufo.Joaquin@adeq.gov. For a TTY or other device, Telecommunications Relay Services are available by calling 711.

ADEQ tomará las medidas razonables para proveer acceso a los servicios del departamento a personas con capacidad limitada para hablar, escribir o entender inglés y/o para personas con discapacidades. Las solicitudes de servicios de traducción de idiomas, interpretación ASL (lengua de signos americano), subtítulo de CART, o adaptaciones por discapacidad deben realizarse con al menos 48 horas de anticipación comunicándose con el Coordinador de Anti-Discriminación del Título VI, Joaquin Marrufo Ruiz, al 520-628-6744 o Marrufo.Joaquin@adeq.gov. Para un TTY u otro dispositivo, los servicios de transmisión de telecomunicaciones están disponibles llamando al 711.

Pub. 06/18/2025
Order No. 81050

(81051)
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: RENTALS A&J LLC
II. The address of the known place of business is: 2325 East Packard Avenue, KINGMAN, AZ, 86409
III. The name and street address of the Statutory Agent is: Registered Agents Inc., 4539 N 22ND ST, STE R, PHOENIX, AZ 85016
B. Management of the limited liability company is reserved to the members. The names of each member are: Juan Carlos Padilla Garcia, 2325 East Packard Avenue, KINGMAN, AZ 86409
Published 06/18, 06/25, 07/02/2025
ORDER NO. 81051

(81052)
SUMMONS

TIMOTHY D. BENNETT
Attorney at Law
7712 Rye Canyon Dr.
Las Vegas, NV 89123
(702) 810-0373
AZ Bar # 021426
Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
SAFE STORAGE, LLC an Arizona Limited Liability Company
Plaintiff,
vs.
JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

Washington St., Phoenix, Arizona 85007

The comment period begins June 18, 2025 Comments must be received or postmarked by July 17, 2025 to be considered.

You may request a public hearing on the proposed action by email or mail. A public hearing request must be in writing and must include the reasons for such request. If there is a significant degree of public interest, the Director will hold a hearing.

ADEQ will take reasonable measures to provide access to department services to individuals with limited ability to speak, write or understand English and/or to those with disabilities. Requests for language translation, ASL interpretation, CART captioning services or disability accommodations must be made at least 48 hours in advance by contacting the Title VI Nondiscrimination Coordinator, Joaquin Marrufo Ruiz, at 520-628-6744 or Marrufo.Joaquin@adeq.gov. For a TTY or other device, Telecommunications Relay Services are available by calling 711.

ADEQ tomará las medidas razonables para proveer acceso a los servicios del departamento a personas con capacidad limitada para hablar, escribir o entender inglés y/o para personas con discapacidades. Las solicitudes de servicios de traducción de idiomas, interpretación ASL (lengua de signos americano), subtítulo de CART, o adaptaciones por discapacidad deben realizarse con al menos 48 horas de anticipación comunicándose con el Coordinador de Anti-Discriminación del Título VI, Joaquin Marrufo Ruiz, al 520-628-6744 o Marrufo.Joaquin@adeq.gov. Para un TTY u otro dispositivo, los servicios de transmisión de telecomunicaciones están disponibles llamando al 711.

Pub. 06/18/2025
Order No. 81050

(81051)
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: RENTALS A&J LLC
II. The address of the known place of business is: 2325 East Packard Avenue, KINGMAN, AZ, 86409
III. The name and street address of the Statutory Agent is: Registered Agents Inc., 4539 N 22ND ST, STE R, PHOENIX, AZ 85016
B. Management of the limited liability company is reserved to the members. The names of each member are: Juan Carlos Padilla Garcia, 2325 East Packard Avenue, KINGMAN, AZ 86409
Published 06/18, 06/25, 07/02/2025
ORDER NO. 81051

(81052)
SUMMONS

TIMOTHY D. BENNETT
Attorney at Law
7712 Rye Canyon Dr.
Las Vegas, NV 89123
(702) 810-0373
AZ Bar # 021426
Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
SAFE STORAGE, LLC an Arizona Limited Liability Company
Plaintiff,
vs.
JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

JEAN C AND JANE DOE BARTOSEK, spouse; NANCY ANN and JOHN DOE PUMPA, spouse; DAVID LEO and JANE DOE PUMPA, spouse; WARREN S and JANE DOE CLOUSTON JR, spouse; EVE-LYN HELEN and JOHN DOE CLOUSTON, spouse; GREGORY A and JANE DOE SURMAN, as Executor of The Estate of Jean C Bartosek; BARBARA and JOHN DOE PETERS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00533 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

(81054)
SUMMONS

TIMOTHY D. BENNETT
Attorney at Law
7712 Rye Canyon Dr.
Las Vegas, NV 89123
(702) 810-0373
AZ Bar # 021426
Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
1D, LLC an Arizona Limited Liability Company
Plaintiff,
vs.
HELEN E and JOHN DOE LEONARD, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00542 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

HELEN E and JOHN DOE LEONARD, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00542 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

HELEN E and JOHN DOE LEONARD, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-00542 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

sive of the day of service, if served outside the State of Arizona, and you are hereby notified that in case you fail so to do, judgment by default will be rendered against you for the relief demanded in the complaint.

A copy of the summons and complaint may be obtained from the Plaintiffs Attorney, Timothy D. Bennett, at 7712 Rye Canyon Drive, Las Vegas, NV 89123. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.

GIVEN UNDER my hand and the Seal of the Superior Court of the State of Arizona, in and for the County of Mohave, this 3rd day of March 2025.

CHRISTINA SPURLOCK, Clerk
By
Deputy Clerk
Pub. 06/18, 06/25, 07/02, 07/09/2025
Order No. 81054

(81055)
SUMMONS

TIMOTHY D. BENNETT
Attorney at Law
7712 Rye Canyon Dr.
Las Vegas, NV 89123
(702) 810-0373
AZ Bar # 021426
Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
PASSIONATE PURPOSE, LLC a Wyoming Limited Liability Company
Plaintiff,
vs.
MARGUERITE N STEELE, Trustee of The Marguerite N Steele Trust dated April 27, 1984; THE MARGUERITE N STEELE TRUST DATED APRIL 27, 1984; JAMES D AND JANE DOE WOODROOF, spouse; CHERYL JEANNE and JOHN DOE POINDEXTER, spouse; WILLIAM JEAN and JANE DOE POINDEXTER, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01181 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

MARGUERITE N STEELE, Trustee of The Marguerite N Steele Trust dated April 27, 1984; THE MARGUERITE N STEELE TRUST DATED APRIL 27, 1984; JAMES D AND JANE DOE WOODROOF, spouse; CHERYL JEANNE and JOHN DOE POINDEXTER, spouse; WILLIAM JEAN and JANE DOE POINDEXTER, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01181 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

MARGUERITE N STEELE, Trustee of The Marguerite N Steele Trust dated April 27, 1984; THE MARGUERITE N STEELE TRUST DATED APRIL 27, 1984; JAMES D AND JANE DOE WOODROOF, spouse; CHERYL JEANNE and JOHN DOE POINDEXTER, spouse; WILLIAM JEAN and JANE DOE POINDEXTER, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01181 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

MARGUERITE N STEELE, Trustee of The Marguerite N Steele Trust dated April 27, 1984; THE MARGUERITE N STEELE TRUST DATED APRIL 27, 1984; JAMES D AND JANE DOE WOODROOF, spouse; CHERYL JEANNE and JOHN DOE POINDEXTER, spouse; WILLIAM JEAN and JANE DOE POINDEXTER, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01181 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

MARGUERITE N STEELE, Trustee of The Marguerite N Steele Trust dated April 27, 1984; THE MARGUERITE N STEELE TRUST DATED APRIL 27, 1984; JAMES D AND JANE DOE WOODROOF, spouse; CHERYL JEANNE and JOHN DOE POINDEXTER, spouse; WILLIAM JEAN and JANE DOE POINDEXTER, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01181 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

(81056)
SUMMONS

TIMOTHY D. BENNETT
Attorney at Law
7712 Rye Canyon Dr.
Las Vegas, NV 89123
(702) 810-0373
AZ Bar # 021426
Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
M.E.F., LLC an Arizona Limited Liability Company
Plaintiff,
vs.
LOUIS M AND JANE DOE ASTORRI, spouse; JEANNETTE T and JOHN DOE ASTORRI, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01183 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

LOUIS M AND JANE DOE ASTORRI, spouse; JEANNETTE T and JOHN DOE ASTORRI, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01183 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

LOUIS M AND JANE DOE ASTORRI, spouse; JEANNETTE T and JOHN DOE ASTORRI, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01183 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

LOUIS M AND JANE DOE ASTORRI, spouse; JEANNETTE T and JOHN DOE ASTORRI, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01183 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

LOUIS M AND JANE DOE ASTORRI, spouse; JEANNETTE T and JOHN DOE ASTORRI, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01183 SUMMONS
STATE OF ARIZONA, COUNTY OF MO-

(81059)
SUMMONS

TIMOTHY D. BENNETT
Attorney at Law
7712 Rye Canyon Dr.
Las Vegas, NV 89123
(702) 810-0373
AZ Bar # 021426
Attorney for the Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MOHAVE
MINNHAHA, LLC a Wyoming Limited Liability Company
Plaintiff,
vs.
FRANK J and JANE DOE KUSS, spouse; MOHAVE COUNTY TREASURER; DOES I-X, Defendants.

The Unknown Heirs of the above named Defendants if any of them are deceased. The Estate of the above-named defendants. The unknown successors in and to the subject real property named herein.

No. CV-2025-01230 SUMMONS
STATE OF AR

an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division, in the Lake Havasu City vicinity (north of Heights Blvd, west of Franconia Rd), Mohave County, Arizona. **Steven Travers, MS**
GOLDEN VALLEY AREA
03. Evaluation of a request for a **REZONE** of Assessors Parcel No. 306-24-129 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 minor land division, in the Golden Valley vicinity (north of Unkar Drive, west of Bosque Road), Mohave County, Arizona. **KTH Consulting for Riemard Varin & Ratchanee Phenpinol, CB**
04. Evaluation of a request for a **REZONE** of Assessors Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential), A-R/2A (Agricultural Residential/ Two Acre minimum lot size), & A-R/3A (Agricultural Residential/ Three Acre minimum lot size) zones, to allow for minor land division, in the Golden Valley vicinity (south of Shipp Drive, east of Lochiel Road), Mohave County, Arizona. **KTH Consulting for Bilb LLC, VB**
MOHAVE COUNTY GENERAL AREA
05. Evaluation of a request for a **REZONE** of Assessors Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity (east of Highway 93, north of Debra Ave), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust, MS**
06. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessors Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity (east of Highway 93, north of Debra Ave), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust, MS**
07. Evaluation of a request for a **REZONE** of Assessors Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity (east of Highway 93, north of Debra Ave), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust, MS**
08. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessors Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity (east of Highway 93 north of Debra Ave), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust, MS**
09. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessors Parcel No. 329-06-561 and -526D to allow for an existing RV park with parking spaces in a C-21A (General Commercial, One Acre Minimum Lot Size) zone, in the White Hills vicinity (west of Silver Eagle Drive, north of White Hills Road), Mohave County, Arizona. **Clint and Mary Anderson, VB**
10. Evaluation of a request for a **REZONE** of Assessors Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for Hay and Feed Sales, in the Dolan Springs vicinity (south of 5th Street, southeast of Pierce Ferry Road), Mohave County, Arizona. **Joseph Bykoven for Resares, MS, CB**
11. Evaluation of a request for a **REZONE** of Assessors Parcel No. 326-03-113 from an A (General) zone to a S-D (Special Development) zone, to allow for a tire/auto repair shop, food truck, hay sales and two residences, in the Dolan Springs vicinity (west of Calico Drive, southwest of Pierce Ferry Road), Mohave County, Arizona. **Jorge Altamirano and Laura Villanueva, MS**
12. Evaluation of a request for a **REZONE** of Assessors Parcel No. 317-49-040, -041, -026 from an A (General) zone to an M1 (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity (south of Rocky Point Ave, east of Black Feather Road), Mohave County, Arizona. **KTH Consulting for Red-point Holdings LLC, VB**
13. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Light Industrial land use designation to a Suburban Development Area land use designation and a **REZONE** of Assessors Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Calico Drive, south of 5th Street), Mohave County, Arizona. **Carlton Surveying for Morenos Land LLC, CB**
KINGMAN AREA
14. Evaluation of a request for an **EXTENSION OF TIME FOR A SPECIAL USE PERMIT** for Assessors Parcel No. 310-26-060, to allow for additional time for the completion of BOS Resolution 2022-214, allowing for a Wireless Communication Facility in the Kingman vicinity (north of Jagerson Ave, east of Eastview Road), Mohave County, Arizona. **Atlas Tower 1, LLC for Mohave Community College, MS**
15. Evaluation of a request for a **PETITION OF EXCEPTION** for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessors Parcel Nos. 330-32-018, -020, and -021, to not require sidewalks and streetlights within the subdivision in

continued next column

the Kingman vicinity (west of Cherum Road, north of Blue Flame Street), Mohave County, Arizona. **High Desert Land Holdings MG**
OTHER
16. Evaluation of a request to adopt the **2025 MOHAVE COUNTY GENERAL PLAN** to replace the 2015 Mohave County General Plan, as required by Arizona Revised Statutes. **Mohave County MG**
17. Commissioners comments limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
18. 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.
Complete legal descriptions and proposals are on file with the Mohave County Development Services Department, 3250 E. Kino Ave., Kingman, Arizona.
Pursuant 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.
MOHAVE COUNTY DEVELOPMENT SERVICES DEPARTMENT
Scott Holtry, Director
Pub. 06/18/2025
Order No. 81113

(81121)
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: STREAM IN THE DESERT HOMES LLC
II. The address of the known place of business is: 2144 E. Calle Castano, KINGMAN, AZ, 86409
III. The name and street address of the Statutory Agent is: Angelica Isela Hoover, 2144 E. Calle Castano, KINGMAN, AZ, 86409
B. Management of the limited liability company is reserved to the members. The names of each member are: Angelica Isela Hoover, 2144 E. Calle Castano, KINGMAN, AZ, 86409
Published 06/18, 06/25, 07/02/2025
ORDER NO. 81121

(81128)
ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: HEAVENLY HEALTH, LLC
II. The address of the known place of business is: 2391 N Clack Canyon Rd, KINGMAN, AZ, 86409
III. The name and street address of the Statutory Agent is: Sandra-Dee Peet, 2391 N Clack Canyon Rd, KINGMAN, AZ, 86409
B. Management of the limited liability company is reserved to the members. The names of each member are: Sandra-Dee Peet, 2391 N Clack Canyon Rd, KINGMAN, AZ, 86409
Published 06/18, 06/25, 07/02/2025
ORDER NO. 81128

135 SERVICES OFFERED



AA YARD WORK PROPERTY CLEANUP & HAULING
Landscaping, Yard Clean-Up, Cactus & Weed Removal, Hedging & Tree Trimming & Much More!
Free Estimates! (928)249-4025
Senior Discounts Available

For Home Care, Errands, Light Housekeeping and Pet Sitting.
Call Lillian at 585-414-3821
sunnyhoagency@gmail.com
42+ years of Nursing experience. References and security clearance will be provided.

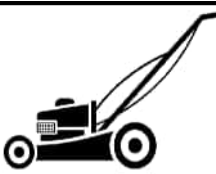
135 SERVICES OFFERED



Handyman
Home repair
Yard work – brush/tree trimming
Tractor Work / Driveway blading
Landscaping / Rock spreading
Trash haul out / grounds cleanup
Home Maintenance and repair
(Getting the job done for over 30yrs)
Jack 928-391-5893



HECTOR'S YARD SERVICES
Tree Trimming, Tree Removal, Yard Clean-Up & Maintenance, Weed Control, Trimming Plants, Concrete, Pavers Gravel
Free Estimates
928-377-7856 or 928-377-7736



Luis's Landscaping
-Pavers
-Mowing Service
-Tree Service
-Gravel
-Lawn Maintenance
Call 928-303-1932

MINI'S HOUSE CLEANING
Weekly or Biweekly
Free Estimates, call today!
928-377-8518



NEED A VIBRANT HAPPY CLOWN?

Call Sunny Hope for entertainment at 585-414-3821 Available for cheer up visits, non profit events, birthday parties, clown deliveries and more! If you believe in magic, your life will be magical!
Sunnyhopeagency@gmail.com

QUALITY WORK AT A FAIR PRICE. Remodeling, light framing, sheds, decks, fences, patio covers, roofing, painting, & much more. Over 30 years exp. Call Jeff 928-530-8672 or Steve 928-897-0069
Not a licensed contractor. Kingmanremodelandrepair.com

TRACTOR SERVICE ; BRUSHING , LEVELING, GRADING, HOUSE AND GARAGE PADS, ROADS, DRIVEWAYS, WATER RUN OFFS , POST HOLES, DEMOLITION, ROCK BREAKING, EXCAVATING, AND LEVELING CALL **ROBERT 928-715-7337**

135 SERVICES OFFERED



THE ORIGINAL SPARKLY FRESH ELITE CLEANING
I'm ready to **KNOCKOUT** the dust & dirt.
Ceiling fans --> baseboards & doors --> floors!
Move out & declutter
Commercial & Residential.
Licensed, Bonded, Insured.
Give Karla a Call!!
928-303-6568



Tractor Work Landscaping Lot Clearing Weed Control Cleanups & Haulouts
928-391-5893 Jack

Welder Fabrication Aluminum A Specialty Iron Gates Mobile Welding Very Reasonable
928-757-0757

SUBSCRIBE TODAY!
CALL 928-753-6397 EXT. 1

158 AUCTIONS



Harris Auction
CITY OF PRESCOTT SURPLUS
SAT June 21, 12PM
Online Only
535 EZ St, Prescott.
Sanitation truck, Police service Tahoes, Ford Explorers, F350 service body trucks, F250 crew cab 4x4, F350 dump truck, crack sealer, alum. outboard boat. Cushman riding mower, more. Sign up for emails. harrisauuction.biz
928-778-3240

160 GARAGE & YARD SALES

2367 Yavapai Cir. Indoors. Fri-Sun, 6/20-6/22, 7am-5pm
Recumbent trikes, tools, ammo, auto supplies & parts, hardware, household items.

Estate sale
-All items must go; t/s, electric fireplaces and many household items.
June 20-21, 7 AM - 12 Noon,
2120 Broudy Drive.

Garage Sale 6/20-6/21, 7am-1pm
3926 E Snively Plaza

Good Yard Sale, too much to list. Its worth the drive! Have COPD, must sell wood stove. Have 3 cords of hardwood and a log splitter, all for \$600. 525 S Ehrenberg Rd, GV, off Shipp call Ed Brown 928-715-7070 for directions. Follow signs.

June 19-21 from 7 til noon. Excellent items. Numerous tools (almost new). 7140 West Burro Drive, GV

Multi Family Yard Sale 1449 E Storm Cloud Dr., Fountain Hills. 6/19-6/21. 8a-2p. Great Deals!



JUMBLE

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

KONNW
RCDOH
DEREGE
SNHVAI

©2025 Tribune Content Agency, LLC
All Rights Reserved.

(Answers tomorrow)
Saturday's Jumbles: PRICE FIFTH PHOTON PATCHY
Answer: They took out the starter and replaced him with a reliever who was — HAPPY TO PITCH IN

200 RVS/TRAILERS/ 5TH WHEELS

1990 Jamboree Motorhome good cond. Only 24,000 mi., has power levelers, new tires, \$6000. 928-263-1195 3464 Isador Ave. Kingman

If nobody knows he's lost...



...how can they help you find him?
KDM Classifieds
928-753-6397

205 MOTORCYCLES/ATVS

American Motorcycles Service - Parts - Dyno
Kingman 928-692-6601
Performance Specialists

280 MOBILE HOMES/ PARK MODELS

RVOR TRVL Trlr. Spaces for rent. Full hookups, Indry rm, SPECIAL 3mo, 4th mo Free!
Oasis Mobile Home Park 757-2721

THAT SCRAMBLED WORD GAME

By David L. Hoyt and Jeff Knurek



Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

Release Date: Wednesday, June 18, 2025

Los Angeles Times Daily Crossword Puzzle

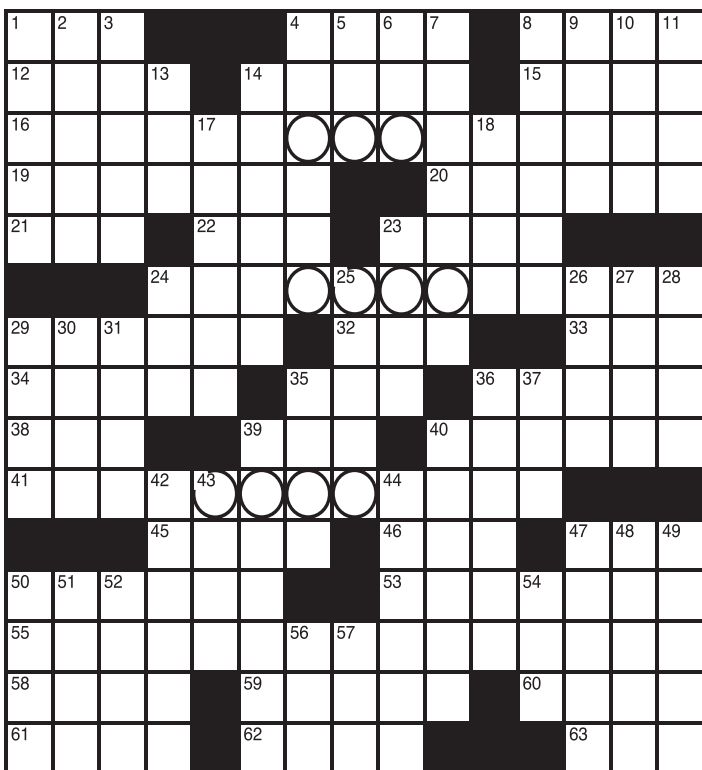
Edited by Patti Varol

- ACROSS**
1 Trash receptacle
4 Stringed instrument
8 Some med. scans
12 Just slightly
14 Large paper format
15 Number two
16 "The," grammatically
19 "Let You Love Me" singer
20 Pet restraint
21 Due-in hr.
22 "Washington Black" novelist Edugyan
23 ___ Bradley bags
24 Baseball overtime
29 Predatory insect
32 Pa
33 Boxer Muhammad
34 Vote into office
35 100%
36 Greek fabulist
38 Cured fish often topped with capers and lemon
39 Aaron Judge stat
40 Reveries
41 Heavy-duty material for cutting boards
45 Pixar film about a young sea monster
46 3-Down signatory: Abbr.
47 Trans- opposite
50 Tribute at a memorial
53 New Mexico's "The City Different"
55 Frances Hodgson Burnett novel set at a country estate, or an apt title for this puzzle
58 Outstanding
59 Flood-protection structure
60 Affirmative votes
61 The one there
62 "When will you ___ learn?"
63 Italian three
- 3 Commerce pact until 2020
4 Bloviator's excess
5 Foamy fare
6 Small inlet
7 Foreshadow
8 Island cocktail
9 Loaded with cream, say
10 Taking it easy
11 Crystal ball consuler
13 Domingo, for one
14 Noteworthy events
17 Warning sign on a door
18 Coastal flyer
23 Apothecary container
24 List-ending abbr.
25 Speak off-the-cuff
26 Moon landing org.
27 Grab, with "on to"
28 Dainty tastes
29 Singer also known as Scary Spice
30 Baseball family name
31 Deli counter cry
- 35 Syllables in an incantation
36 Tarot card group
37 Startled cry at the sight of a mouse
39 Give new life to something old
40 Prescription measure
42 Bedroom storage space
43 Gargantuan
44 Glossy finish
- 47 West Point student
48 Apprehensive beginning
49 Perception
50 Coup d'___
51 "This is not good"
52 "The Chi" creator Waitha
54 Push to the limit
56 Put the pedal to the metal
57 Precursor to a big event

ANSWER TO PREVIOUS PUZZLE:

GIBBBS LABTECHS
MONROE IMEANYOU
UPTILT SYLLABUS
MOONDIALLACCES
SONG NEG TREE
FEISTY END WAD
THATSTOOBAD
POOLHUSTLER
DONTLIETOME
BUS SYN ANARCH
OATS GEL SHIA
FLUTES NEATNIKS
FIRESALE DRONES
OPENSWIM AUBURN
SADTOSAY MESAS

06/16/25



By Emet Ozar
©2025 Tribune Content Agency, LLC

06/18/25

kdmminer.com
We go...

...where you go

THE KINGMAN DAILY MINER
KINGMAN'S ONLY DAILY NEWSPAPER

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
JULY 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 June 11, 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 **RECISSION OF BOS RESOLUTION 2025-038** which approved a Special Use Permit for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity (East of S Yellowstone Road, North of Rouch Road), Mohave County, Arizona. **Atlas Tower1, LLC VB**

LAKE HAVASU AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division, in the Lake Havasu City vicinity (north of Heights Blvd, west of Franconia Rd), Mohave County, Arizona. **Steven Travers. MS**

GOLDEN VALLEY AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-24-129 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 minor land division, in the Golden Valley vicinity (north of Unkar Drive, west of Bosque Road), Mohave County, Arizona. **KTH Consulting for Riemard Varin & Ratchanee Phenpimol. CB**
04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R (Agricultural Residential), A-R/2A (Agricultural Residential/ Two Acre minimum lot size), & A-R/3A (Agricultural Residential/ Three Acre minimum lot size) zones, to allow for minor land division, in the Golden Valley vicinity (south of Shipp Drive, east of Lochiel Road), Mohave County, Arizona. **KTH Consulting for Bibx LLC. VB**

MOHAVE COUNTY GENERAL AREA

05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity (east of U.S. Highway 93, north of Debra Avenue), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust. MS**
06. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity (east of U.S. Highway 93, north of Debra Avenue), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust. MS**
07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity (east of U.S. Highway 93, north of Debra Avenue), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust. CB**
08. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity (east of U.S. Highway 93 north of Debra Avenue), Mohave County, Arizona. **KTH Consulting for Marvin and Judean Schmidt Rev. Trust. CB**

09. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 329-06-561 and -526D to allow for an existing RV park with four spaces in a C-2/1A (General Commercial, One Acre Minimum Lot Size) zone, in the White Hills vicinity (west of Silver Eagle Drive, north of White Hills Road), Mohave County, Arizona. **Clint and Mary Anderson**. VB
10. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for hay and feed sales, in the Dolan Springs vicinity (south of 5th Street, southeast of Pierce Ferry Road), Mohave County, Arizona. **Joseph Bykonen for Richard Yukes**. CB
11. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 326-03-113 from an A (General) zone to a S-D/C (Special Development / Commercial) zone, to allow for a tire/auto repair shop, food truck, hay sales and two residences, in the Dolan Springs vicinity (west of Calico Drive, southwest of Pierce Ferry Road), Mohave County, Arizona. **Jorge Altamirano and Laura Villanueva**. MS
12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 317-49-040, -041, -026 from an A (General) zone to an M (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity (south of Rocky Point Avenue, east of Black Feather Road), Mohave County, Arizona. **KTH Consulting for Redpoint Holdings LLC**. VB
13. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Light Industrial land use designation to a Suburban Residential land use designation and a **REZONE** of Assessor's Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (east of Calico Drive, south of 5th Street), Mohave County, Arizona. **Carlton Surveying for Moreno's Land LLC**. CB **CONTINUED FROM JUNE 11, 2025, PLANNING AND ZONING COMMISSION MEETING.**

KINGMAN AREA

14. Evaluation of a request for an **EXTENSION OF TIME FOR A SPECIAL USE PERMIT** for Assessor's Parcel No. 310-26-060, to allow for additional time for the completion of BOS Resolution 2022-214, allowing for a wireless communication facility in the Kingman vicinity (north of Jagerson Avenue, east of Eastview Road), Mohave County, Arizona **Atlas Tower 1, LLC for Mohave Community College**. MS
15. Evaluation of a request for a **PETITION OF EXCEPTION** for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, to not require sidewalks and streetlights within the subdivision in the Kingman vicinity (west of Cherum Road, north of Blue Flame Street), Mohave County, Arizona. **High Desert Land Holdings** MG

OTHER

16. Evaluation of a request to adopt the **2025 MOHAVE COUNTY GENERAL PLAN**, to replace the 2015 Mohave County General Plan, as required by Arizona Revised Statutes. **Mohave County** MG **CONTINUED FROM JUNE 11, 2025, PLANNING AND ZONING COMMISSION MEETING.**

17. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.

18. 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

01. **Evaluation of a request for a RESCISSION OF B.O.S. RESOLUTION 2025-038 that approved a Special Use Permit for a wireless telecommunication facility with one (1) 150 foot tower in an A-R (Agricultural Residential) zone for Assessor's Parcel No. 405-30-001, in the Cane Beds vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rescind B.O.S. Resolution 2025-038, which approved a Special Use Permit for a wireless telecommunication facility at the above-described property, as requested by Atlas Tower 1, LLC.

The site is described as Section 14 and the W1/2 of Section 11, in Township 40 North, Range 6 West.

The site is approximately 960 acres in size and is located along State Highway 389. The proposed site is accessed from State Highway 389, approximately 677 feet south/southeast of milepost 9, on the small portion of the lot on the north side of the road.

The site appears to be vacant. The terrain slopes to the southwest, with the mountains in the southeast portion of the property. The surrounding land uses consist of primarily vacant public, state, and private land.

B.O.S. Resolution No. 2025-038 was approved for a Special Use Permit for a wireless telecommunication facility with one (1) 150 foot tower in an A-R zone. Applicant states this site will not meet the carrier coverage needs.

The site is within the Colorado City Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. State Highway 389 is paved and is on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panels #04015C-0300G and #04015C-0625G indicate the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted but a flood risk still exists.

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 site appears to have legal access via paved roads.
- e. There are no significant environmental features affecting the site.
- f. Water and sewer services do not appear to be available. Electric service appears to be available.

STAFF RECOMMENDATION:

Staff recommends that B.O.S. Resolution No. 2025-038 be rescinded.

May 20, 2025

Formal request to rescind Special Use Permit for a wireless communication tower on parcel 405-30-001, Resolution 2025-038

Atlas Towers formally request to rescind Special Use Permit for a wireless communication tower on parcel 405-30-001, Resolution 2025-038 as this parcel will not meet the carrier coverage needs.

A new Special Use Permit application for parcel 404-19-016 has been submitted to replace the previous approved location

We thank you for your assistance and time in this matter

Regards



Helmundt Strumpher
COO



MOHAVE COUNTY DEVELOPMENT SERVICES

P. O. Box 7000 Kingman, Arizona 86402-7000 3250 E. Kino Ave, Kingman www.mohavecounty.us Telephone (928) 757-0903 FAX (928) 757-3577

Scott Holtry
Department Director

Sam Elters, P.E.
County Administrator

May 21, 2025

via Certified Mail

Atlas Tower 1, LLC
2500 30th St, Ste 304
Boulder, CO 80301

RE: Rescission of B.O.S. Resolution 2025-038

This letter is to inform you that Board of Supervisors Resolutions 2025-038 is scheduled for a hearing to be rescinded. This Resolution was originally approved for a Special Use Permit on Assessor's Parcel No. 405-30-001 to allow a wireless communications tower in an Agricultural Residential zone. The rescission will be heard by the Mohave County Planning and Zoning Commission at their meeting on July 9, 2025. The meeting will be held at 700 W. Beale St. Kingman, AZ 86402 at 10:00 AM, in the Board of Supervisors Auditorium. The recommendation given by the Planning and Zoning Commission will then be forward to the Board of Supervisors for their consideration.

If you wish to provide a response to this rescission, you can appear at the meeting and fill out a request to speak form on the appropriate agenda item, or you can provide written comments to:

Mohave County Planning and Zoning
PO Box 7000
Kingman, AZ 86402

Or you can provide them via email to Planners@mohave.gov. If you have any additional questions, please do not hesitate to contact me.

Sincerely,

 *Vickie Bogan*

Planner I
Planning & Zoning Division
Mohave County Development Services
Phone: 928-757-0903 | Fax: 928-757-0936
3250 E Kino Ave, Kingman, AZ 86409
boganv@mohave.gov



MOHAVE COUNTY DEVELOPMENT SERVICES

P. O. Box 7000 Kingman, Arizona 86402-7000 3250 E. Kino Ave, Kingman www.mohavecounty.us Telephone (928) 757-0903 FAX (928) 757-3577

Scott Holtry
Department Director

Sam Elters, P.E.
County Administrator

May 21, 2025

via Certified Mail

Hinton Enterprises, LC
1029 N Blue Topaz Dr
Washington, UT 84780

RE: Rescission of B.O.S. Resolution 2025-038


This letter is to inform you that Board of Supervisors Resolutions 2025-038 is scheduled for a hearing to be rescinded. This Resolution was originally approved for a Special Use Permit on Assessor's Parcel No. 405-30-001 to allow a wireless communications tower in an Agricultural Residential zone. The rescission will be heard by the Mohave County Planning and Zoning Commission at their meeting on July 9, 2025. The meeting will be held at 700 W. Beale St. Kingman, AZ 86402 at 10:00 AM, in the Board of Supervisors Auditorium. The recommendation given by the Planning and Zoning Commission will then be forward to the Board of Supervisors for their consideration.

If you wish to provide a response to this rescission, you can appear at the meeting and fill out a request to speak form on the appropriate agenda item, or you can provide written comments to:

Mohave County Planning and Zoning
PO Box 7000
Kingman, AZ 86402

Or you can provide them via email to Planners@mohave.gov. If you have any additional questions, please do not hesitate to contact me.

Sincerely,

 *Vickie Bogan*

Planner I
Planning & Zoning Division
Mohave County Development Services
Phone: 928-757-0903 | Fax: 928-757-0936
3250 E Kino Ave, Kingman, AZ 86409
boganv@mohave.gov

BOS 3
WHEN RECORDED RETURN TO:
LAURA SKUBAL, CLERK OF THE BOARD
700 W. BEALE STREET
THIRD FLOOR
KINGMAN, AZ 86401


FEE# 2025017203

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



04/08/2025 02:02 PM Fee: \$0.00

PAGE: 1 of 3

BOS RESOLUTION NO. 2025-038

A RESOLUTION SETTING FORTH A SPECIAL USE PERMIT FOR ASSESSOR'S PARCEL NO. 405-30-001 TO ALLOW FOR A WIRELESS TELECOMMUNICATION FACILITY WITH ONE (1) 150' TOWER IN AN A-R (AGRICULTURAL RESIDENTIAL) ZONE, IN THE CANE BEDS VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Monday, April 7, 2025, a public meeting was conducted to determine whether approval should be granted for a Special Use Permit, for the above-described property, as requested by Atlas Tower 1, LLC, on behalf of Hinton Enterprises, LC of Washington, Utah, and

WHEREAS, Assessor's Parcel No. 405-30-001 is described as Section 14 and the W1/2 of Section 11, in Township 40 North, Range 6 West, and

WHEREAS, the site is 960 acres in size and is located south of State Highway 389. The proposed site is accessed from State Highway 389, approximately 677 feet south/southeast of milepost 9, on the small portion of the lot on the north side of the road, and

WHEREAS, the site appears to be vacant. The terrain slopes to the southwest, with mountains in the southeast portion of the property. The surrounding land uses consist of primarily vacant public, state, and private land, and

WHEREAS, the applicant requests this Special Use Permit to allow for a telecommunication tower up to 150' in height. The Mohave County General Plan designates the site as Rural Development Area, and

WHEREAS, the site is within the Colorado City Fire District. Electric service appears to be available. Water and sewer services do not appear to be available. State Highway 389 is paved and is on the Arizona Department of Transportation's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panels #04015C-0300G and #04015C-0625G indicate the parcel described to be in Zone D, an area where no flood-hazard analysis has been conducted but a flood risk still exists, and

WHEREAS, 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 neighboring area does not contain other uses similar to the above-proposed action.

- d. The site appears adequate for the intended action.
- e. The site appears to have legal access via a paved road.
- f. There does 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.

WHEREAS, at the public hearing before the Mohave County Planning and Zoning Commission on March 12, 2025, the Commission recommended APPROVAL of this Special Use Permit subject to the following:

- 1. This Special Use Permit allows for a telecommunication facility with one (1) tower up to 150' for Assessor's Parcel No. 405-30-001.
- 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.

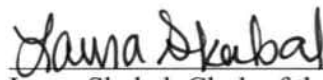
WHEREAS, the notice of hearing was published in the Spectrum, a newspaper of general circulation in the Arizona Strip, and the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, on March 19, 2025, and was posted on March 21, 2025, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Monday, April 7, 2025, APPROVED this Special Use Permit as recommended by, subject to, and conditioned upon compliance with the Mohave County Planning and Zoning Commission's recommendations outlined herein.

MOHAVE COUNTY BOARD OF SUPERVISORS

ATTEST


Travis Lingenfelter, Chairman


Laura Skubal, Clerk of the Board



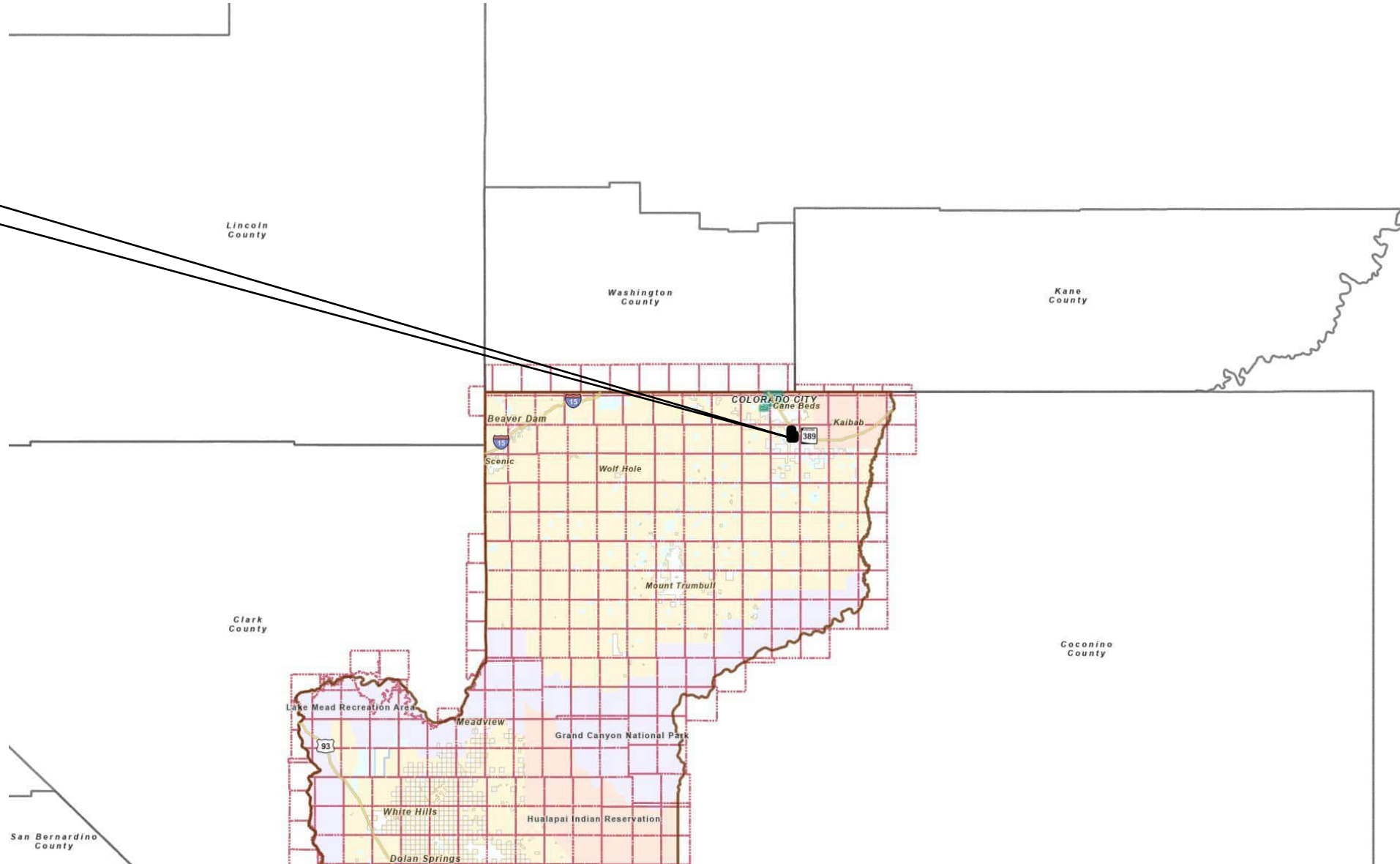
RECISSION OF B.O.S. RESOLUTION 2025-038

GENERAL MAP

RECISSION OF BOS RESOLUTION 2025-038 which approved a Special Use Permit for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity

Section 11 & 14
T 40 N, R 6 W

Subject
Property

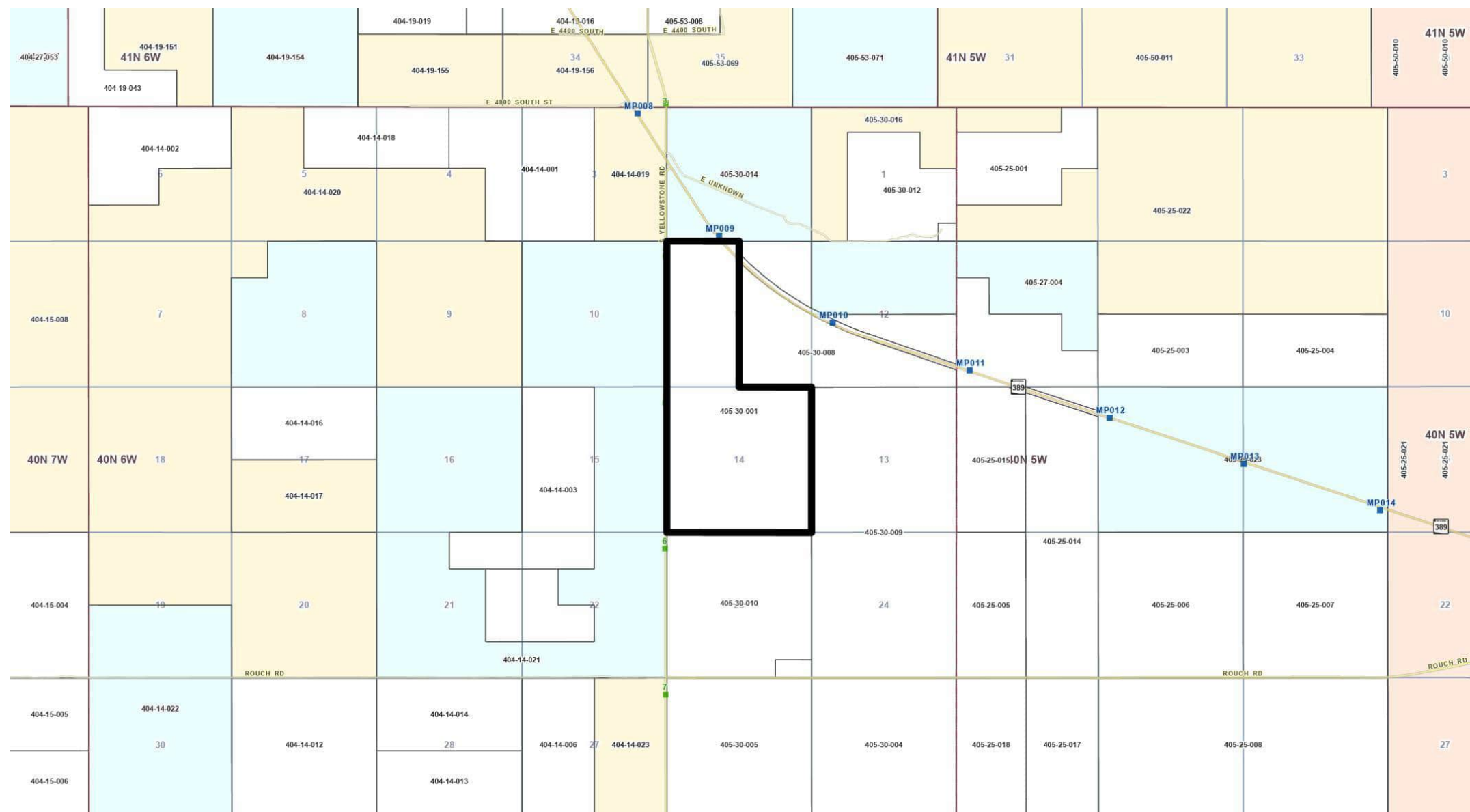


RECISSION OF B.O.S. RESOLUTION 2025-038

VICINITY MAP

RECISSION OF BOS RESOLUTION 2025-038 which approved a Special Use Permit for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity

Section 11 & 14
T 40 N, R 6 W



RECISSION OF B.O.S. RESOLUTION 2025-038

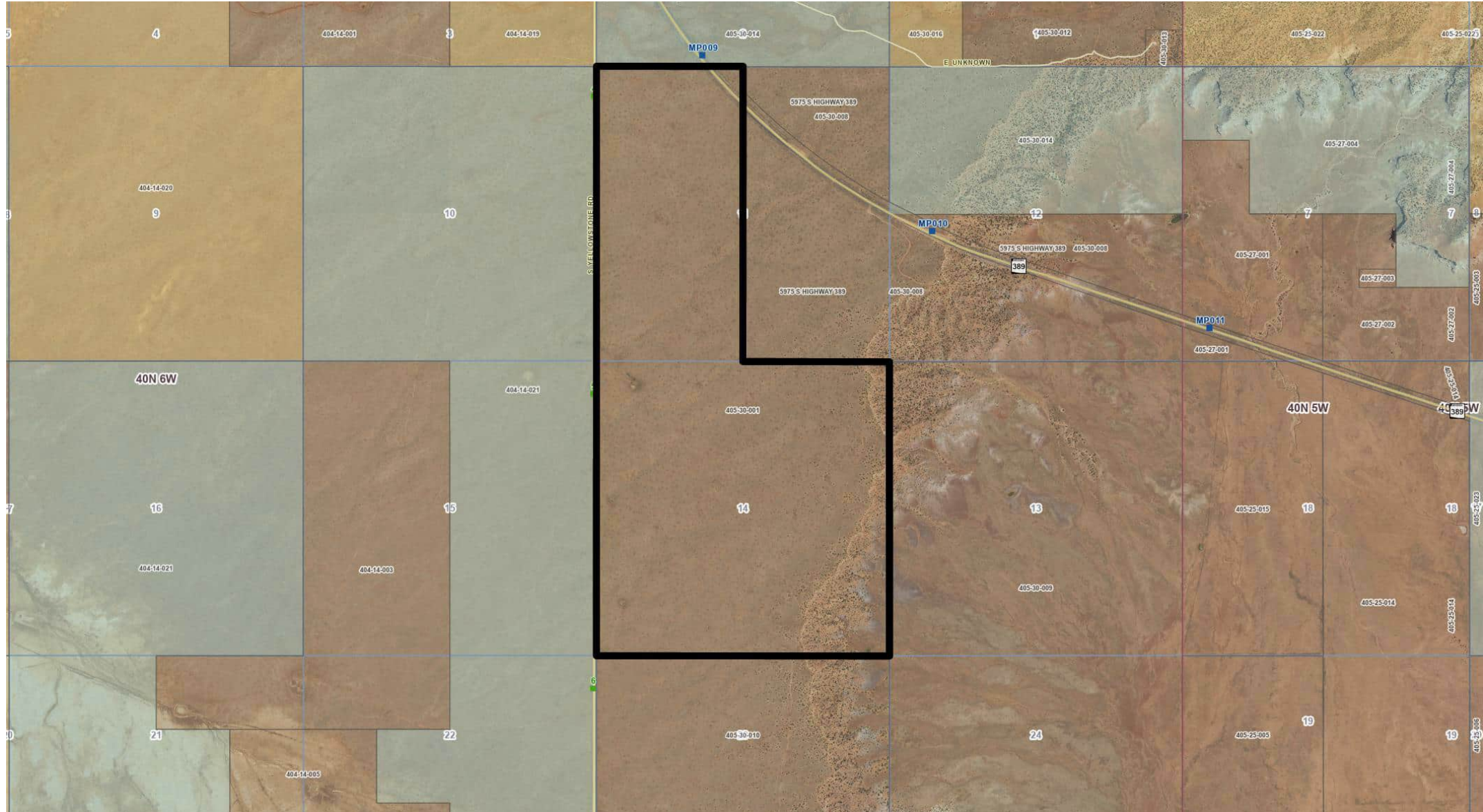
SITE MAP

RECISSION OF B.O.S. RESOLUTION 2025-038

SITE MAP

Section 11 & 14
T 40 N, R 6 W

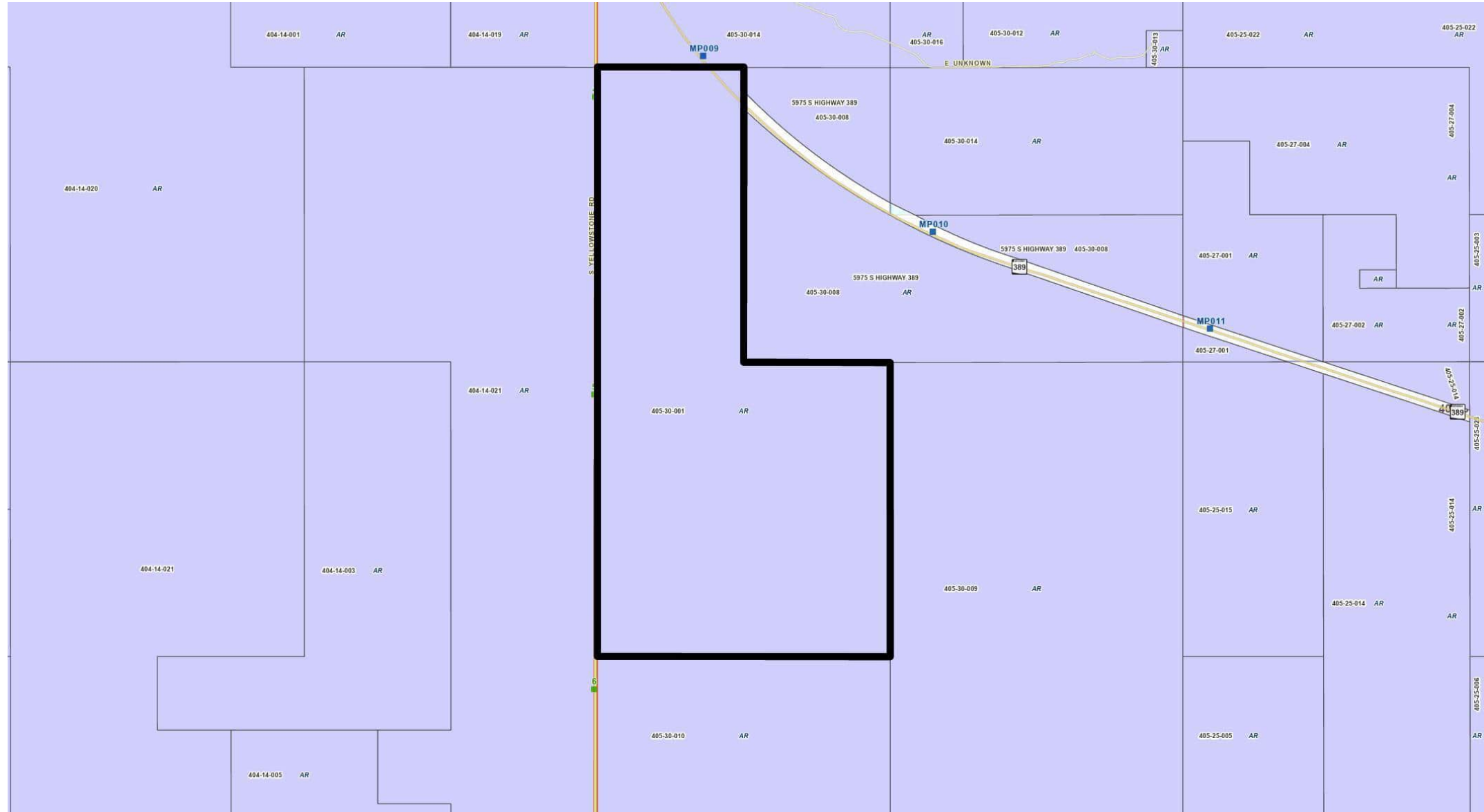
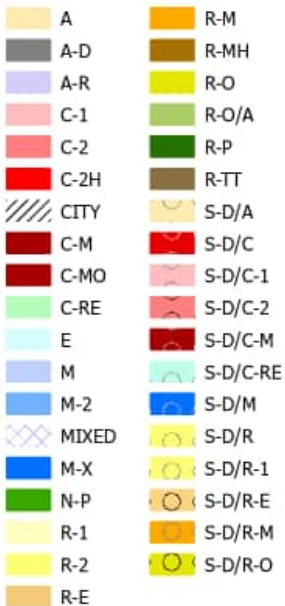
RECISSION OF BOS RESOLUTION 2025-038 which approved a Special Use Permit for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity



RECISSION OF B.O.S. RESOLUTION 2025-038
ZONING MAP

RECISSION OF BOS RESOLUTION 2025-038 which approved a Special Use Permit for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity

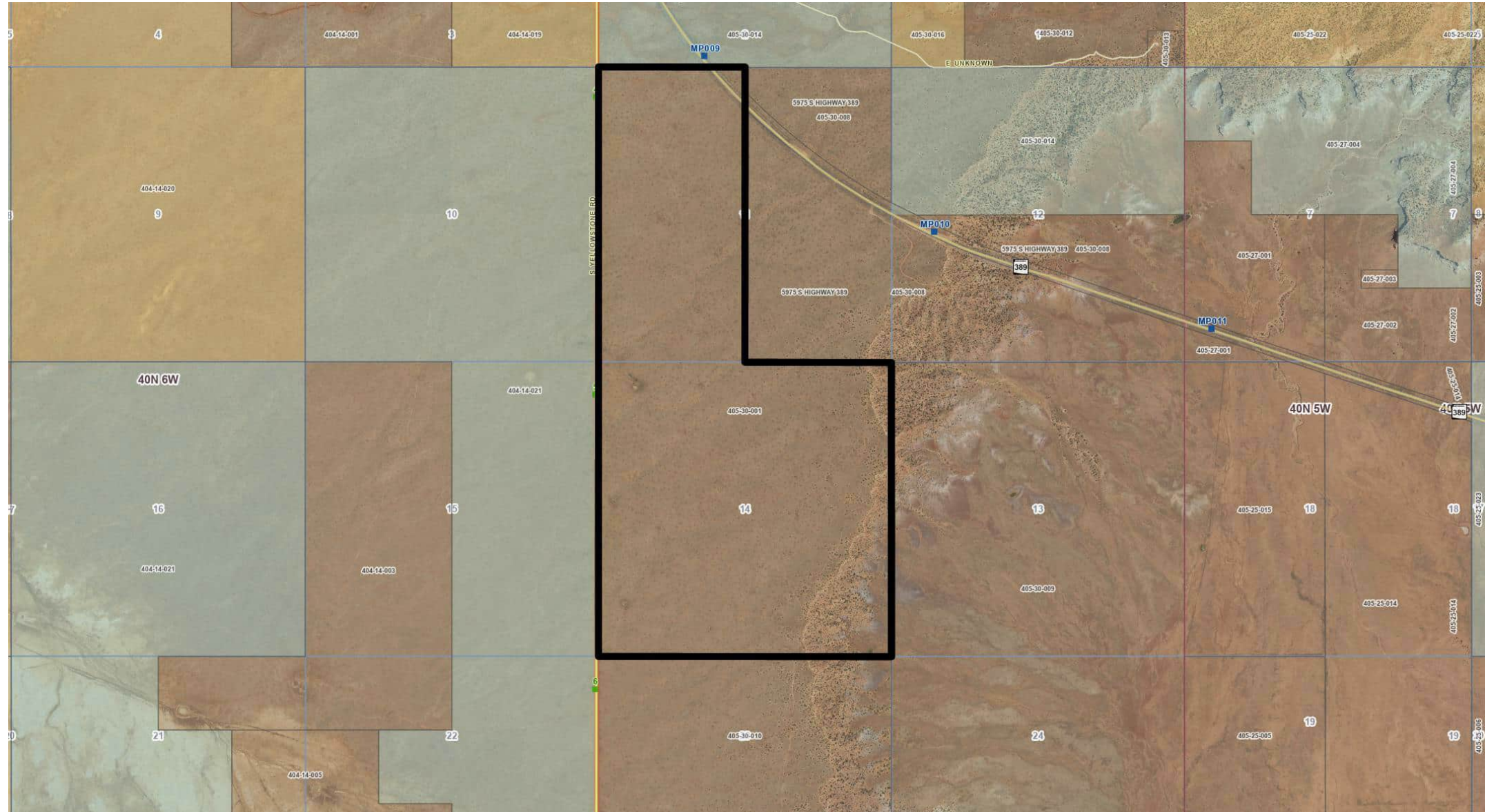
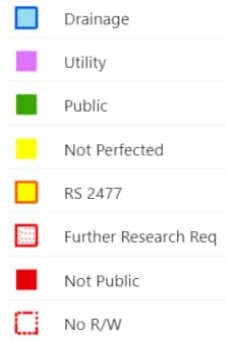
Section 11 & 14
T 40 N, R 6 W



RECISSION OF B.O.S. RESOLUTION 2025-038
RIGHT OF WAY MAP

RECISSION OF BOS RESOLUTION 2025-038 which approved a Special Use Permit for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity

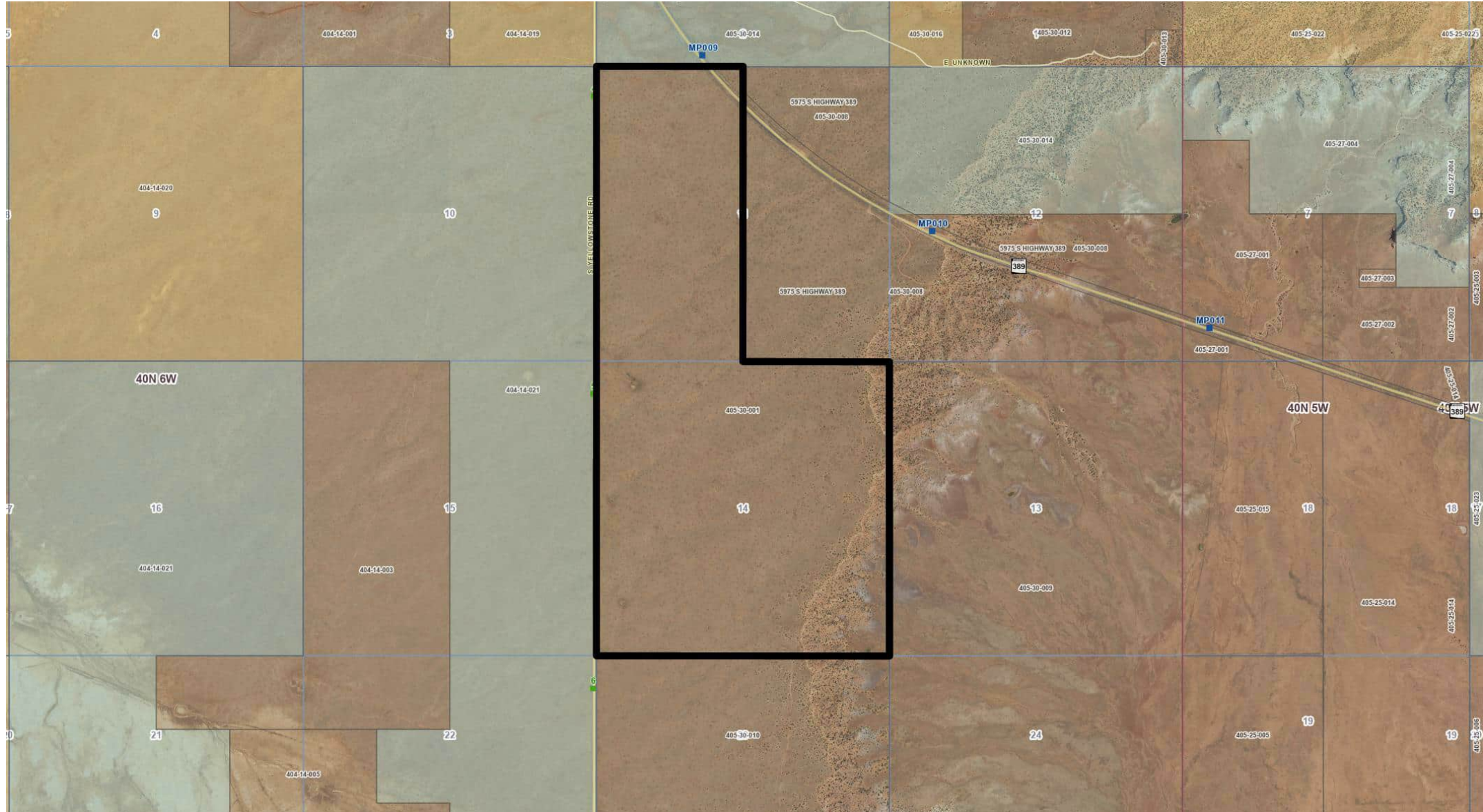
Section 11 & 14
T 40 N, R 6 W



RECISSION OF B.O.S. RESOLUTION 2025-038 REQUEST

Section 11 & 14
T 40 N, R 6 W

RECISSION OF BOS RESOLUTION 2025-038 which approved a Special Use Permit for Assessor's Parcel No. 405-30-001 to allow for 150' Wireless Telecommunication Tower in an A-R (Agricultural Residential) zone, in the Cane Beds vicinity



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 **9th day of July 2025, at 10:00 A.M.**

As Follows:

Evaluation of request for a **RECISSION OF BOS RESOLUTION 2025-038** which approved a Special Use Permit for a **Parcel No. 405-10-001** to allow for **150' Wireless Telecommunication Tower** in an **A-R (Agricultural Residential)** zone, in the **Came Bods** vicinity (East of S Yellowstone Road, North of Ranch Road), Mohave County, Arizona. **Atlas Tower 1, LLC for Hinton Enterprises, LLC**

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 757-0963 OR PLANNING@MOHAVE.GOV

ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Johnson County, Kansas at this regular meeting of the Commission, 700 W. 84th Street, Topeka, Kansas, on the 9th day of July, 2025, at 2:00 P.M.

AGENDA

1. Consideration of a proposed rezoning of 1.00 acre of land located in the 7000 block of W. 84th Street, Topeka, Kansas, from its present zoning of R-1 to R-2.

FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING COMMISSION AT 781-833-1234 OR VISIT THE WEBSITE AT www.johnsoncountyks.com/planning-zoning



02. **Evaluation of a request for a REZONE of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to an A-R/13A (Agricultural Residential/Thirteen Acre minimum lot size) zone, to allow for a minor land division, in the Lake Havasu City vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Steven Travers of Lake Havasu City, Arizona.

Assessor's Parcel No. 120-07-037 is described as the SE1/4 NE1/4 and a portion of the NE1/4 SE1/4 of Section 3, Township 15 North, Range 19 West.

The site is approximately 75 acres and is located west of Franconia Road. The site is accessed from State Highway 95, then east on Heights Boulevard approximately 3.83 miles to the end of recorded Heights Boulevard easement and legal access. The site is an additional .75 miles east along the south of Section 3, then north approximately .25 miles to the southeast corner of the property.

The site is vacant. The terrain appears to be varied with a few small drainages running approximately north to south. The surrounding land uses consist of vacant public and private land.

The applicant requests this Rezone from an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone to an A-R/13A (Agricultural Residential/Thirteen Acre minimum lot size) zone to allow for a minor land division. The Mohave County General Plan designates this site as Rural Development Area.

The site is not located within a fire district. Electric, sewer, and water services do not appear to be available. There does not appear to be legal access.

A review of FEMA FIRM Panel #04015C-5725G 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 and densities similar to the above-proposed action.
- e. The site does not appear to have legal access.
- f. There do not appear to be any significant environmental factors affecting the site.
- g. Electric, 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. The site will be rezoned to an A-R/13A (Agricultural Residential/Thirteen Acre Minimum Lot Size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. 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: 120-07-037 Current Zoning: AR36 Parcel Size 75 Acres

Legal Description:

SE4 NE4 & SE4 EXCEPT THE W2 SW4 NE4 SE4 CONT 75 ACRES

Water Provider: NA Electric provider: NA Sewer provider: NA

Present use of property: VACANTE

Owner Information

Owner Name(must match current deed): Steven Travers

Mailing Address: 4309 E BARKER DR City: LAKE HAVASU CITY State: AZ Zip 86404

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: NA

Mailing 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: AR/SA

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:

Minor Land Division

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.

Steven Travers

Steven Travers

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 AR36
to AR15 for the purpose of Minor Land Division

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,

Steven Travers

Applicant / agent

Contact information:

Steven Travers

4309 E BARKER DR

LAKE HAVASU CITY 86404

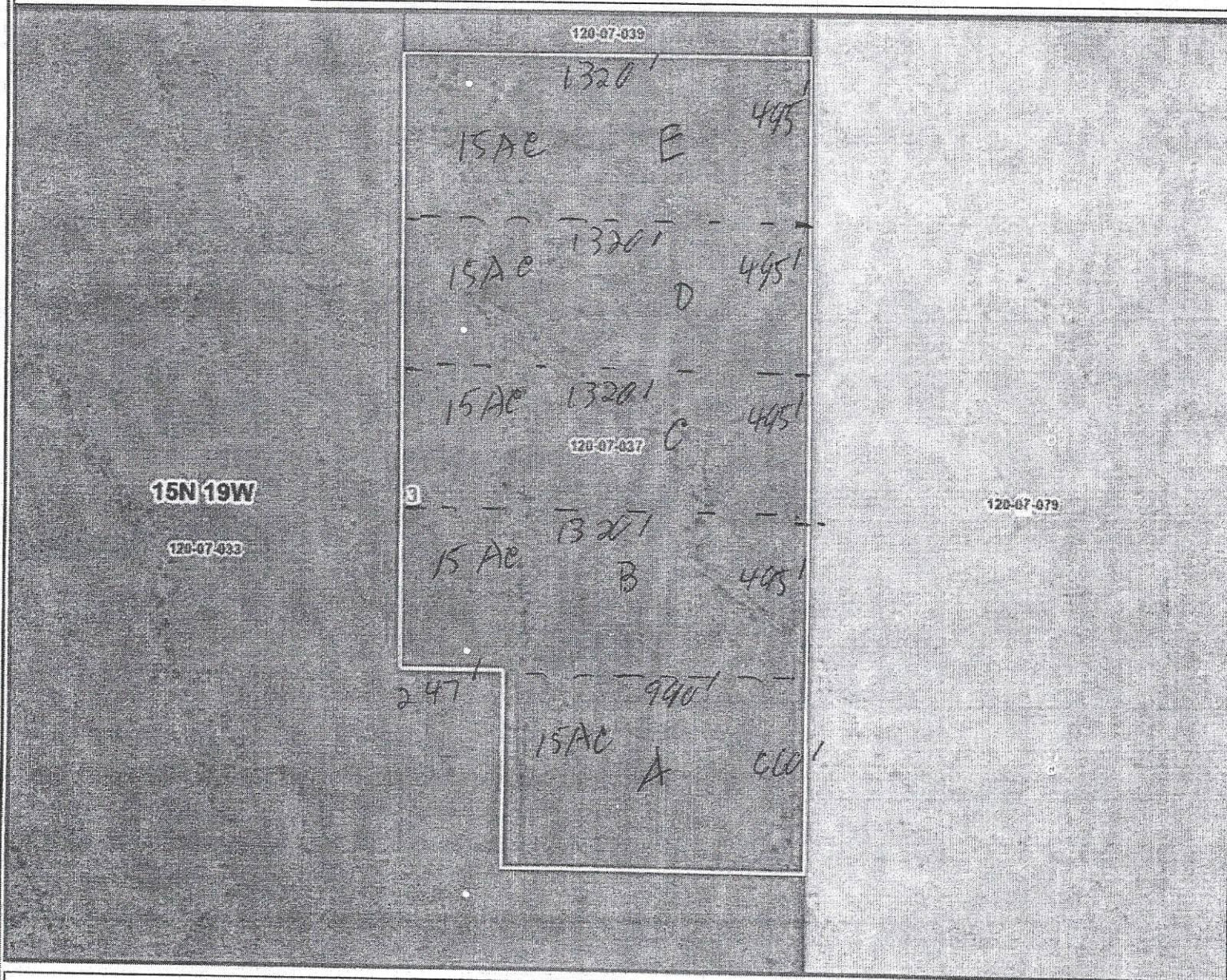
Assessor Parcel Number and Legal Description of proposed subject property: 120-07-037

SE4 NE4 & SE4 EXCEPT THE W2 SW4 NE4 SE4 CONT 75 ACRES

120-07-037
PROPOSED SPLIT

gis.mohave.gov

Interactive Map Viewer



0 576.4 1,152.8 Feet
(approximate scale)

© 2021 Mohave County Information Technology

Map Created: 4/11/2025

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>

RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-146056

WHEN RECORDED MAIL TO

Steven Travers
4309 E. Barker Dr., Lot 21
Lake Havasu City, AZ 86404

FEE# 2023031035

OFFICIAL RECORDS OF MOHAVE COUNTY
KRISTI BLAIR, COUNTY RECORDER
07/10/2023 11:40 AM Fee \$30.00
PAGE: 1 of 2

A.P.N.: 120-07-037

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Marie Miller, a single woman

Do/does hereby convey to

Steven Travers, a married man, as his sole and separate property

The following real property situated in Mohave County, Arizona

The Southeast quarter of the Northeast quarter (SE1/4 NE1/4) AND the Northeast quarter of the Southeast quarter (NE1/4 SE1/4) of Section 3, Township 15 North, Range 19 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona

EXCEPT the West half of the Southwest quarter of the Northeast quarter of the Southeast quarter of said Section 3

EXCEPT therefrom all coal, oil, gas and mineral deposits as reserved in instrument recorded in Book 77 of Deeds, Page 473

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Please continue to page 2 for Signature and Notary

Dated: July 5, 2023

2023031035 Page: 2 of 2

Marie Miller

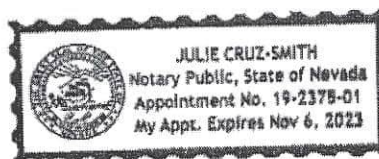
Marie Miller

State of Nevada

County of Clark

On this 5th day of July, 2023, before me personally appeared Marie Miller, whose identity was proven to me on the basis of satisfactory evidence to be the person who ~~he~~ or she claims to be, and acknowledged that ~~he~~ or she signed the above/attached document.

Julie G. Smith
Notary Public



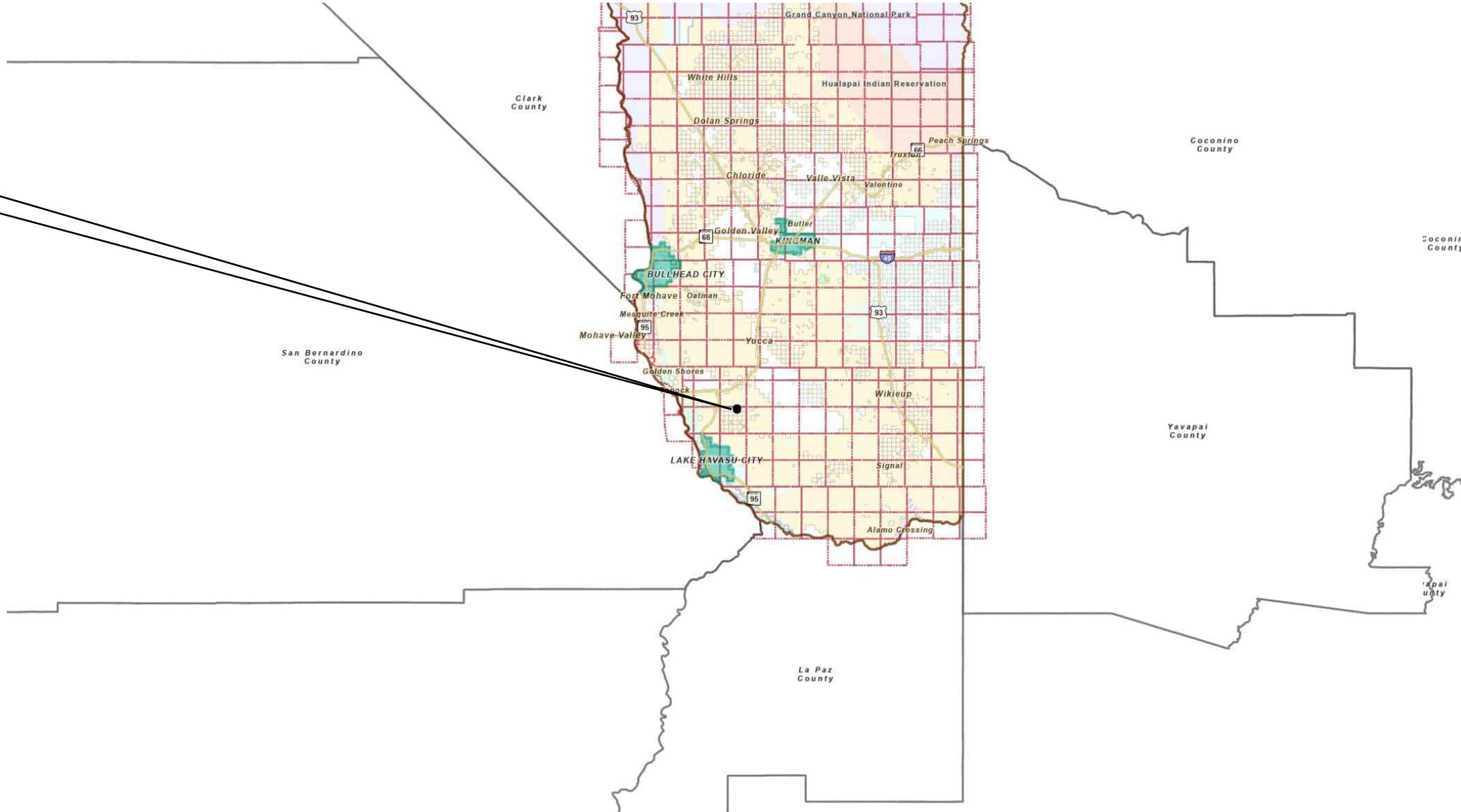
REZONE 120-07-037

GENERAL MAP

REZONE of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division

Section 3
T 15 N, R 19 W

Subject
Property

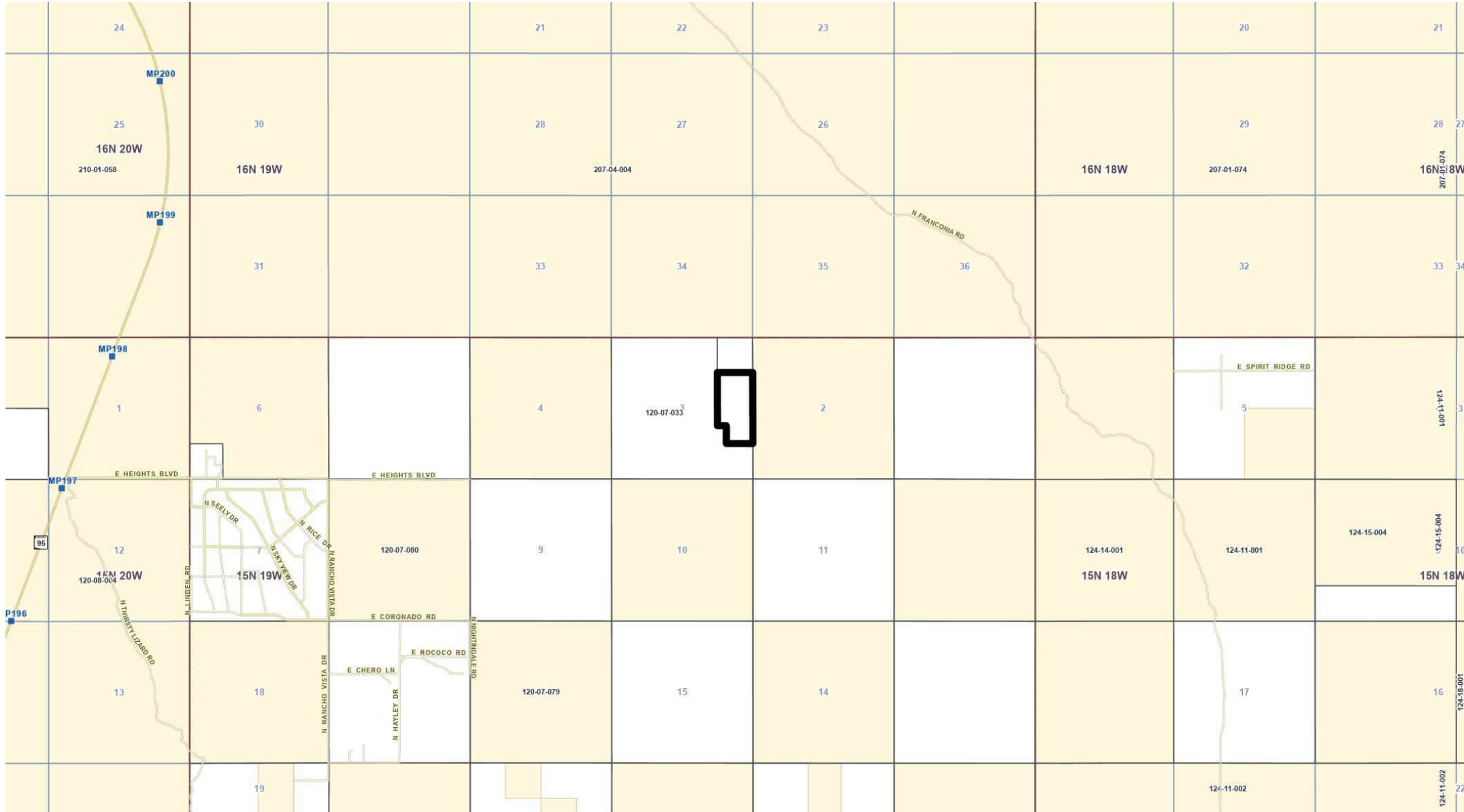


REZONE 120-07-037

VICINITY MAP

Section 3
T 15 N, R 19 W

REZONE of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division



REZONE 120-07-037

SITE MAP

Section 3
T 15 N, R 19 W

REZONE of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division



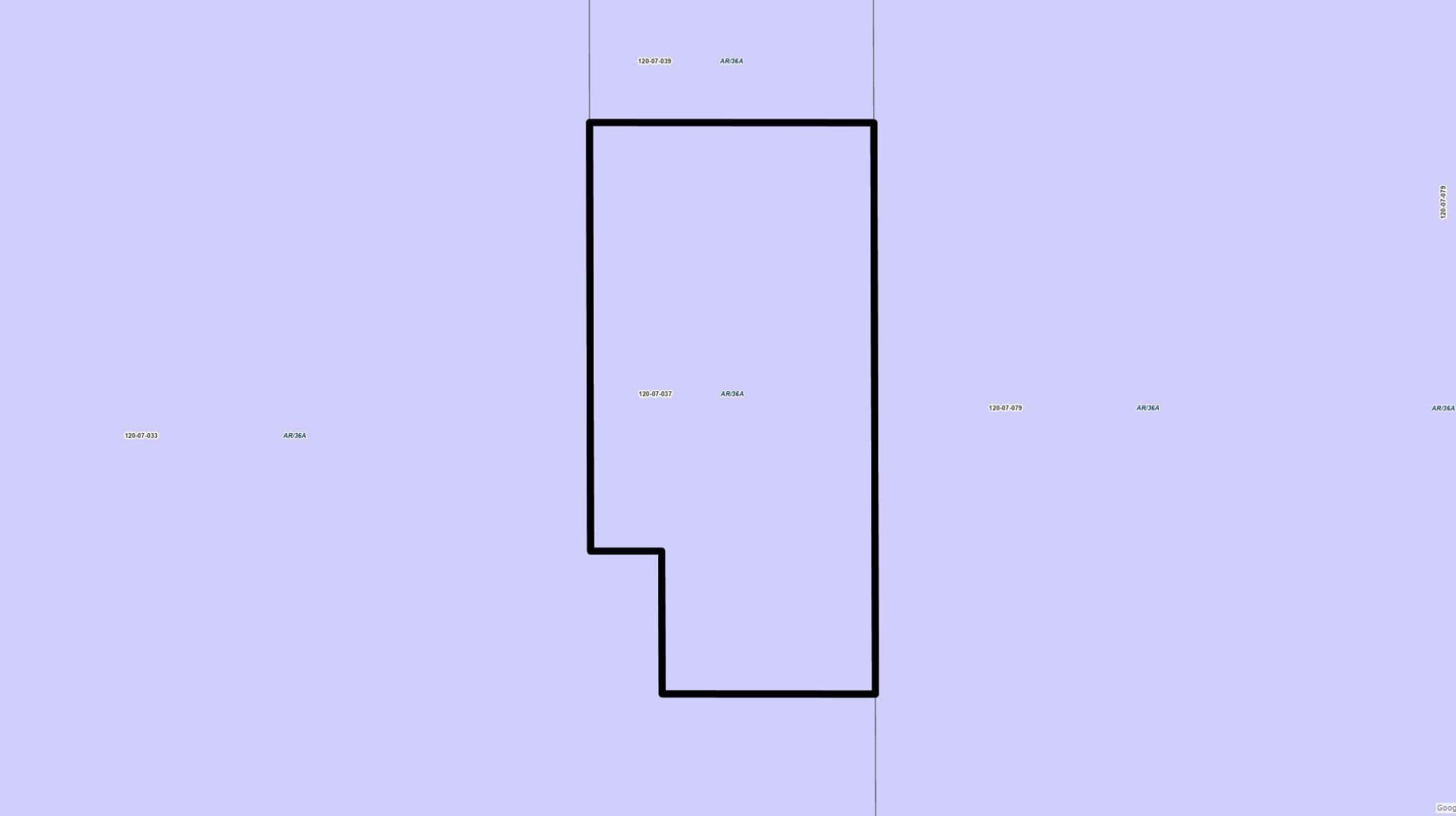
REZONE 120-07-037

ZONING MAP

REZONE of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division

Section 3
T 15 N, R 19 W

- | | |
|-------|----------|
| 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 | |








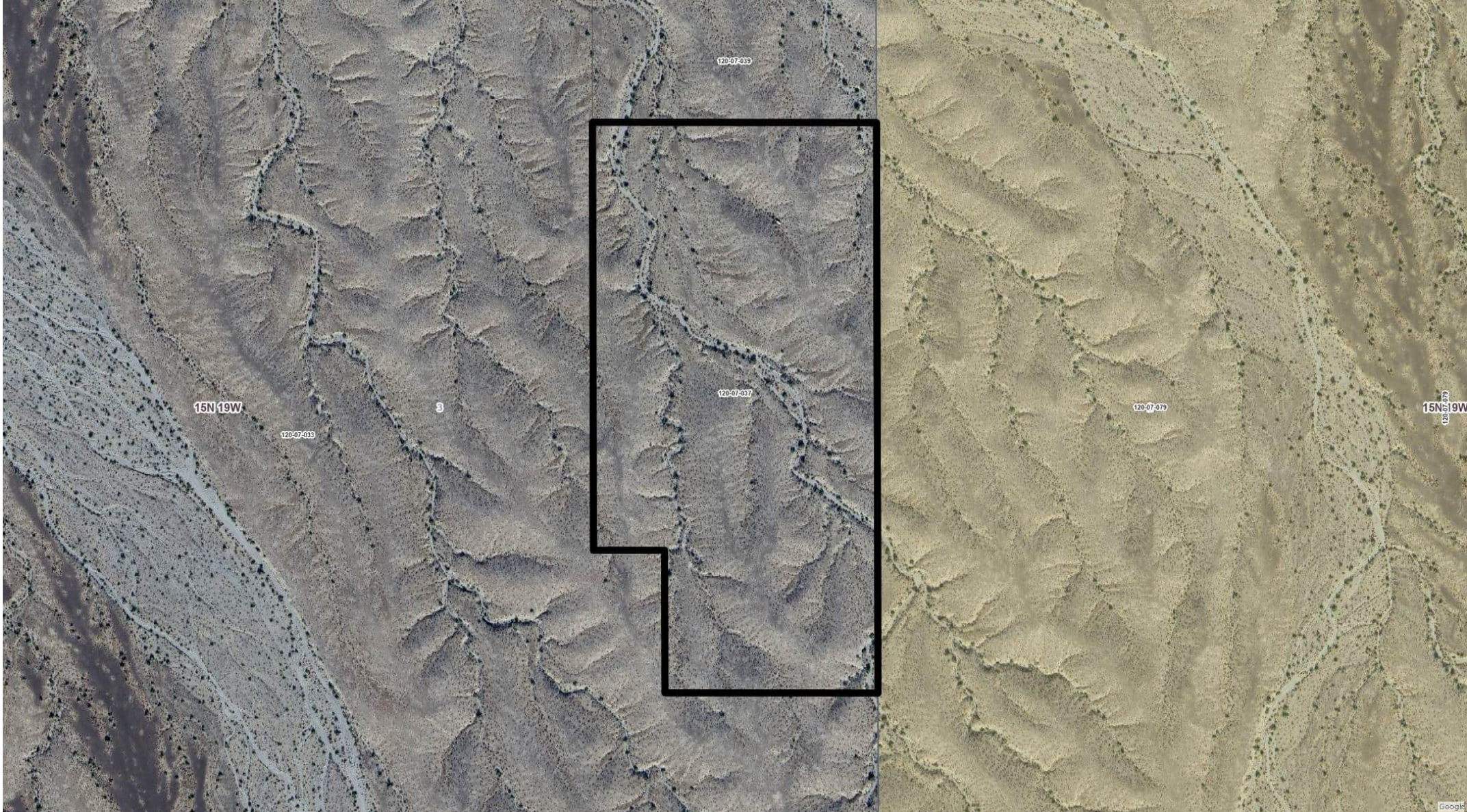
REZONE 120-07-037

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division

Section 3
T 15 N, R 19 W

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



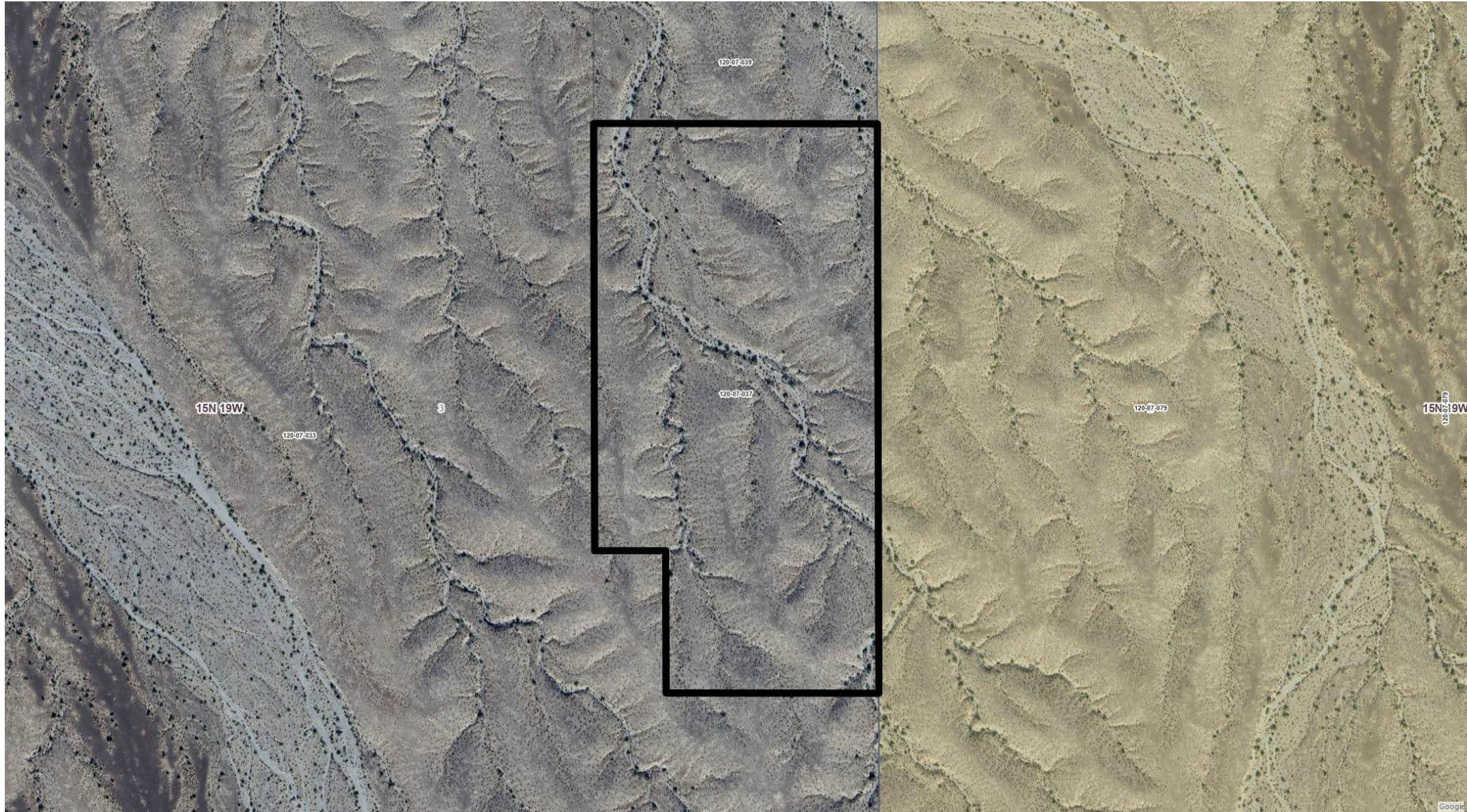
REZONE

120-07-037

REQUEST

REZONE of Assessor's Parcel No. 120-07-037 from an A-R/36A (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/15A (Agricultural Residential/ Fifteen Acre minimum lot size) zone, to allow for minor land division

Section 3
T 15 N, R 19 W





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 9th day of July 2025, at 10:00 A.M.

Re: Petition
For a change of a request for a REZONE of Parcel No. 123-000-000 (hereinafter "Parcel") from its present Zoning District of R-1 (Residential Single-Family) to an A-1 (Agricultural) District. The Petitioner is requesting that the Planning and Zoning Commission be authorized to allow the Rezonation of the Parcel to the A-1 District, as the Parcel is currently zoned R-1, Mohave County, Arizona. (Hearings held on 7/1/2025, Mohave County, Arizona. Hearing Transcript, 3/2).

FOR MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING AND ZONING DEPARTMENT AT 930-894-7000 OR VISIT PLANNINGANDZONING.COM

03. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-24-129 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 minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by KTH Consulting on behalf of Riemard Varin and Ratchanee Phenpimol of Las Vegas, Nevada.

Assessor's Parcel No. 306-24-129 is described as Sun West Acres Tract 1027 Lot 129, located in Section 25, Township 21 North, Range 18 West.

The site is approximately 20.28 acres and is located north of Unkar Drive and west of Bosque Road. The site is accessed from Interstate 40, then northwest on Shinarump Drive, then north on Bacobi Road, then east on Unkar Drive approximately 0.26 miles to the site.

The site appears to be vacant. The surrounding land uses consist of vacant land.

The applicant requests this rezone 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. The Mohave County General Plan designates this site as Rural Development Area.

The site is within the Golden Valley Fire District. Electric services appear to be available. Water and sewer services do not appear to be available. Unkar Drive is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4545G 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 densities similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. There does not appear to be any environmental feature affecting the site.
- g. Electric services 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. The site will be rezoned to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted, and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. 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: 306-24-129 Current Zoning: AR/10A Parcel Size 20.28 Acres

Legal Description:

SUN WEST ACRES, TRACT 1027, LOT 129. A PORTION OF SEC 25, T21N, R18W

Water Provider: WELL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED

Owner Information

Owner Name(must match current deed): RIEHARD VARIN & RATCHANEE PHENPIMOL

Mailing Address: 9917 Fragile fields St. City: LAS VEGAS State: NV Zip: 89183

* Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 Marthgale Drive City: Kirkman State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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: AR/5A

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

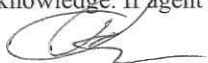
Does the new zone comply with the Mohave County General Plan? ☐ Yes ☐ No (if no complete the Plan Amendment Supplement)

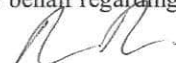
For the purpose of:

creating a total of 4, 5 ACRE sized lots.

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 AR/10A to AR/5A for the purpose of creating 4 agricultural residential lots with minimum 5 acres in size,

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,


Applicant / agent

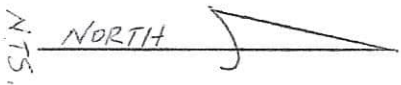
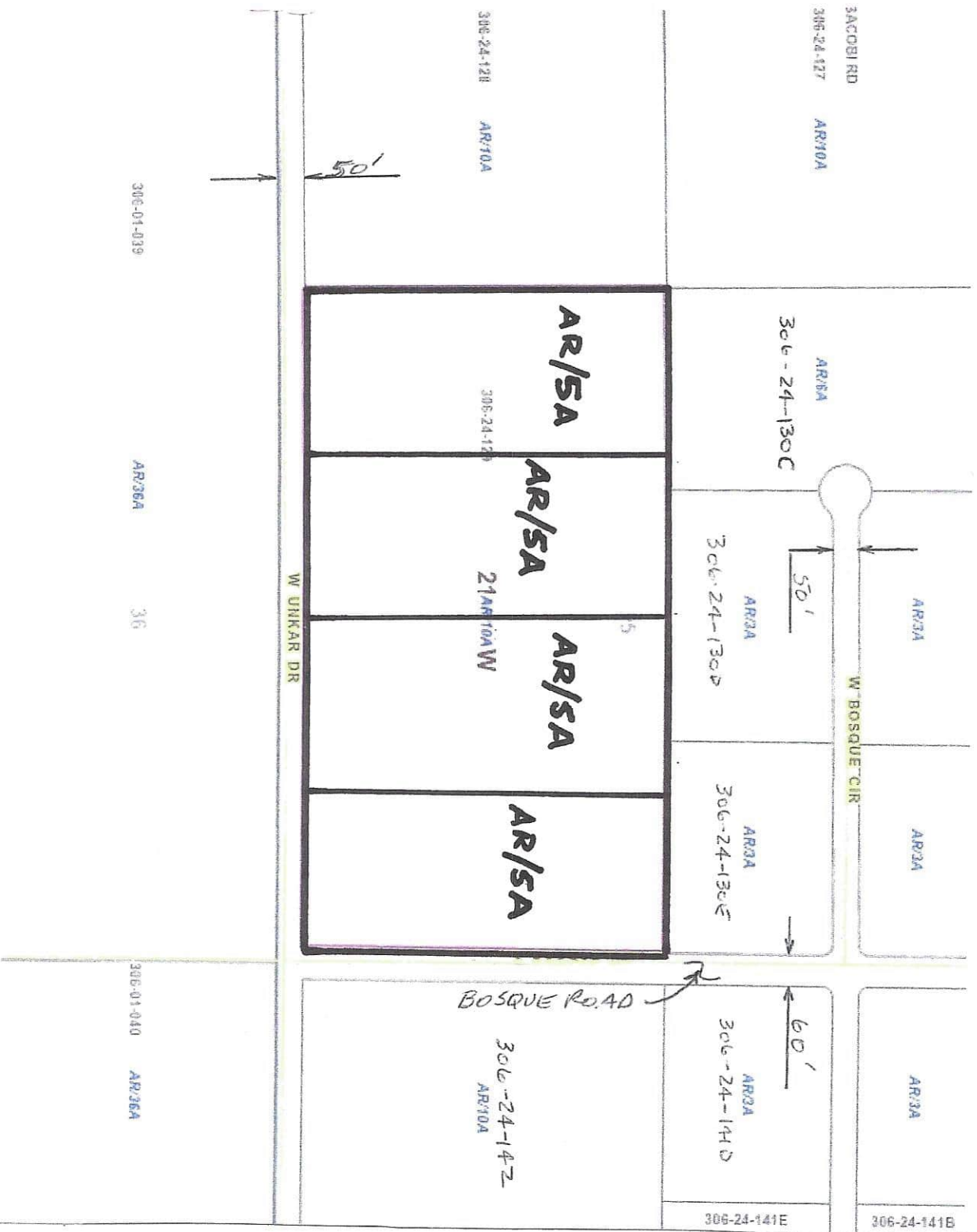
Contact information:

KTH Consulting / Kathy Tackett-Hicks
3751 Martingale Drive, Kingman, AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: APN 306-24-129

SUN WEST ACRES, TRACT 1027, LOT 129. A portion of Sec 25, T21N, R18W

Site Plan



27

Prepared by:

Mohave Outpost, LLC, AZCLDP # 81765

Debra M. Adams, AZCLDP # 81751

After recording return to:

MR. RIEHARD VARIN PHENPIMOL

MRS. RATCHANEE PHENPIMOL

9917 FRAGILE FIELDS ST

LAS VEGAS, NV 891837156



FEE# 2024049962

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



10/08/2024 01:10 PM Fee: \$30.00

PAGE: 1 of 3

Above this line reserved for official use only

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

On 09/25/2024, MR. GERARDO ALONSO RODRIGUEZ AS 25% OWNERSHIP (the "Grantor"), for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, with general warranty covenants, unto:

MR. RIEHARD VARIN PHENPIMOL and MRS. RATCHANEE PHENPIMOL, Husband and Wife as Community Property with Right of Survivorship, (the "Grantee")

all of the following lands and property, together with all improvements located on the property in the County of Mohave, State of Arizona:

T 21N, R 18W, SEC 25, SUNWEST ACRES TR 1027, LOT 129.

Tax Parcel #: 306-24-129

The above premises are subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The Grantor does for itself and its successors, personal representatives, executors and assigns forever hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good

right to sell and convey the same; and to forever warrant and defend the title to the said lands against all claims whatsoever.

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances belonging on the property.

IN WITNESS WHEREOF the Grantor has executed this Warranty Deed on the day and year above.


GERARDO ALONSO RODRIGUEZ

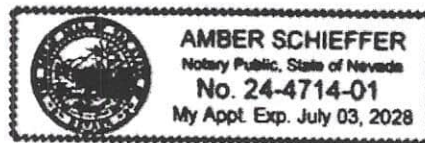
Grantor Acknowledgement

STATE OF Nevada
COUNTY OF Clark

On this 25 day of Sept., 2024, before me, Amber Schieffer, a notary, GERARDO ALONSO RODRIGUEZ, known to me or proven on the basis of satisfactory evidence to be the Grantor, acknowledged this Warranty Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

 (SEAL)
Notary Public
County of Clark



My commission expires: July 03, 2028

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

RIEHARD VARIN PHENPIMOL and RATCHANEE PHENPIMOL, Husband and Wife, as Community Property with Right of Survivorship, each being first duly sworn upon oath each for himself or herself and jointly, but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto which conveys certain premises described in part as: T 21N, R 18W, SEC 25, SUN WEST ACRES TR 1027, LOT 129, to the Grantees named there in, not as Tenants in Common, nor as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

X 

RIEHARD VARIN PHENPIMOL

X 

RATCHANEE PHENPIMOL

STATE OF NEVADA)
)SS
COUNTY OF CLARK)

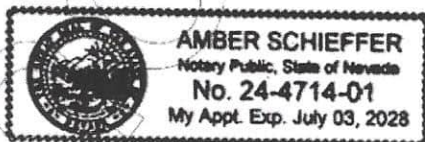
On the 25 day of Sept., 2024, before me, the undersigned Notary Public, personally appeared RIEHARD VARIN PHENPIMOL and RATCHANEE PHENPIMOL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the attached statement and acknowledged to me that they executed the foregoing statement and acknowledged the same to be their free act and deed.

WITNESS my hand and official seal.

My Commission Expires:

July 03, 2028

X 
NOTARY PUBLIC



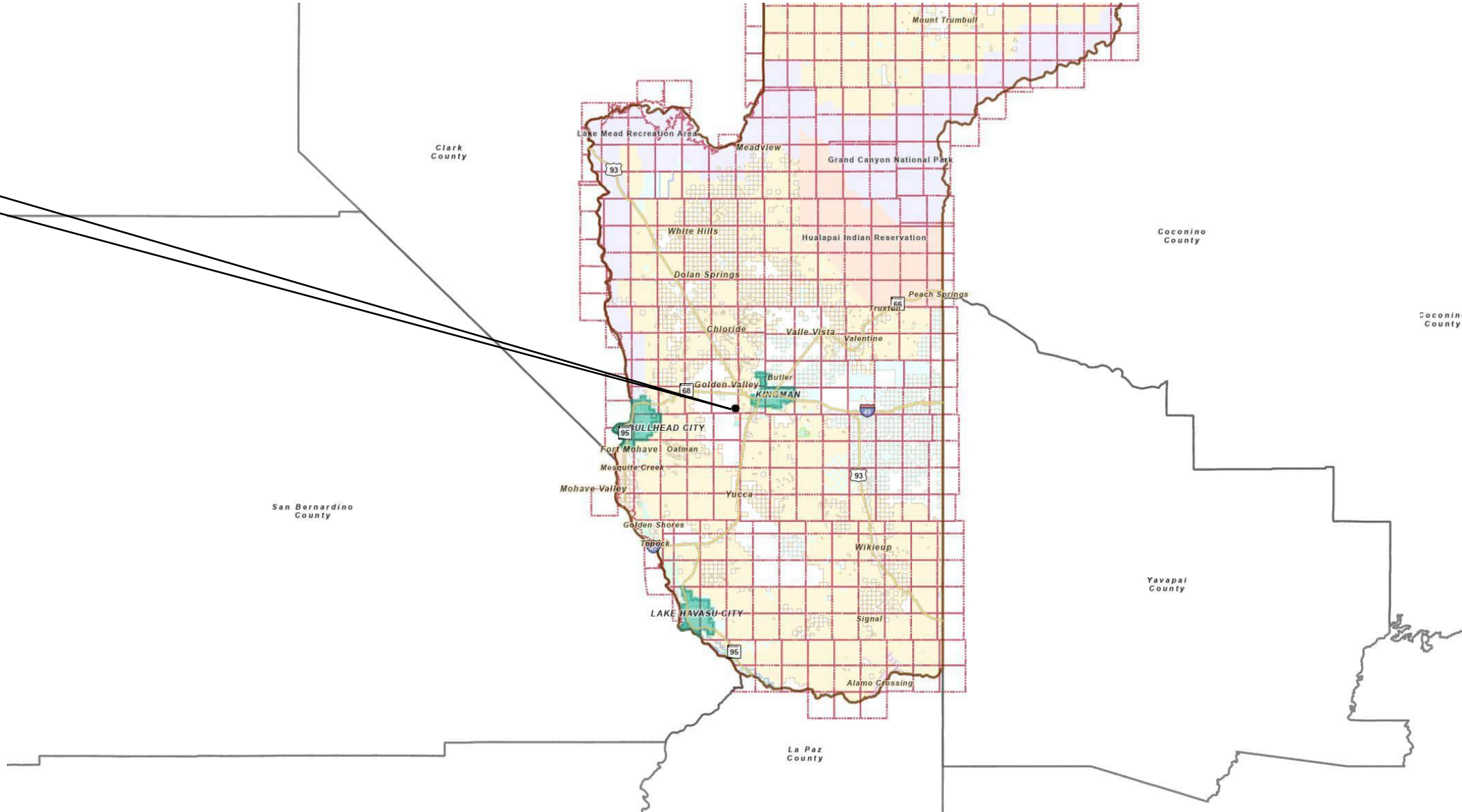
REZONE 306-24-129

GENERAL MAP

Section 25
T 21 N, R 18 W

Subject
Property

REZONE of Assessor's Parcel No. 306-24-129 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 minor land division.



REZONE 306-24-129

VICINITY MAP

Section 25
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-129 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 minor land division.



REZONE 306-24-129

SITE MAP

Section 25
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-129 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 minor land division.

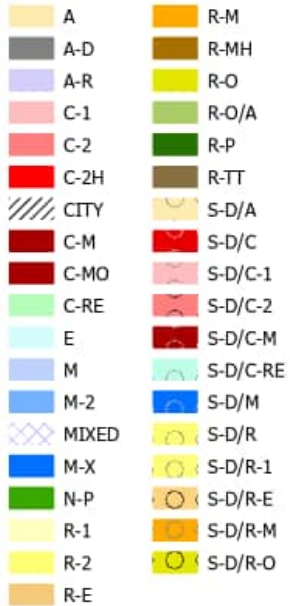


REZONE 306-24-129

ZONING MAP

REZONE of Assessor's Parcel No. 306-24-129 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 minor land division.

Section 25
T 21 N, R 18 W



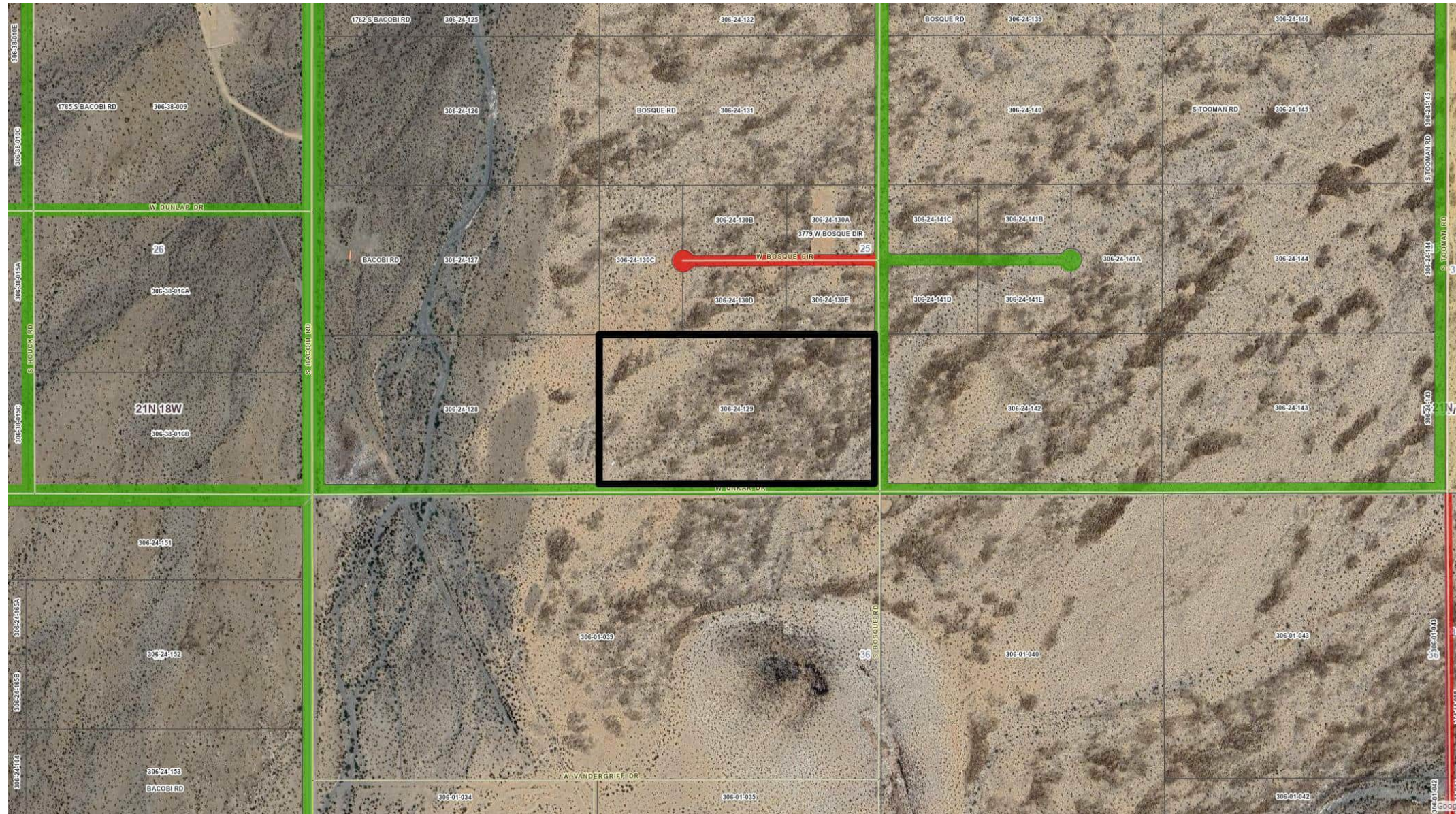
REZONE 306-24-129

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 306-24-129 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 minor land division.

Section 25
T 21 N, R 18 W

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



REZONE 306-24-129 REQUEST

Section 25
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-24-129 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 minor land division.



[illegible][illegible]

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 9th day of July 2025, at 10:00 A.M.

As Follows:

Evaluation of a request for a **REZONE** of Assessor's Parcel No. 106-24-129 from an A-R-10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R-25A (Agricultural Residential/ Five Acre minimum lot size) zone, to allow for minor land division, in the Golden Valley vicinity (north of Unkar Drive, west of Penque Road), Mohave County, Arizona. KTH Consulting for Richard Varin & Ratchanee Phucpimol C3

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY
PLANNING & ZONING DIVISION AT 924-17-5400 OR
PLANNING@MOHAVE.GOV

04. **Evaluation of a request for a REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to A-R (Agricultural Residential), A-R/2A (Agricultural Residential/Two Acre minimum lot size) and A-R/3A (Agricultural Residential/Three Acre minimum lot size) zones, to allow for a minor land division in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by KTH Consulting for Bibx LLC, of Fort Mohave, Arizona.

Assessor's Parcel No. 306-41-001D is described as the W 1/2 of the N 1/2 of Parcel 53 (RS 1/49), located in Section 18, Township 21 North, Range 18 West.

The site is approximately 10.01 acres and is located south Shipp Drive and east of Lochiel Road. The site is accessed from State Highway 68, then south on Colorado Road, then west on Shipp Drive approximately .13 miles to the northeast corner of the site.

The site appears to be vacant. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this rezone from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to A-R (Agricultural Residential), A-R/2A (Agricultural Residential/Two Acre minimum lot size) and A-R/3A (Agricultural Residential/Three Acre minimum lot size) zones for a minor land division, as shown on Exhibit A. The Mohave County General Plan designates this site as a Suburban Development Area.

The site is in the Golden Valley Fire District. Electric and water services appear to be available. Sewer service does not appear to be available. Shipp Drive is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4528H 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 and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There does not appear to be any environmental features 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 site will be rezoned to A-R (Agricultural Residential), A-R/2A (Agricultural Residential/Two Acre minimum lot size) and A-R/3A (Agricultural Residential/Three Acre minimum lot size) zones, as shown on exhibit A.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. 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: 306-41-001D Current Zoning: AR/10A Parcel Size 10.01 Acres

Legal Description:

The W 1/2 of the N 1/2 of parcel 53, per R.O.S. BK 1, Pg. 49 as shown on R.O.S. BK 27, Pg. 51. A portion of Section 18, T21N, R18W.

Water Provider: WELL/HAUL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED LAND

Owner Information

Owner Name(must match current deed): BIBX, LLC

Mailing Address: 4825 HWY 95, Suite 2, #319 City: FORT MOHAVE State: AZ Zip: 86426

* Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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: AR, AR/2A & AR/3A

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:

developing 5 agricultural & residential lots, sized 1 acre, 2 acre and 3 acre (approx.)

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.

* Jules Sotter

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 AR/10A
AR - AR/2A
to AR/3A for the purpose of creating 5 agricultural/residential lots @ 3ac, 2ac & 1ac sizes.

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

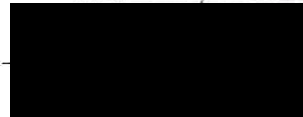
You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,


Applicant / agent

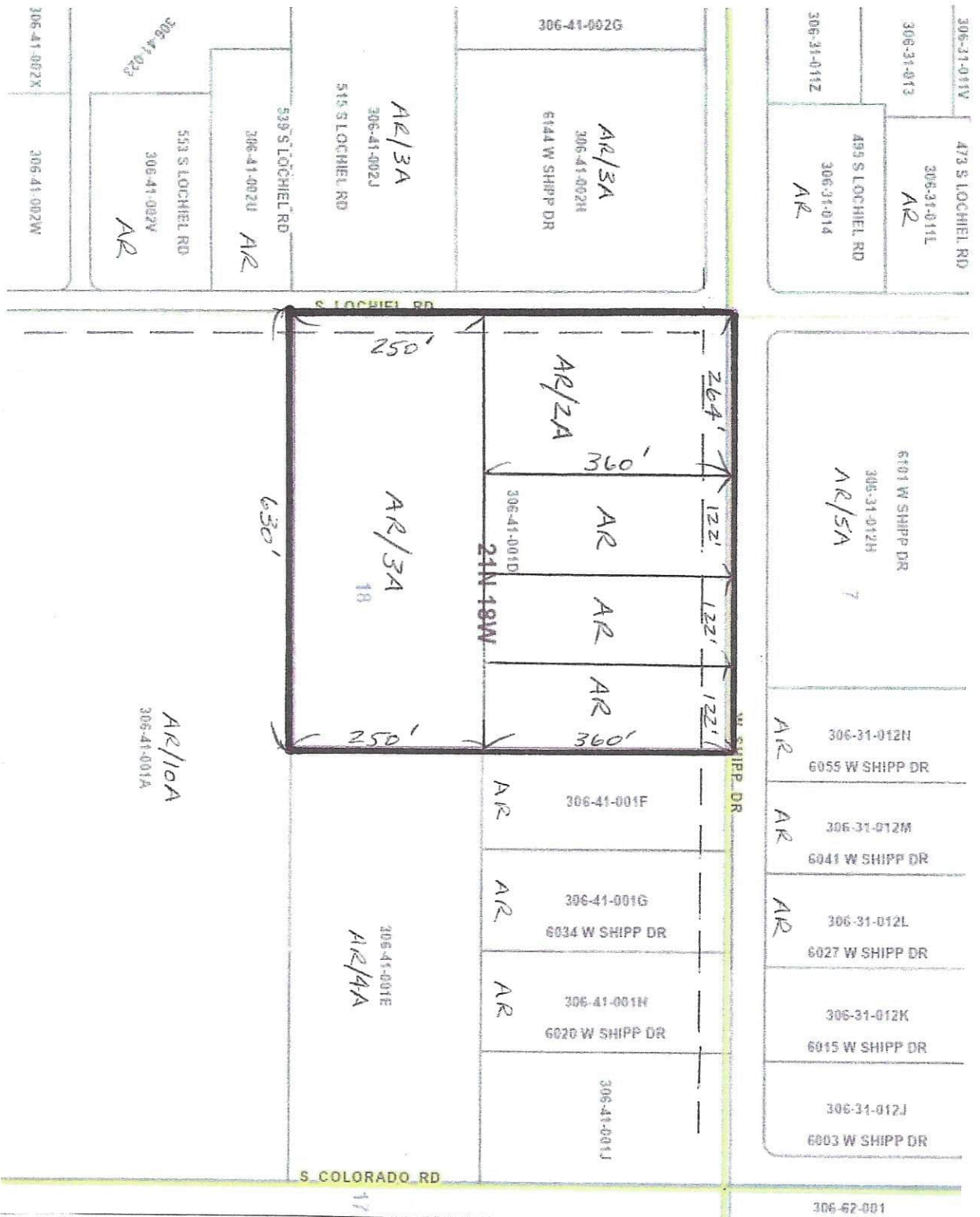
Contact information:

KTH CONSULTING / KATHY TACKETT-HICKS
3751 Martingale Drive, Kingman, AZ 86409



Assessor Parcel Number and Legal Description of proposed subject property: APN: 306-41-001D
The W 1/2 of the N 1/2 of Parcel 53, per R.O.S. BK 1, Pg. 49, as shown on R.O.S
BK 27, Pg. 51. A portion of Section 18, T21N, R18W.

Site Plan



NORTH

at the request of Pioneer Title Agency, Inc.

When recorded mail to

BIBX LLC

4825 Hwy 95, Ste. 2 #319

Ft. Mohave, AZ 86426

74524465-SS1

FEE# 2025025043

OFFICIAL RECORDS OF MOHAVE COUNTY

LYDIA DURST, COUNTY RECORDER

05/16/2025 09:01 AM Fee \$30.00

PAGE: 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Dennis Lane Marsh, aka Dennis L. Marsh, as His Sole and Separate Property
do/does hereby convey to

BIBX LLC, An Arizona Limited Liability Company

the following real property situated in Mohave County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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.

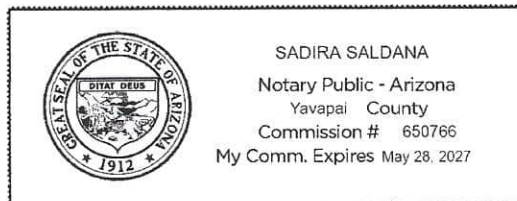
The Grantor warrants the title against all persons whomsoever.

DATED: May 12, 2025

Dennis Lane Marsh

Dennis Lane Marsh

State of Arizona }
County of Yavapai } ss.



The foregoing instrument was acknowledged before me this 15th day of May, 2025, by
Dennis Lane Marsh.

Sadira Saldana

NOTARY PUBLIC

My commission expires: 05/28/2027

Notarized remotely online using communication technology via Proof.

2Warranty Deed - Escrow No. 74524465

Exhibit A

The West half of the North half of Parcel 53, as shown on Record of Survey recorded February 18, 1976 in Book 1 of Records of Surveys, Page [49](#) and as shown on Record of Survey recorded January 27, 2005 in Book 27 of Records of Surveys, Page [51](#), being situate in Section 18, Township 21 North, Range 18 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.

EXCEPT all minerals as reserved in instrument recorded in Book 270 of Deeds, Page [393](#).

ARTICLES OF ORGANIZATION OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME:	BIBX LLC
ENTITY ID:	23792713
ENTITY TYPE:	Domestic LLC
EFFECTIVE DATE:	02/26/2025
CHARACTER OF BUSINESS:	Other - Real estate
MANAGEMENT STRUCTURE:	Manager-Managed
PERIOD OF DURATION:	Perpetual
PROFESSIONAL SERVICES:	N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME:	Jules Gootrad
PHYSICAL ADDRESS:	Attn: 4825 Highway 95, Suite 2 #319, FORT MOHAVE, AZ 86426
MAILING ADDRESS:	Attn: 4825 Highway 95, Suite 2 #319, FORT MOHAVE, AZ 86426

PRINCIPAL ADDRESS

Att: 4825 Highway 95, Suite 2 #319, FORT MOHAVE, AZ 86426

PRINCIPALS

Manager: Jules Gootrad - Suite 2 #319, FORT MOHAVE, AZ, 86426, USA - - Date of Taking Office: 02/25/2025

ORGANIZERS

Jules Gootrad: 4825 Highway 95, FORT MOHAVE, AZ, 86426, USA, julesgootrad@yahoo.com

SIGNATURES

Authorized Agent: Jules Gootrad - 02/26/2025

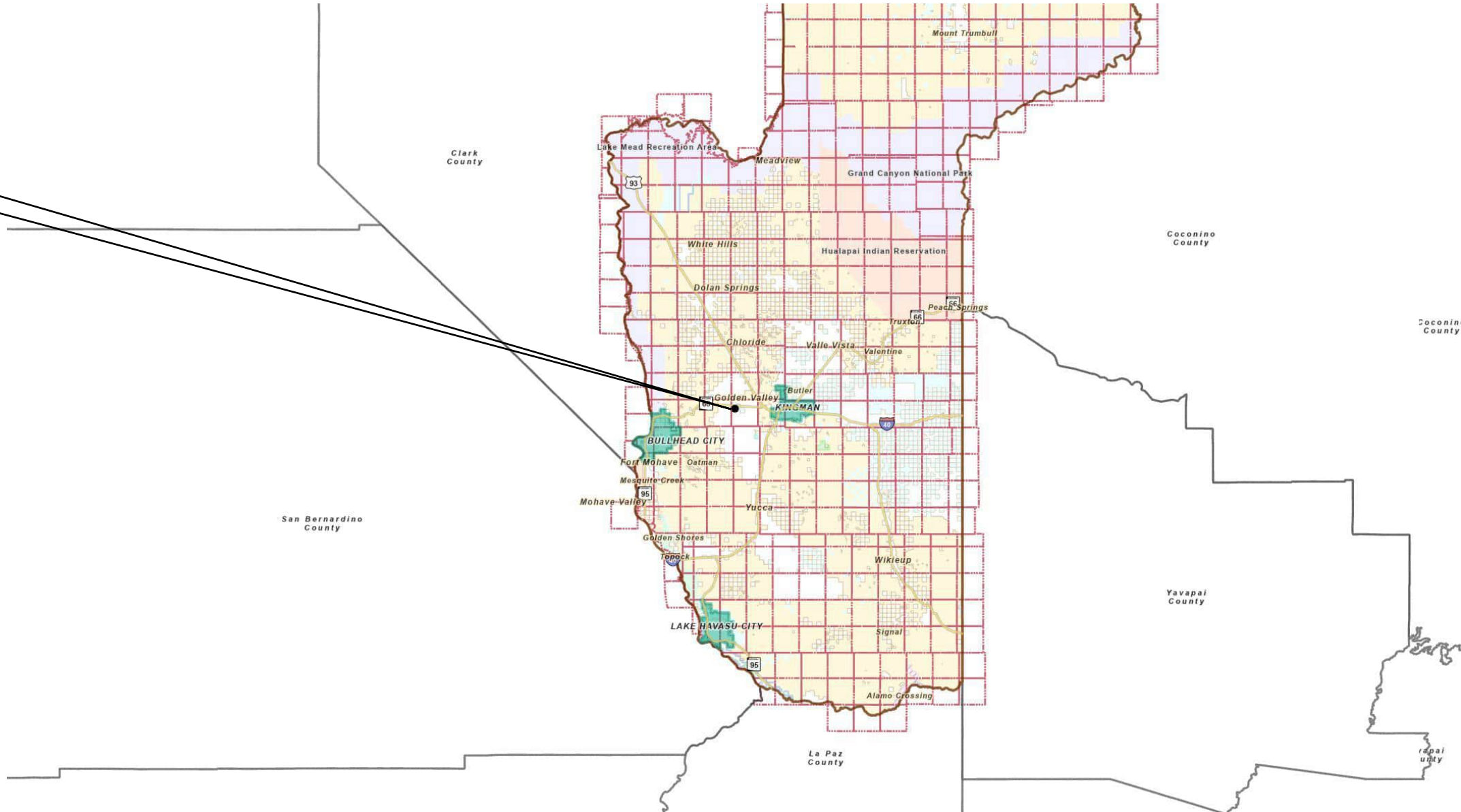
REZONE 306-41-001D

GENERAL MAP

Section 18
T 21 N, R 18 W

Subject
Property

REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R, A-R/2A, & A-R/3A (Agricultural Residential/ Two and Three Acre minimum lot size) zone, to allow for minor land division.



REZONE 306-41-001D

VICINITY MAP

Section 18
T 21 N, R 18 W



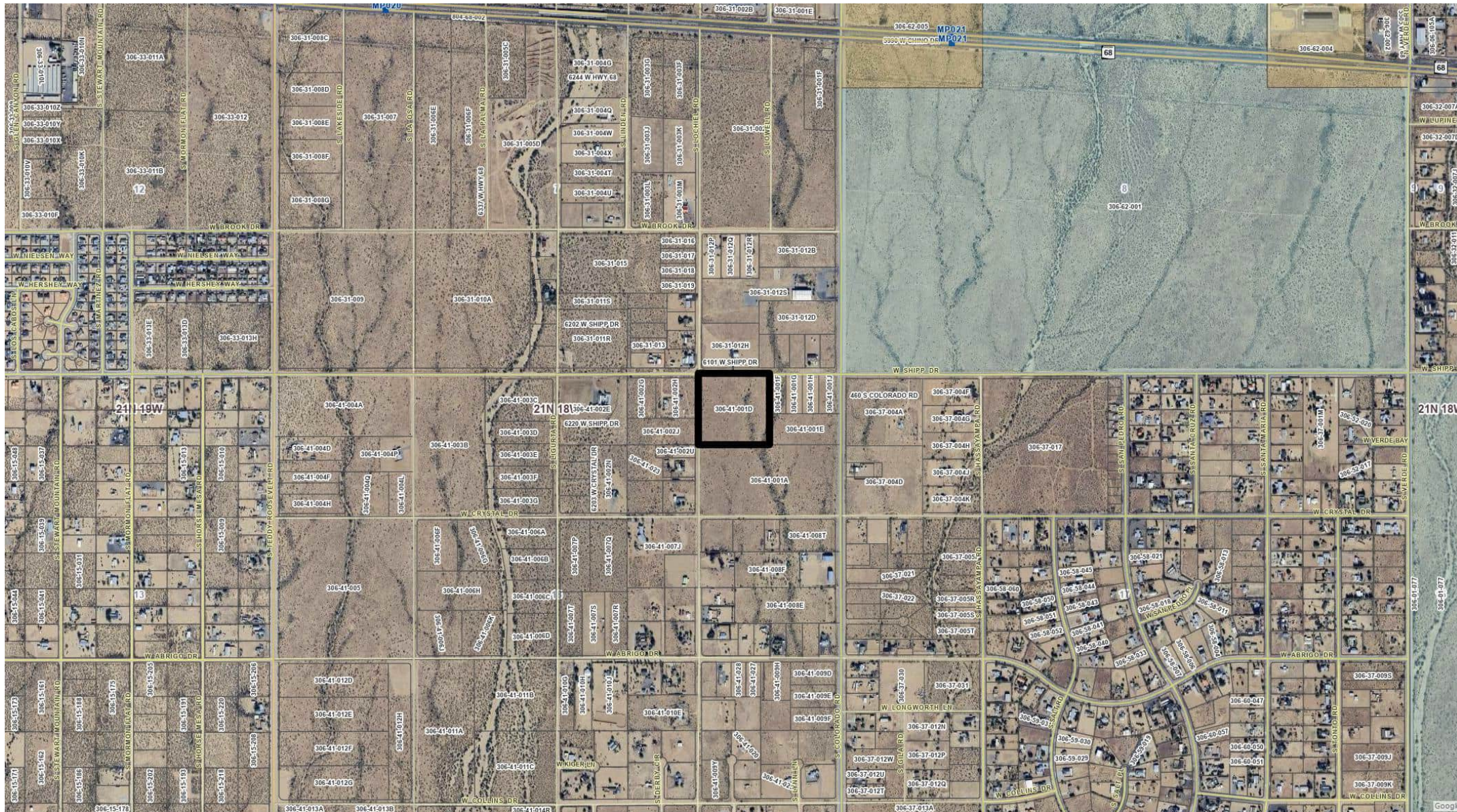
REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R, A-R/2A, & A-R/3A (Agricultural Residential/ Two and Three Acre minimum lot size) zone, to allow for minor land division.



REZONE 306-41-001D
SITE MAP

Section 18
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R, A-R/2A, & A-R/3A (Agricultural Residential/ Two and Three Acre minimum lot size) zone, to allow for minor land division.

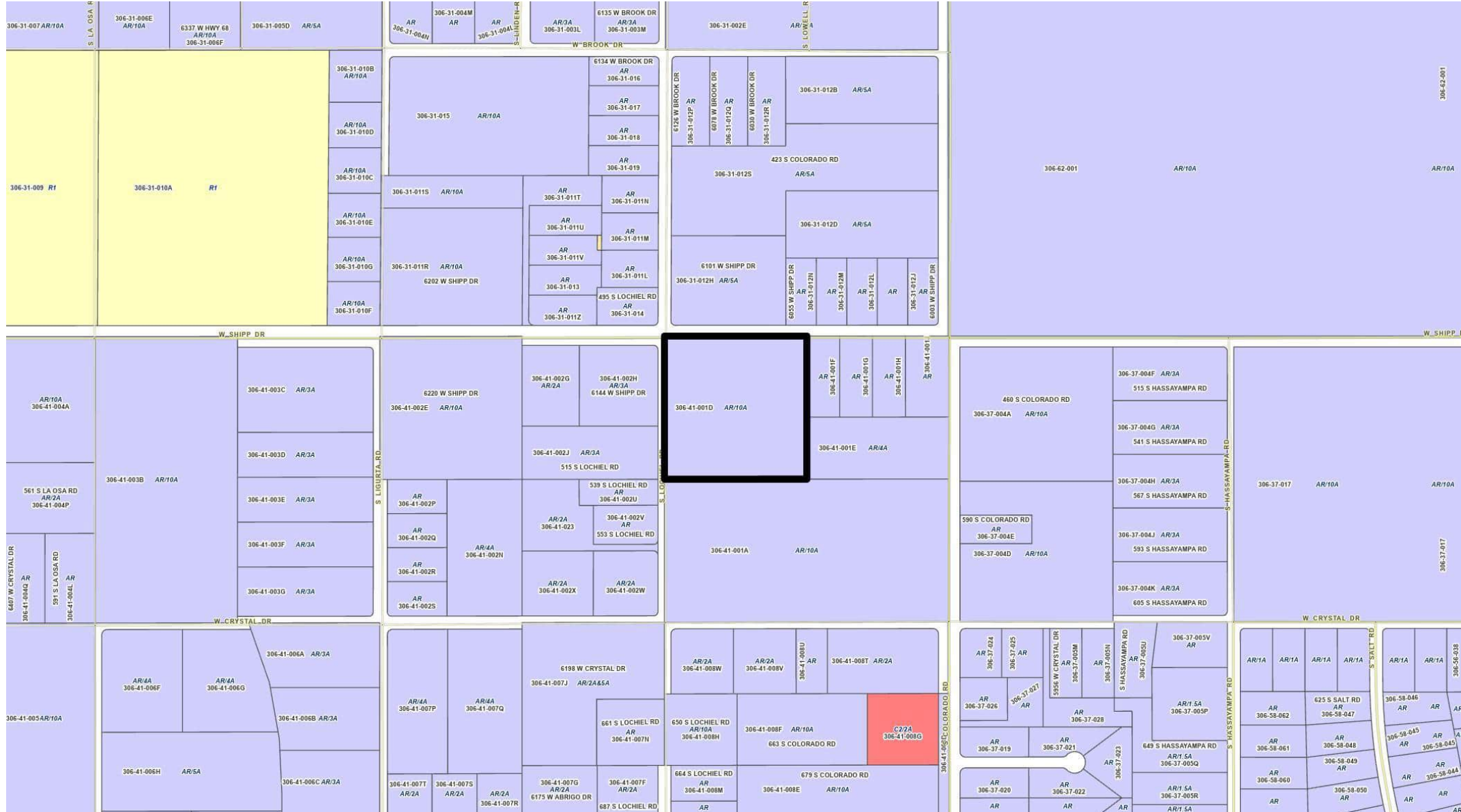


REZONE 306-41-001D

ZONING MAP

REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R, A-R/2A, & A-R/3A (Agricultural Residential/ Two and Three Acre minimum lot size) zone, to allow for minor land division.

Section 18
T 21 N, R 18 W

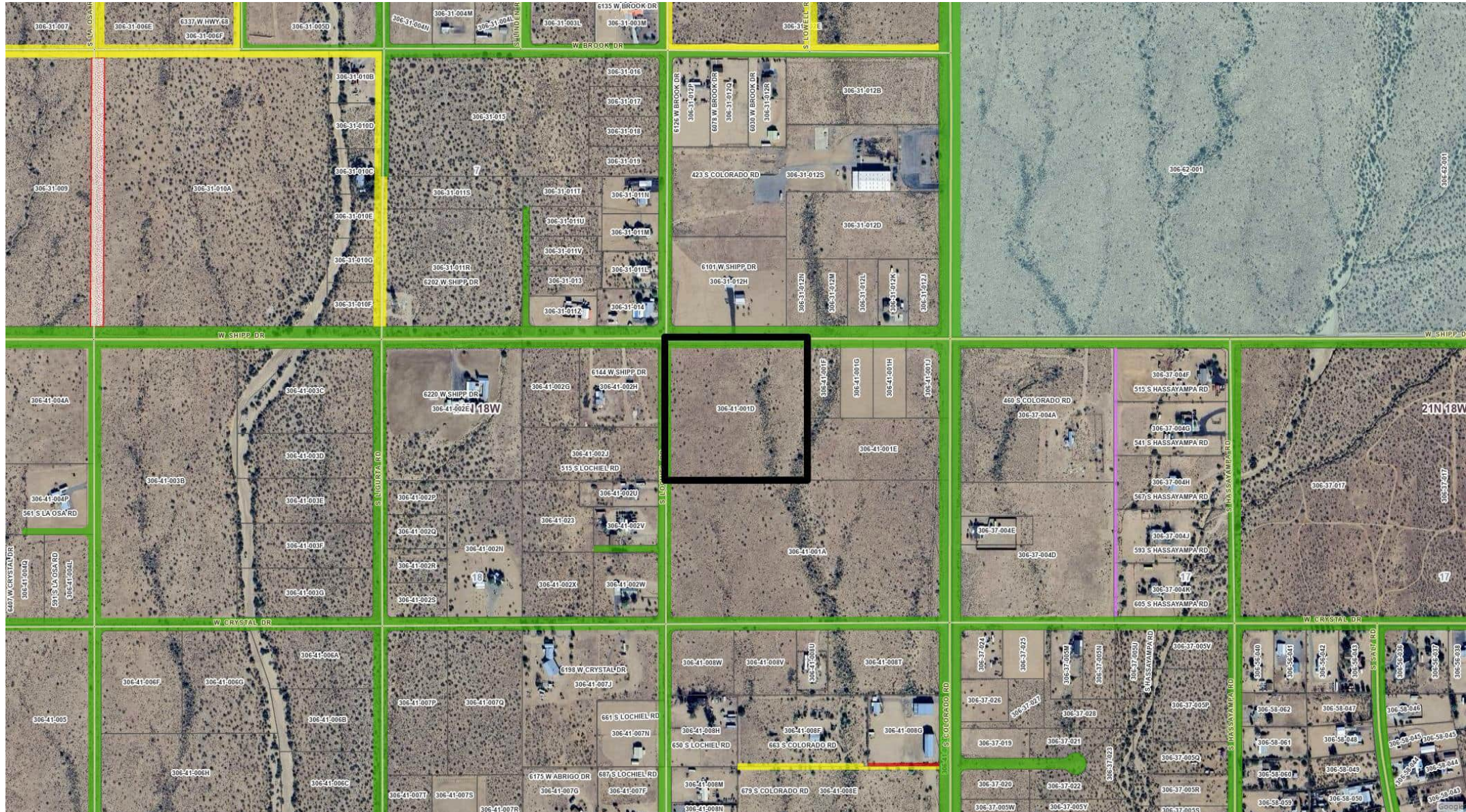


REZONE 306-41-001D

RIGHT OF WAY MAP

Section 18
T 21 N, R 18 W

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

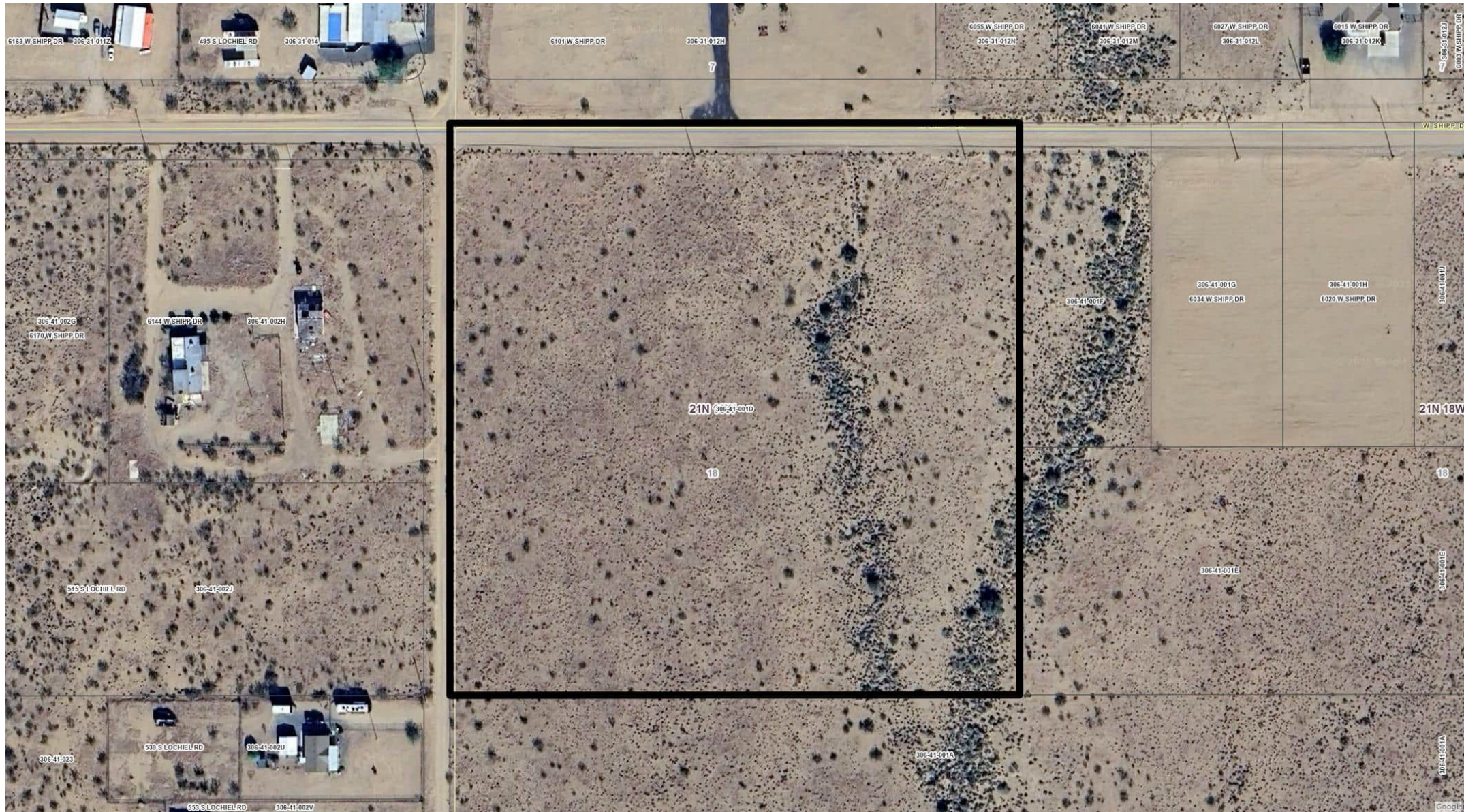


REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R, A-R/2A, & A-R/3A (Agricultural Residential/ Two and Three Acre minimum lot size) zone, to allow for minor land division.

REZONE 306-41-001D REQUEST

Section 18
T 21 N, R 18 W

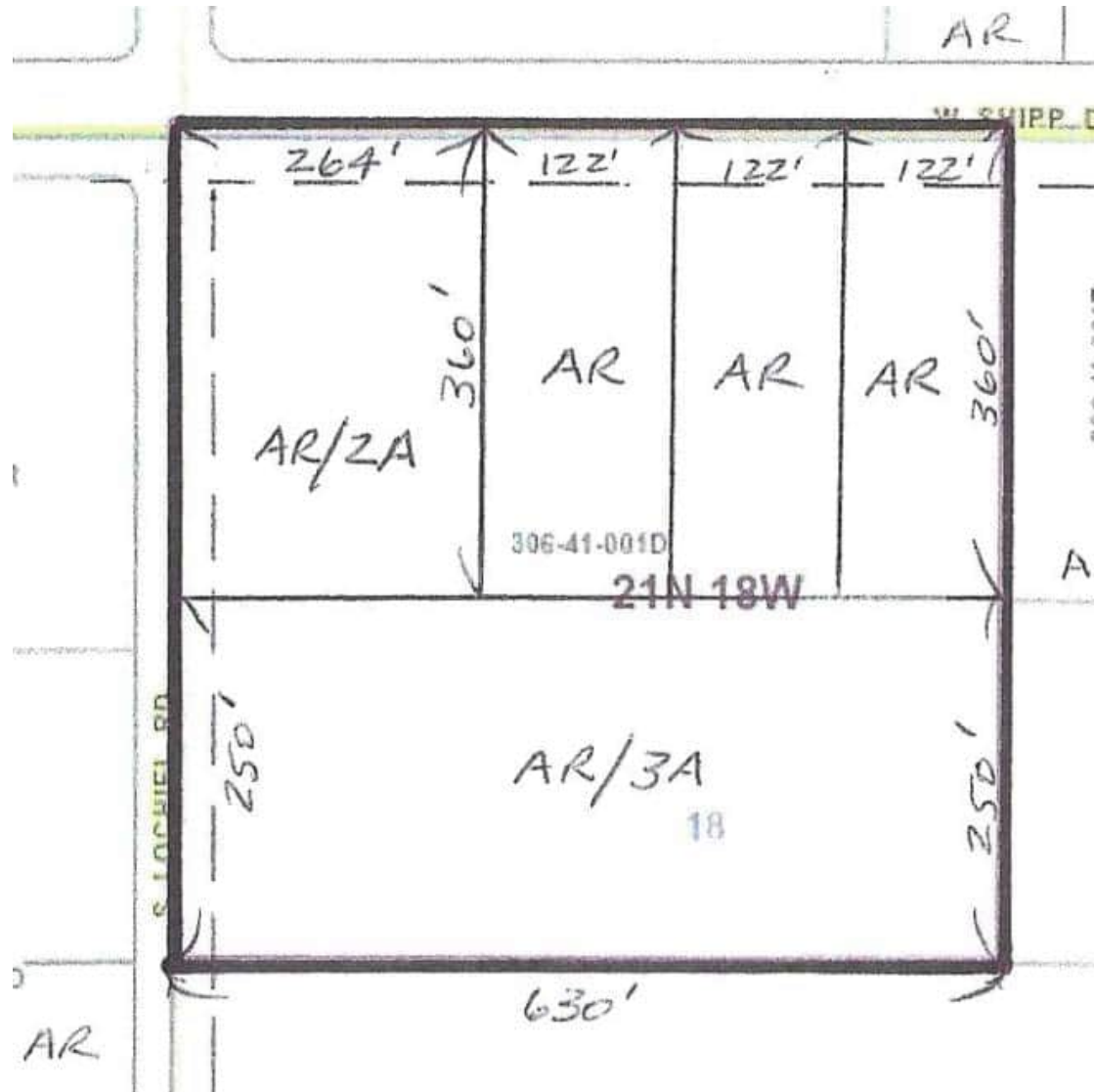
REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R, A-R/2A, & A-R/3A (Agricultural Residential/ Two and Three Acre minimum lot size) zone, to allow for minor land division.



REZONE 306-41-001D REQUEST

Section 18
T 21 N, R 18 W

REZONE of Assessor's Parcel No. 306-41-001D from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R, A-R/2A, & A-R/3A (Agricultural Residential/ Two and Three Acre minimum lot size) zone, to allow for minor land division.



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 9th day of July 2025, at 10:00 A.M.

As to the proposed REZONE of Assessor's Parcel Number 0111111111 from an A-1 (R1A) (Agriculture) to an A-1 (R1) (Residential), Two Acres, more or less, owned by A.R. Aguilera and the proposed REZONE of Assessor's Parcel Number 0111111111 from an A-1 (R1A) (Agriculture) to an A-1 (R1) (Residential), Three Acres, more or less, owned by A.R. Aguilera and Residential, Three Acres, more or less, owned by A.R. Aguilera, all located in the unincorporated area of Mohave County, Arizona, (see map of the subject parcels attached hereto), the Planning and Zoning Commission will hold a public hearing on the subject parcels on the 9th day of July 2025, at 10:00 A.M. at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona.

For more information, please contact the Mohave County Planning and Zoning Commission at 700 W. Beale Street, Kingman, Arizona 86401. ☐

FOR MORE INFORMATION, PLEASE CONTACT THE MOHAVE COUNTY PLANNING AND ZONING COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401. ☐

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 9th day of July 2025, at 10:00 A.M.

As Filitees:

Evaluation of a request for an A/R-10A (Agricultural Residential) to 206-A1.00(1D) (lot size) zone to an A-R (Agricultural)

Acre minimum lot size) zone to an A-R/A (Agricultural Residential) to 206-A1.00(1D) (lot size) zone to allow for minimum lot size divisions

Acre minimum lot size) zones to allow for minimum lot size divisions

in the Golden Valley vicinity (south of SHRP Drive, east

Lochiel Road, Mohave County, Arizona. KTH Consulting

LLC E.C. VB

MOHAVE COUNTY

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY
PLANNING & ZONING DIVISION AT (928) 787-0993 OR
WWW.MOHAVE.EDU

[illegible]

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 9th day of July 2025, at 10:00 A.M.

An Evaluation: A request for a **REZONE** of Applicant's Parcel No. 106-41-1-11D from an A-R-10A (Agricultural) Residential to Two Acre Agricultural Residential (A-B-2/A). The parcel is located in the Golden Valley vicinity (south of Shupp Drive, east of Lochlin Road), Mohave County, Arizona. KTH Consulting for

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY
PLANNING & ZONING DIVISION AT (928) 787-8000 OR
MOHAVE.CAZ

05. **Evaluation of a request for a REZONE of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property, as requested by KTH Consulting on behalf of Marvin and Judean Schmidt Revocable Trust of Henderson, Nevada.

Assessor's Parcel No. 317-45-079A is described as Flannery & Allen Tract 31-27-20 (Replat) Lot 87, located in Township 27 North, Range 20 West, Section 31.

The site is approximately 4.1 acres and is located north of Debra Avenue and west of Quintana Road. The site is accessed from U.S. Highway 93 approximately .12 miles north of mile marker 30.

The site is vacant. The terrain appears to be relatively flat, with approximately the eastern half of the site in the Detrital Wash. The surrounding land uses consist of primarily vacant land with a few commercial developments.

The applicant requests this Rezone from an A (General) zone to a C-2H (Highway Commercial) zone to allow for highway frontage commercial development. The Mohave County General Plan designates the site as General Commercial.

The site is not located within a fire district. Electric service appears to be available in the area. Sewer and water services do not appear to be available. U.S. Highway 93 is paved and on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-3350G indicates the western half of the parcel described to be in Zone X, not in the Special Flood Hazard Area, and the eastern portion of the parcel to be located in Zone A, a 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 and densities similar to the above-proposed action.
- e. The site does appear to have legal access via paved and undeveloped roads.
- f. The noted flood zone is a significant environmental factor 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. The site will be rezoned to a C-2H (Highway Commercial) 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 of the commercial lot. 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. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
4. The appropriate permits will be obtained prior to construction.
5. The Rezone shall not become effective until at least 30 days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814. K.

From: Marvin Schmidt [REDACTED]
Subject: MobileScanner: 2025-05-22 12.10.21
Date: May 22, 2025 at 9:18:16 AM
To: Tackett-Hicks Kathy [REDACTED]
Cc: Schmidt Marv & Judy [REDACTED]

079A Rezone Application

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: 317-45-079A Current Zoning: A Parcel Size 4.10 Acres

Legal Description:

FLANNERY & ALLEN TRACT 31-27-20 (REPLAT) LOT B7, Lying Northwesterly of Hwy 93

Water Provider: WELL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: VACANT UNDEVELOPED

Owner Information

Owner Name (must match current deed): MARVIN L. SCHMIDT & JUDITH A. SCHMIDT REV. TRUST

* Mailing Address: 736 EMDEN ST City: HENDERSON State: NV Zip: 89015

* Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 Martha Gale Drive City: KCHUMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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: CZH

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:

Highway frontage commercial development, including combining adjacent parcel.

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.

* Marvin L. Schmidt TRUSTEE Schmidt Family Trust
* Judith A. Schmidt TRUSTEE Schmidt Family Trust

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 A
to C2H for the purpose of developing Highway frontage commercial services.

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,

Kathy Tackett-Hicks
Applicant / agent

Contact information:

KTH Consulting / Kathy Tackett-Hicks
3751 Martingale Dr., Kingman, AZ 86409

[REDACTED]

Assessor Parcel Number and Legal Description of proposed subject property: APN 317-45-079A
Flannery and Allen Tract 31-27-20 (replat) Lot B7, Lying Northeasterly of Hwy 93.

Site Plan



RECORDING REQUESTED BY
Premier Title Agency
Escrow Number: A-155105
WHEN RECORDED MAIL TO

FEE# 2025009718

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA DURST, COUNTY RECORDER
02/26/2025 03:28 PM Fee \$30.00
PAGE: 1 of 7

A.P.N.: 317-45-081A, 317-45-110, 317-45-111A
317-45-079A
EXEMPT PURSUANT TO ARS 11-1134 B1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED
(In Lieu of Foreclosure)

For the consideration hereinafter set forth, of which is hereby acknowledged, I,

Arizona Land Development INC., a Nevada corporation, herein called Grantor,

Do hereby convey to

Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, herein called Grantee,

The following real property situated in Mohave County, Arizona

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

PURSUANT TO A.R.S. 33-404 THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF THE ABOVE REFERENCED TRUST, ARE DISCLOSED ON EXHIBIT "B" ATTACHED HERETO AND MADE PART OF

The title to said property is hereby warranted by Grantor against all persons whomsoever subject to the matters above set forth. It is further warranted and covenanted by Grantor in executing this deed, and agreed by Grantee in accepting it, as follows:

1. That the consideration for the execution of this deed consists of:
 - a. Full Release of record of that certain Deed of Trust executed by Susan Mardian, a married woman as her sole and separate property and Lori Mardian, a married woman as her sole and separate property, as Trustor, and Nevada Title Company, a Nevada Corporation, as Trustee, and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, as Beneficiary, which Deed of Trust was dated May 4, 2005 and recorded in the office of the County Recorder of the aforementioned County and State in Book 5617, Page 79, and the surrender and cancellation of the Promissory Note or other evidence of debt secured by said Deed of Trust; and
 - b. The full and absolute release of Grantor from all liability on any and all promissory notes, debts, obligations, costs or charges, the payment of which was secured either by the Deed of Trust specifically referred to in paragraph (a) above or by any other Deed of Trust or encumbrance on the same property, which may have been assumed or created by Grantor as an obligation at the time of or subsequent to Grantor's acquisition of the title to said property, and which last mentioned other Deed of Trust or encumbrance, if any, with the debts and obligations thereby secured, Grantee has assumed and agreed to pay specific provisions hereinbefore set forth in this Deed.

c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.

2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: *Susan R. Mardian*

Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

By: *Signed in Counterpart*

Marvin L. Schmidt, Trustee

By: *Signed in Counterpart*

Judean A. Schmidt, Trustee

- c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.
2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
 3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
 4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
 5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: Signed in counter part
Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

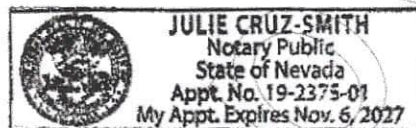
By: Marvin L Schmidt
Marvin L. Schmidt, Trustee

By: Judean A Schmidt
Judean A. Schmidt, Trustee

State of Nevada)
 County of Clark)

On this 21st day of February, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Julie Cruz-Smith
 Notary Public



State of)
 County of)

On this _____ day of _____, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

 Notary Public

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

State of _____)

County of _____)

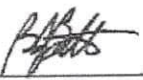
On this _____ day of _____, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

State of Arizona)

County of Maricopa)

On this 21st day of February, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



 Notary Public


BARBARA J BATTERSBY
 Notary Public - Arizona
 Maricopa County
 Commission # 678521
 My Comm. Expires January 28, 2028

Notarized remotely online using communication technology via Proof.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 87, 90, 121 and 122 of TRACT 31-27-20, (FLANNERY & ALLEN), according to the plat thereof, recorded October 18, 1929, and re-platted January 17, 1930, in the office of the County Recorder of Mohave County, Arizona.

EXCEPT that portion thereof conveyed to the State of Arizona and more fully described in Book 807 of Official Records, Pages 158 and 176 and in Book 837 of Official Records, Page 302.

EXCEPT THEREFROM, all coal, oil, gas and mineral deposits as reserved in instrument recorded in Book 37 of Deeds, Page 236.

Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:

Address

Schmidt Family

736 Emden St

Henderson, NV 89015-4661

Schmidt Family Trust

736 Emden St

Henderson, NV 89015-4661

The above is a full list of the Beneficiaries under the Trust named Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

DocuSigned by:

Marvin Schmidt

Trustee

7DAAC2828F74FF...

DocuSigned by:

Judean Schmidt

Trustee

808530B8ECB04FA...

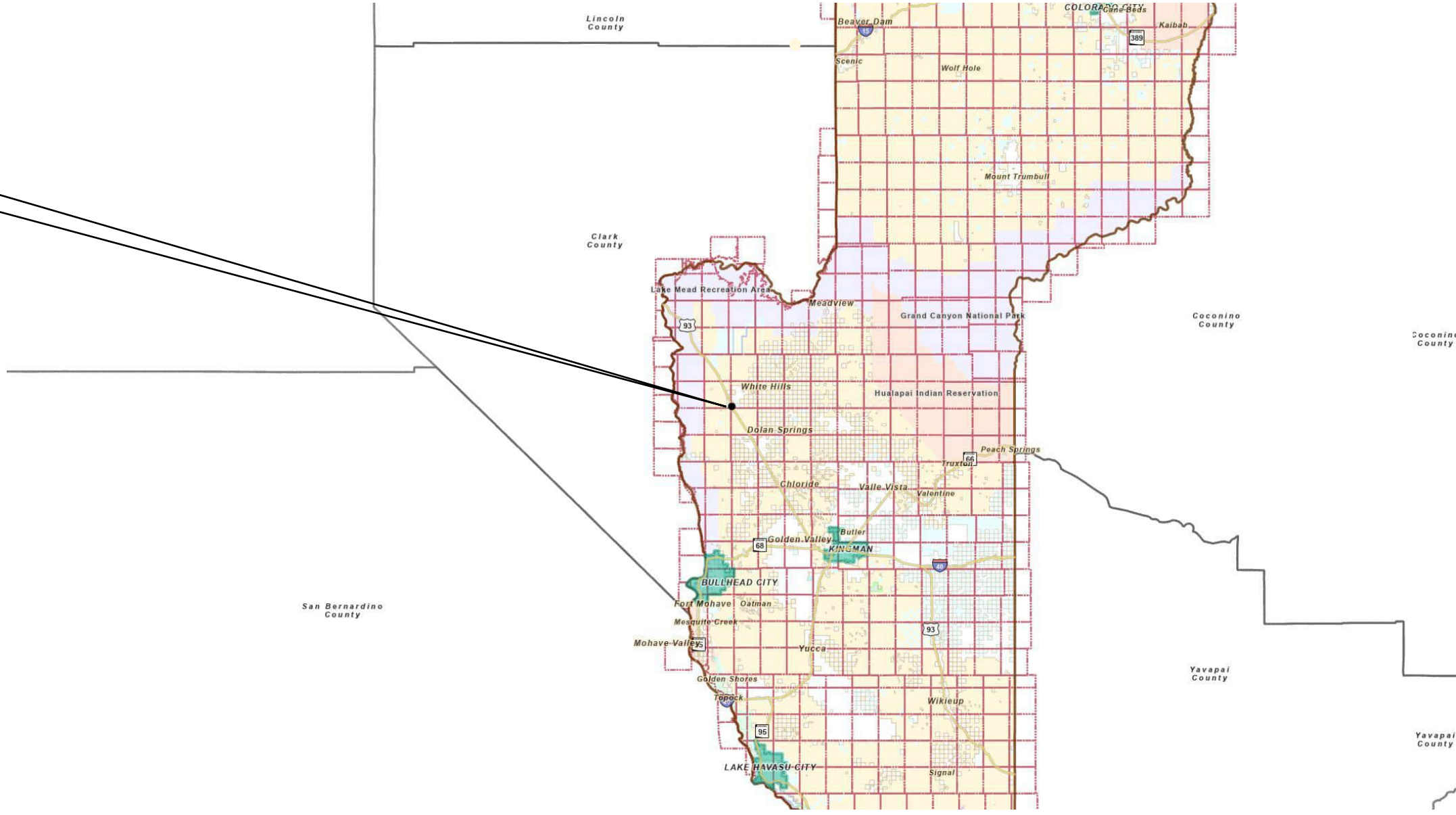
REZONE 317-45-079A

GENERAL MAP

REZONE of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

Subject
Property



REZONE 317-45-079A

VICINITY MAP

REZONE of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W



REZONE 317-45-079A
SITE MAP

REZONE of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

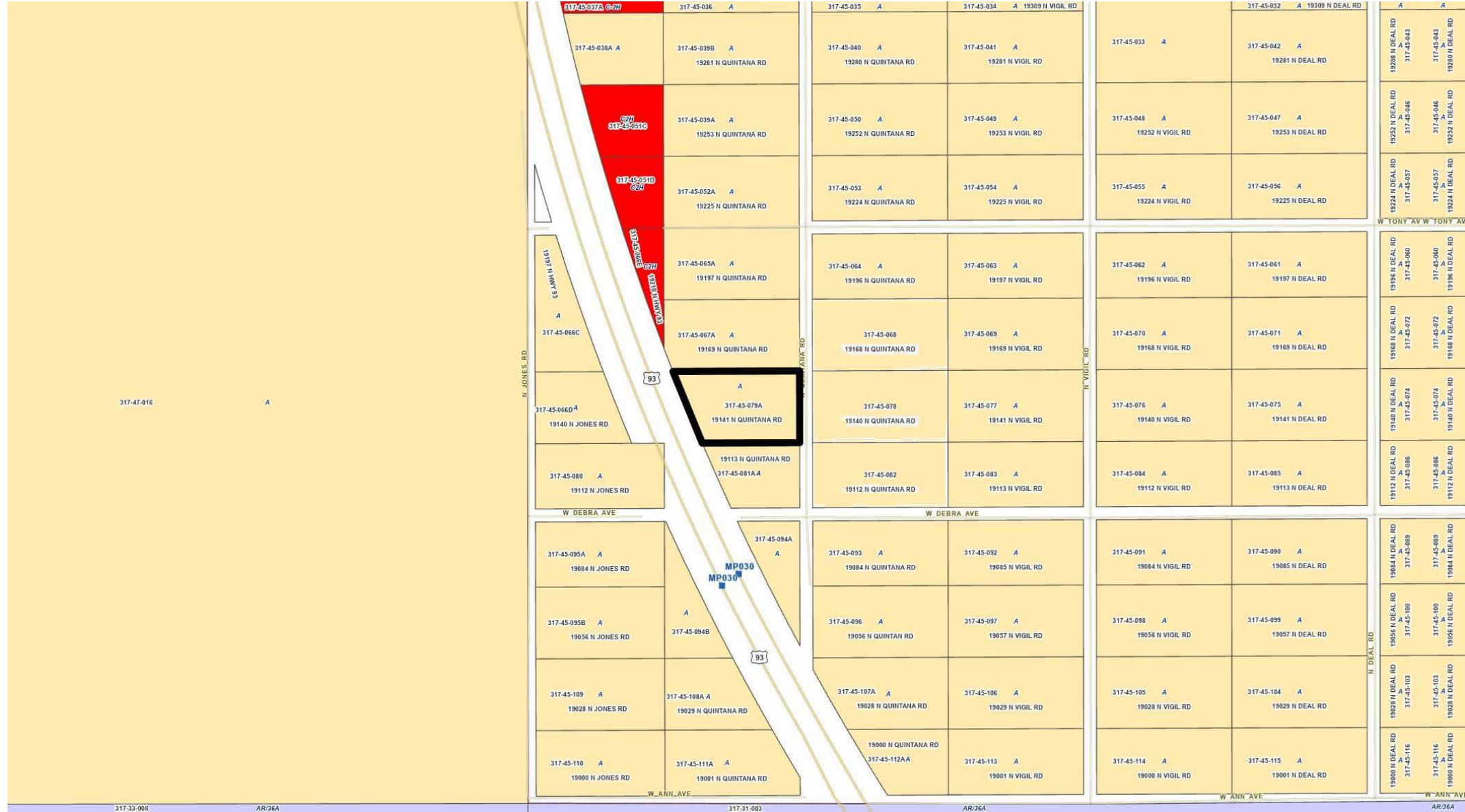


REZONE 317-45-079A

ZONING MAP

REZONE of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W



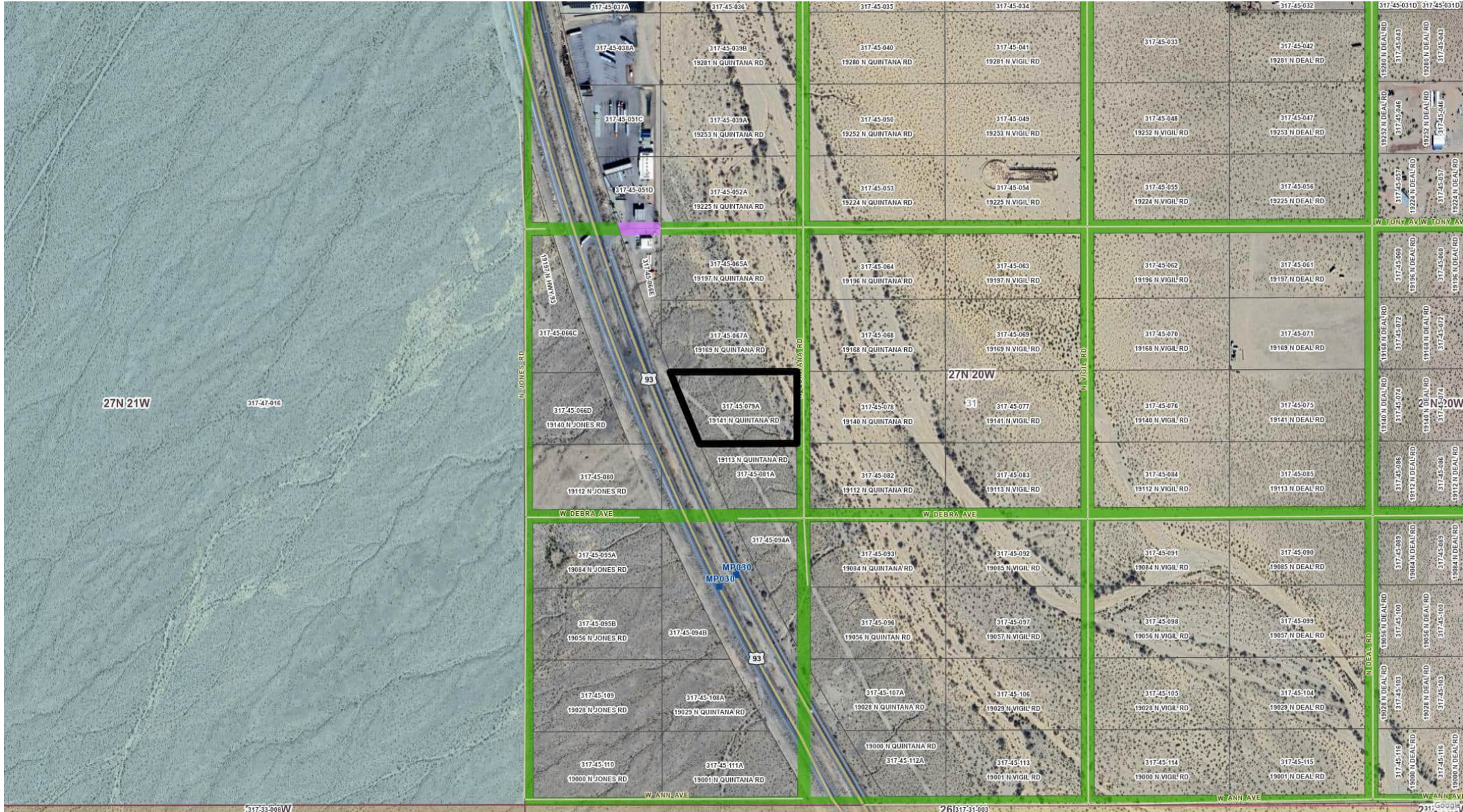
- A
- A-D
- A-R
- C-1
- C-2
- C-2H
- CITY
- C-M
- C-MO
- C-RE
- E
- M
- M-2
- MIXED
- M-X
- N-P
- R-1
- R-2
- R-E
- R-M
- R-MH
- R-O
- R-O/A
- R-P
- R-TT
- S-D/A
- S-D/C
- S-D/C-1
- S-D/C-2
- S-D/C-M
- S-D/C-RE
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



REZONE 317-45-079A
RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W



REZONE 317-45-079A
REQUEST

REZONE of Assessor's Parcel No. 317-45-079A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W





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, 190 W. Basle Street, Kingman, Arizona, on the 8th day of July 2025, at 10:00 A.M.

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, 190 W. Basle Street, Kingman, Arizona, on the 8th day of July 2025, at 10:00 A.M.

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 9th day of July 2025, at 10:00 A.M.

As follows:

A copy of a request for a VARIANCE of Assessment Map No. 1-20-0836, as shown on the map attached hereto, has been filed with the City of Kingman, Arizona, for review and action.

The hearing will be held at the above time and place for the purpose of receiving testimony from interested parties and making a recommendation to the Board of Supervisors regarding the proposed variance.

For further information, contact the City Engineer, City of Kingman, Arizona, at (930) 892-1234.

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 9th day of July 2025, at 10:00 A.M.**

As Follows:

1. Adoption of a request for a **REZONE** of Applicant's property from **Zone A-1** to **Zone R-1** (see map of Mohave County, Arizona, attached to this notice).

2. **Highway** (unimproved) used as a **REZONE** of Applicant's property from **Zone A-1** to **Zone R-1** (see map of Mohave County, Arizona, attached to this notice).

For Maps and Zoning Rules, see the Planning and Zoning Commission's website at <http://www.mohaveaz.gov/planning-zoning>.

FOR MORE INFORMATION CONTACT THE ALABAMA COUNTY PLANNING & ZONING DIVISION AT (205) 75-2993 OR PLANNING@ALABAMA.GOV

06. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills 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 KTH Consulting on behalf of Marvin and Judean Schmidt Revocable Trust of Henderson, Nevada.

Assessor's Parcel No. 317-45-079A is described as Flannery & Allen Tract 31-27-20 (Replat) Lot 87, lying northeasterly of Highway 93, located in Township 27 North, Range 20 West, Section 31.

The site is approximately 4.1 acres and is located north of Debra Avenue and west of Quintana Road. The site is accessed from U.S. Highway 93 approximately .12 miles north of mile marker 30.

The site is vacant. The terrain appears to be relatively flat, with approximately the eastern half of the site in the Detrital Wash. The surrounding land uses consist of primarily vacant land with a few commercial developments. The nearest billboard is approximately 830 feet to the north of the site, and is not within the scenic routes and vistas.

The applicant requests this Special Use Permit to allow for an offsite billboard. The Mohave County General Plan designates the site as General Commercial.

The site is not located within a fire district. Electric service appears to be available in the area. Sewer and water services do not appear to be available. U.S. Highway 93 is paved and on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-3350G indicates the western half of the parcel described to be in Zone X, not in the Special Flood Hazard Area, and the eastern portion of the parcel to be located in Zone A, a 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 to be adequate for the intended action.
- d. The neighboring area does contain uses similar to the above-proposed action.
- e. The site appears to have legal access via paved and undeveloped roads.
- f. The noted flood zone is a significant environmental feature 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 shall allow for an offsite billboard on Assessor's Parcel No. 317-45-079A.
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.

From: Marvin Schmidt [REDACTED]
Subject: MobileScanner: 2025-05-22 12:10:59
Date: May 22, 2025 at 9:17:27 AM
To: Tackett-Hicks Kathy [REDACTED]
Cc: Schmidt Marv & Judy [REDACTED]

079A Special Use Permit

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: 317-45-079A Current Zoning: C2H Parcel Size 4.10 Acres

Legal Description:

FLANNERY & ALLEN TRACT 31-27-20 (REPLAT) LOT 87, Lying Northeastly of Hwy 93.

Water Provider: Well Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: Vacant, undeveloped.

Owner Information

Owner Name (must match current deed): MARVIN L. SCHMIDT & JUDITH A. SCHMIDT REV. TRUST

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

* Phone number: _____ Email: _____

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 Martha Lake Drive City: Kingman State: AZ Zip: 91402

Phone number: [REDACTED] Email: [REDACTED]

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 billboard to be placed on this lot.

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.

* Marvin L. Schmidt, TRUSTEE, Schmidt Family Trust
* Judith A. Schmidt, TRUSTEE, Schmidt Family Trust

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

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 billboard sign to be placed on this lot.

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,

Kathy Tackett-Hicks

Applicant / agent

Contact information:

KTH Consulting / Kathy Tackett-Hicks

3751 Martingale Drive

Kingman, AZ 86409

[REDACTED]

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

APN 317-45-079A

Flannery & Allen Tract 31-27-20 (replat) LOT 87, Lying Northeastly of Hwy 93.

Site Plan



RECORDING REQUESTED BY
Premier Title Agency
Escrow Number: A-155105
WHEN RECORDED MAIL TO

FEE# 2025009718

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA DURST, COUNTY RECORDER
02/26/2025 03:28 PM Fee \$30.00
PAGE: 1 of 7

A.P.N.: 317-45-081A, 317-45-110, 317-45-111A
317-45-079A
EXEMPT PURSUANT TO ARS 11-1134 B1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED
(In Lieu of Foreclosure)

For the consideration hereinafter set forth, of which is hereby acknowledged, I,

Arizona Land Development INC., a Nevada corporation, herein called Grantor,

Do hereby convey to

Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, herein called Grantee,

The following real property situated in Mohave County, Arizona

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

PURSUANT TO A.R.S. 33-404 THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF THE ABOVE REFERENCED TRUST, ARE DISCLOSED ON EXHIBIT "B" ATTACHED HERETO AND MADE PART OF

The title to said property is hereby warranted by Grantor against all persons, whomsoever subject to the matters above set forth. It is further warranted and covenanted by Grantor in executing this deed, and agreed by Grantee in accepting it, as follows:

1. That the consideration for the execution of this deed consists of:

- a. Full Release of record of that certain Deed of Trust executed by Susan Mardian, a married woman as her sole and separate property and Lori Mardian, a married woman as her sole and separate property, as Trustor, and Nevada Title Company, a Nevada Corporation, as Trustee, and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, as Beneficiary, which Deed of Trust was dated May 4, 2005 and recorded in the office of the County Recorder of the aforementioned County and State in Book 5617, Page 79, and the surrender and cancellation of the Promissory Note or other evidence of debt secured by said Deed of Trust; and
- b. The full and absolute release of Grantor from all liability on any and all promissory notes, debts, obligations, costs or charges, the payment of which was secured either by the Deed of Trust specifically referred to in paragraph (a) above or by any other Deed of Trust or encumbrance on the same property, which may have been assumed or created by Grantor as an obligation at the time of or subsequent to Grantor's acquisition of the title to said property, and which last mentioned other Deed of Trust or encumbrance, if any, with the debts and obligations thereby secured, Grantee has assumed and agreed to pay specific provisions hereinbefore set forth in this Deed.

c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.

2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: Susan R. Mardian

Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

By: Signed in Counterpart

Marvin L. Schmidt, Trustee

By: Signed in Counterpart

Judean A. Schmidt, Trustee

- c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.
2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
 3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
 4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
 5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: Signed in Counterpart
Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

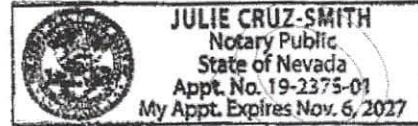
By: Marvin L Schmidt
Marvin L. Schmidt, Trustee

By: Judean A Schmidt
Judean A. Schmidt, Trustee

State of NevadaCounty of Clark

On this 21st day of February, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Julie Cruz-Smith
Notary Public



State of

County of

On this _____ day of _____, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

State of)
)


County of)

On this _____ day of _____, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary PublicState of Arizona)
)

County of Maricopa)

On this 21st day of February, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Notary Public



BARBARA J BATTERSBY
Notary Public - Arizona
Maricopa County
Commission # 678521
My Comm. Expires January 28, 2029

Notarized remotely online using communication technology via Proof.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 87, 90, 121 and 122 of TRACT 31-27-20, (FLANNERY & ALLEN), according to the plat thereof, recorded October 18, 1929, and re-platted January 17, 1930, in the office of the County Recorder of Mohave County, Arizona.

EXCEPT that portion thereof conveyed to the State of Arizona and more fully described in Book 807 of Official Records, Pages 158 and 176 and in Book 837 of Official Records, Page 302.

EXCEPT THEREFROM, all coal, oil, gas and mineral deposits as reserved in instrument recorded in Book 37 of Deeds, Page 236.

Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:

Address

Schmidt Family

736 Emden St

Henderson, NV 89015-4661

Schmidt Family Trust

736 Emden St

Henderson, NV 89015-4661

The above is a full list of the Beneficiaries under the Trust named Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

DocuSigned by:

Marvin Schmidt

Trustee

7DAAC29289F74FF...

DocuSigned by:

Judean Schmidt

Trustee

88853098ECB04FA...

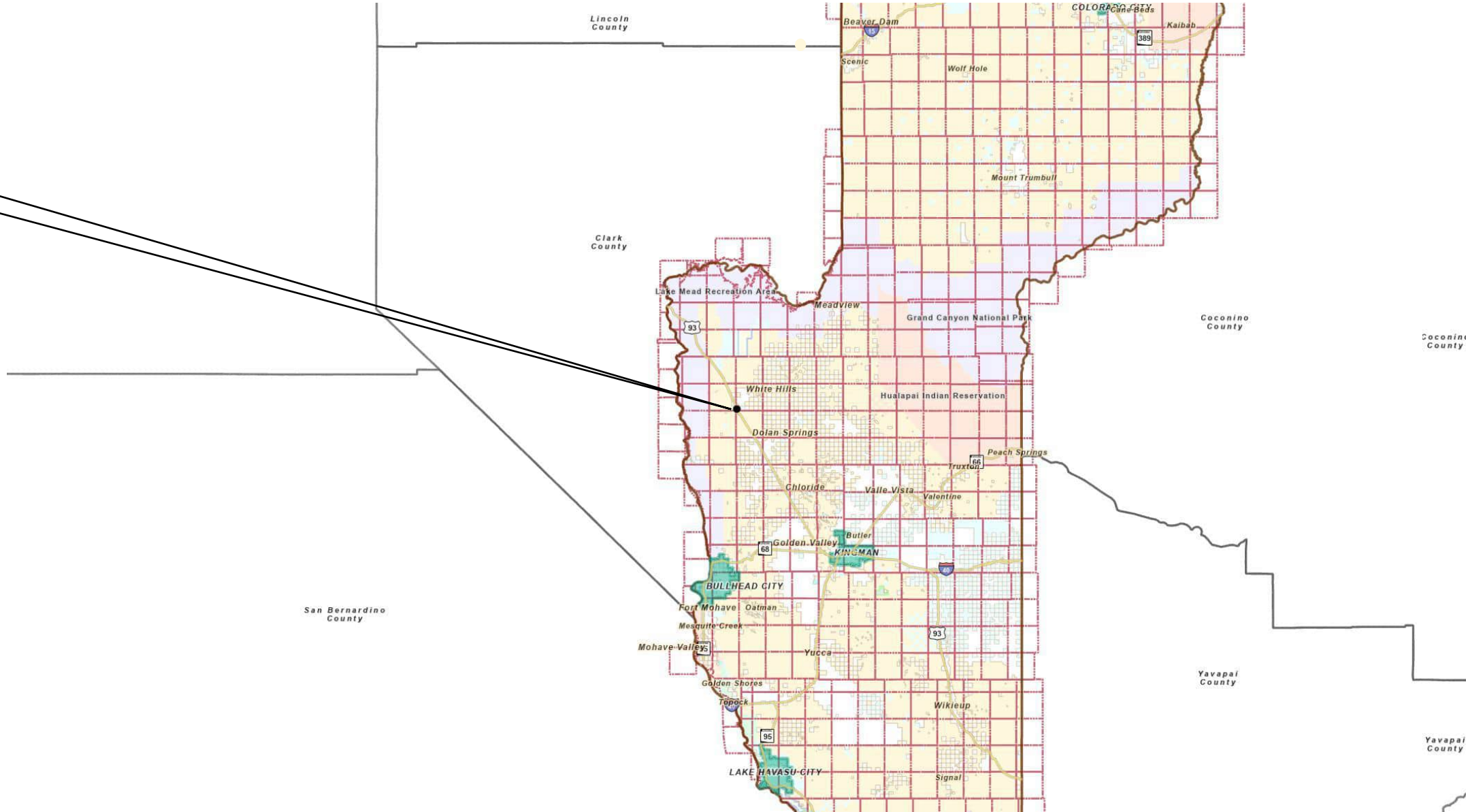
SPECIAL USE PERMIT 317-45-079A

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

Subject
Property



SPECIAL USE PERMIT 317-45-079A

VICINITY MAP

Section 31
T 27 N, R 20 W

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

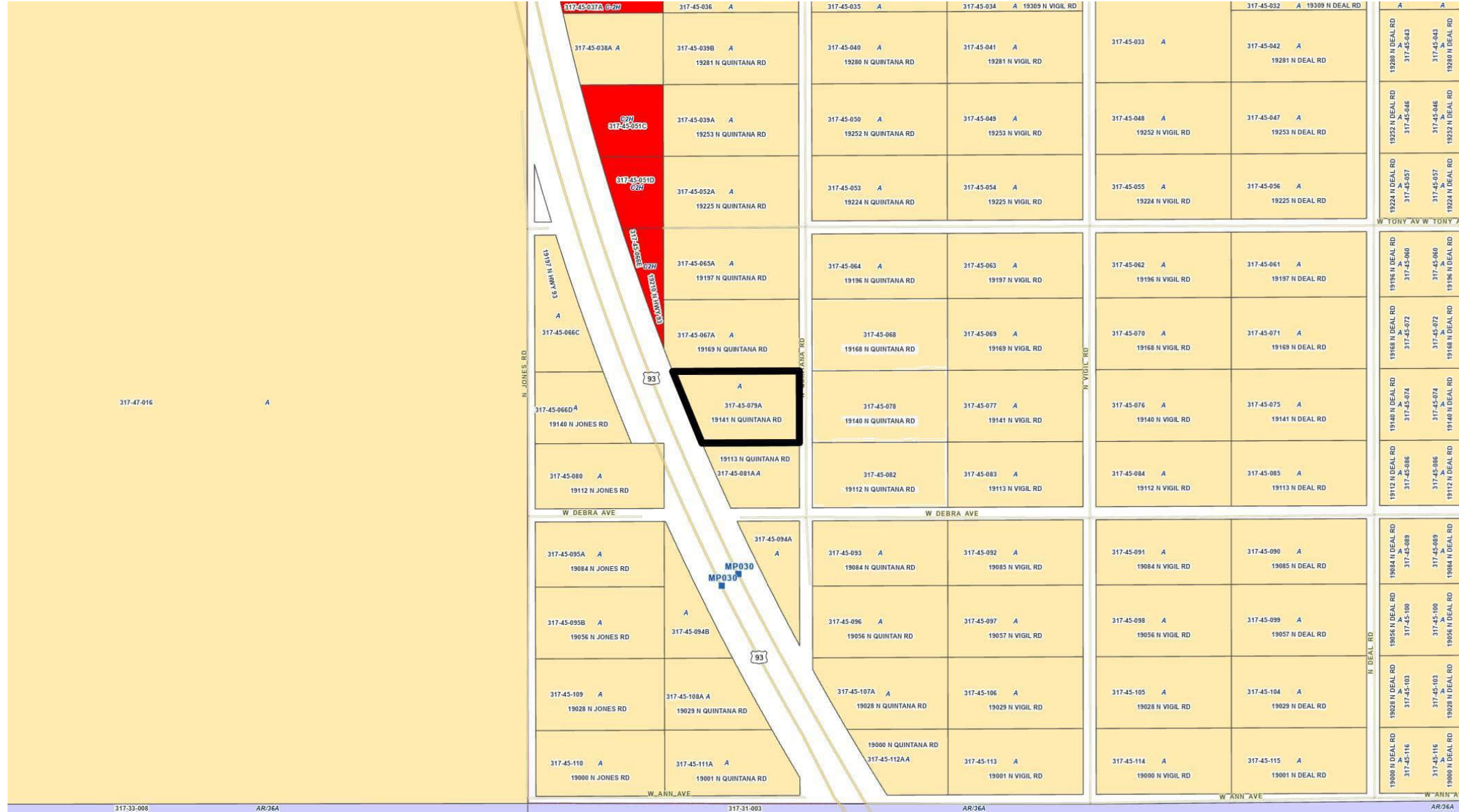


SPECIAL USE PERMIT 317-45-079A

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

Section 31
T 27 N, R 20 W



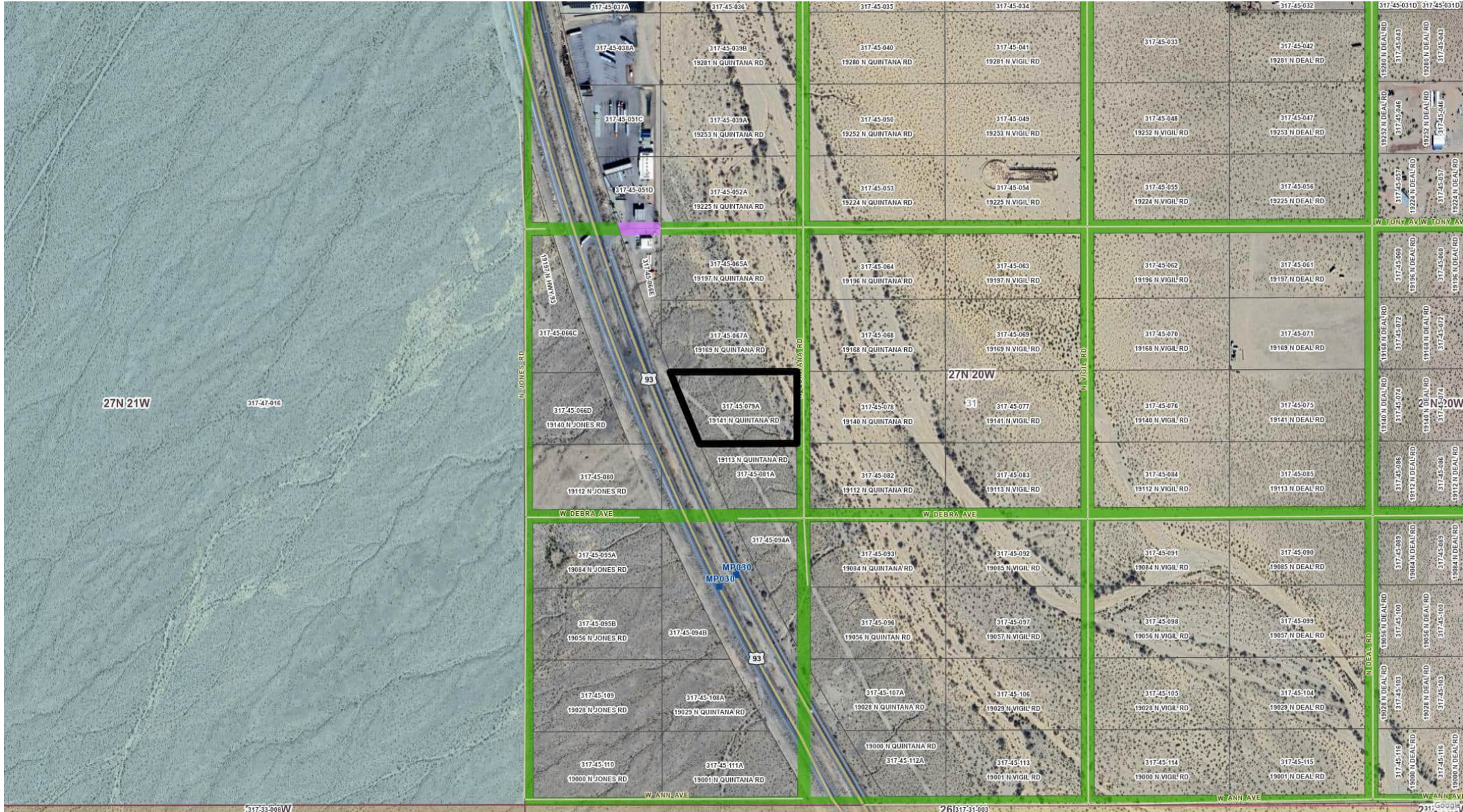
- A
- A-D
- A-R
- C-1
- C-2
- C-2H
- CITY
- C-M
- C-MO
- C-RE
- E
- M
- M-2
- MIXED
- M-X
- N-P
- R-1
- R-2
- R-E
- R-M
- R-MH
- R-O
- R-O/A
- R-P
- R-TT
- S-D/A
- S-D/C
- S-D/C-1
- S-D/C-2
- S-D/C-M
- S-D/C-RE
- S-D/M
- S-D/R
- S-D/R-1
- S-D/R-E
- S-D/R-M
- S-D/R-O



SPECIAL USE PERMIT 317-45-079A
RIGHT OF WAY MAP

Section 31
T 27 N, R 20 W

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.



Section 31
T 27 N, R 20 W

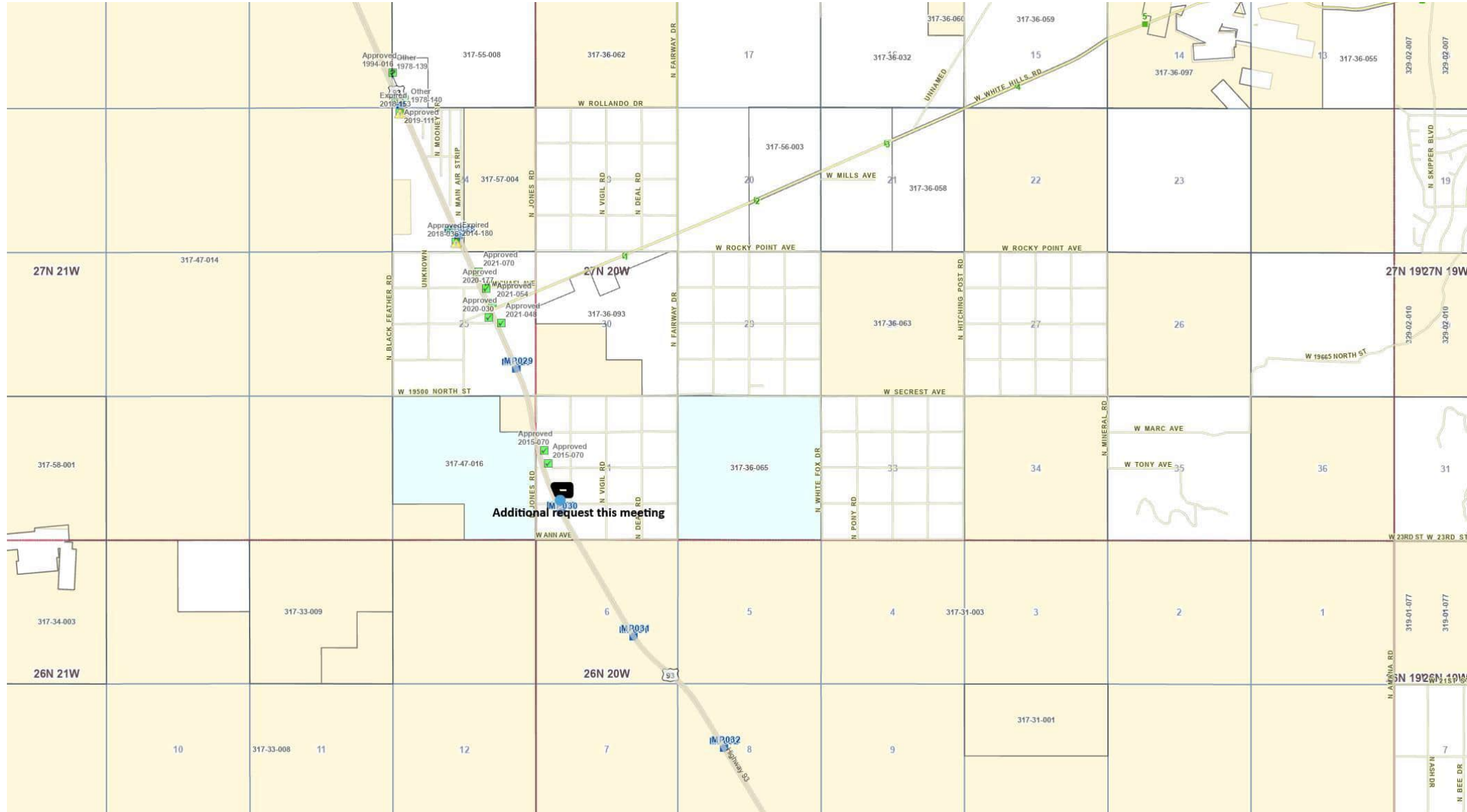
The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The words "SEAL OF MOHAVE COUNTY ARIZONA" are inscribed around the perimeter of the seal. Below the bison, the year "1864" is visible. The seal is oriented with a compass rose, showing North (N), South (S), East (E), and West (W).

SPECIAL USE PERMIT 317-45-079A

BILLBOARDS

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-079A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

Section 31
T 27 N, R 20 W





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 9th day of July 2025, at 10:00 A.M.

As a member of a hearing in a REGIONS of Arizona's Permit No. 117-45081-A, the applicant is required to appear at the hearing and provide a statement of the project and the proposed use. The applicant is also required to provide a statement of the project and the proposed use. The applicant is also required to provide a statement of the project and the proposed use.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401.

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 9th day of July 2025, at 10:00 A.M.

As a member of a hearing in a REGIONS of Arizona's Permit No. 117-45081-A, the applicant is required to appear at the hearing and provide a statement of the project and the proposed use. The applicant is also required to provide a statement of the project and the proposed use. The applicant is also required to provide a statement of the project and the proposed use.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING AND ZONING COMMISSION AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401.



07. **Evaluation of a request for a REZONE of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by KTH Consulting on behalf of Marvin and Judean Schmidt Rev. Trust of Henderson, Nevada.

Assessor's Parcel No. 317-45-081A is described as Flannery & Allen Tract 31-27-20 (Replat) Lot 90, located in Section 31, Township 27 North, Range 20 West.

The site is approximately 2.54 acres and is located north of Debra Avenue and east of U.S. Highway 93. The site is accessed from U.S. Highway 93 approximately 0.06 miles to the north of mile marker 30.

The site appears to be vacant. The terrain is relatively flat with a portion of the Detrital Wash in the north eastern corner. The surrounding land uses consist of commercial uses and vacant land.

The applicant requests this rezone from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for a highway frontage commercial development. The Mohave County General Plan designates this site as General Commercial.

The site does not appear to be within a fire district. Electric services appear to be available. Water and Sewer services do not appear to be available. U.S. Highway 93 is paved and is on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-3350G indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area and the north eastern portion to be in Zone A, 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 and densities similar to the above-proposed action.
- e. The site does appear to have legal access via paved and undeveloped roads.
- f. The noted flood zone is an environmental feature affecting the site.
- g. Electric services 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. The site will be rezoned to a C-2H (Highway Commercial) 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 of the commercial lot. 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. 11-814.K.

From: Marvin Schmidt
Subject: MobileScanner: 2025-05-22-10:16:35 AM
Date: May 22, 2025 at 9:16:35 AM
To: Tackett-Hicks Kathy
Cc: Schmidt Marv & Jud

081A Rezone Application

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: 317-45-081A Current Zoning: A Parcel Size 2.54 Acres

Legal Description:

FLANNERY: ALLEN TRACT 31-27-20 (REPLAT) LOT 90 Lying Northeastly of Hwy 93.

Water Provider: NEEL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED

Owner Information

Owner Name (must match current deed): MARVIN L. SCHMIDT & JUDITH A. SCHMIDT REV. TRUST

* Mailing Address: 736 EMDEN ST. City: HENDERSON State: NV Zip: 89015

* Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 Martinique Drive City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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: C2H

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:

developing Highway frontage commercial services, including combining adjacent parcel.

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.

* [Signature]
* Judean A. Schmidt, TRUSTEE Schmidt Family Trust

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 A

to CZH for the purpose of developing Highway frontage commercial services.

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,


Applicant / agent

Contact information:

KTH Consulting / Kathy Tackett-Hicks
3751 Martingale Drive, Kingman, AZ 86409


Assessor Parcel Number and Legal Description of proposed subject property: APN: 317-45-081A

Flannery & Allen Tract 31-27-20 (replat) Lot 90, lying Northeastly of Hwy 93,

RECORDING REQUESTED BY
Premier Title Agency
Escrow Number: A-155105
WHEN RECORDED MAIL TO

FEE# 2025009718

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA DURST, COUNTY RECORDER
02/26/2025 03:28 PM Fee \$30.00
PAGE: 1 of 7

A.P.N.: 317-45-081A, 317-45-110, 317-45-111A
317-45-079A
EXEMPT PURSUANT TO ARS 11-1134 B1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED
(In Lieu of Foreclosure)

For the consideration hereinafter set forth, of which is hereby acknowledged, I,

Arizona Land Development INC., a Nevada corporation, herein called Grantor,

Do hereby convey to

Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, herein called Grantee,

The following real property situated in Mohave County, Arizona

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION
PURSUANT TO A.R.S. 33-404 THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF THE ABOVE
REFERENCED TRUST, ARE DISCLOSED ON EXHIBIT "B" ATTACHED HERETO AND MADE PART OF**

The title to said property is hereby warranted by Grantor against all persons, whomsoever subject to the matters above set forth. It is further warranted and covenanted by Grantor in executing this deed, and agreed by Grantee in accepting it, as follows:

1. That the consideration for the execution of this deed consists of:

- a. Full Release of record of that certain Deed of Trust executed by Susan Mardian, a married woman as her sole and separate property and Lori Mardian, a married woman as her sole and separate property, as Trustor, and Nevada Title Company, a Nevada Corporation, as Trustee, and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, as Beneficiary, which Deed of Trust was dated May 4, 2005 and recorded in the office of the County Recorder of the aforementioned County and State in Book 5617, Page 79, and the surrender and cancellation of the Promissory Note or other evidence of debt secured by said Deed of Trust; and
- b. The full and absolute release of Grantor from all liability on any and all promissory notes, debts, obligations, costs or charges, the payment of which was secured either by the Deed of Trust specifically referred to in paragraph (a) above or by any other Deed of Trust or encumbrance on the same property, which may have been assumed or created by Grantor as an obligation at the time of or subsequent to Grantor's acquisition of the title to said property, and which last mentioned other Deed of Trust or encumbrance, if any, with the debts and obligations thereby secured, Grantee has assumed and agreed to pay specific provisions hereinbefore set forth in this Deed.

c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.

2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: Susan R. Mardian
Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

By: Signed in Counterpart
Marvin L. Schmidt, Trustee

By: Signed in Counterpart
Judean A. Schmidt, Trustee

- c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.
2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
 3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
 4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
 5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: Signed in counter part
Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

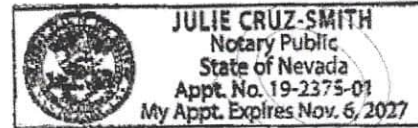
By: Marvin L Schmidt
Marvin L. Schmidt, Trustee

By: Judean A Schmidt
Judean A. Schmidt, Trustee

State of Nevada)
 County of Clark)

On this 21st day of February, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Julie Cruz-Smith
 Notary Public



State of)
 County of)

On this _____ day of _____, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

 Notary Public

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

State of)
)

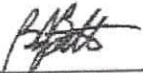
County of)

On this _____ day of _____, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary PublicState of Arizona)
)

County of Maricopa)

On this 21st day of February, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



 Notary Public


BARBARA J BATTERSBY
 Notary Public - Arizona
 Maricopa County
 Commission # 678521
 My Comm. Expires January 28, 2029

Notarized remotely online using communication technology via Proof.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 87, 90, 121 and 122 of TRACT 31-27-20, (FLANNERY & ALLEN), according to the plat thereof, recorded October 18, 1929, and re-platted January 17, 1930, in the office of the County Recorder of Mohave County, Arizona.

EXCEPT that portion thereof conveyed to the State of Arizona and more fully described in Book 807 of Official Records, Pages 158 and 176 and in Book 837 of Official Records, Page 302.

EXCEPT THEREFROM, all coal, oil, gas and mineral deposits as reserved in instrument recorded in Book 37 of Deeds, Page 236.

Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:

Address

Schmidt Family

736 Emden St

Henderson, NV 89015-4661

Schmidt Family Trust

736 Emden St

Henderson, NV 89015-4661

The above is a full list of the Beneficiaries under the Trust named Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

DocuSigned by:

Marvin Schmidt

Trustee

7DAAC2928F74FF...

DocuSigned by:

Judean Schmidt

Trustee

99863098ECB04FA...

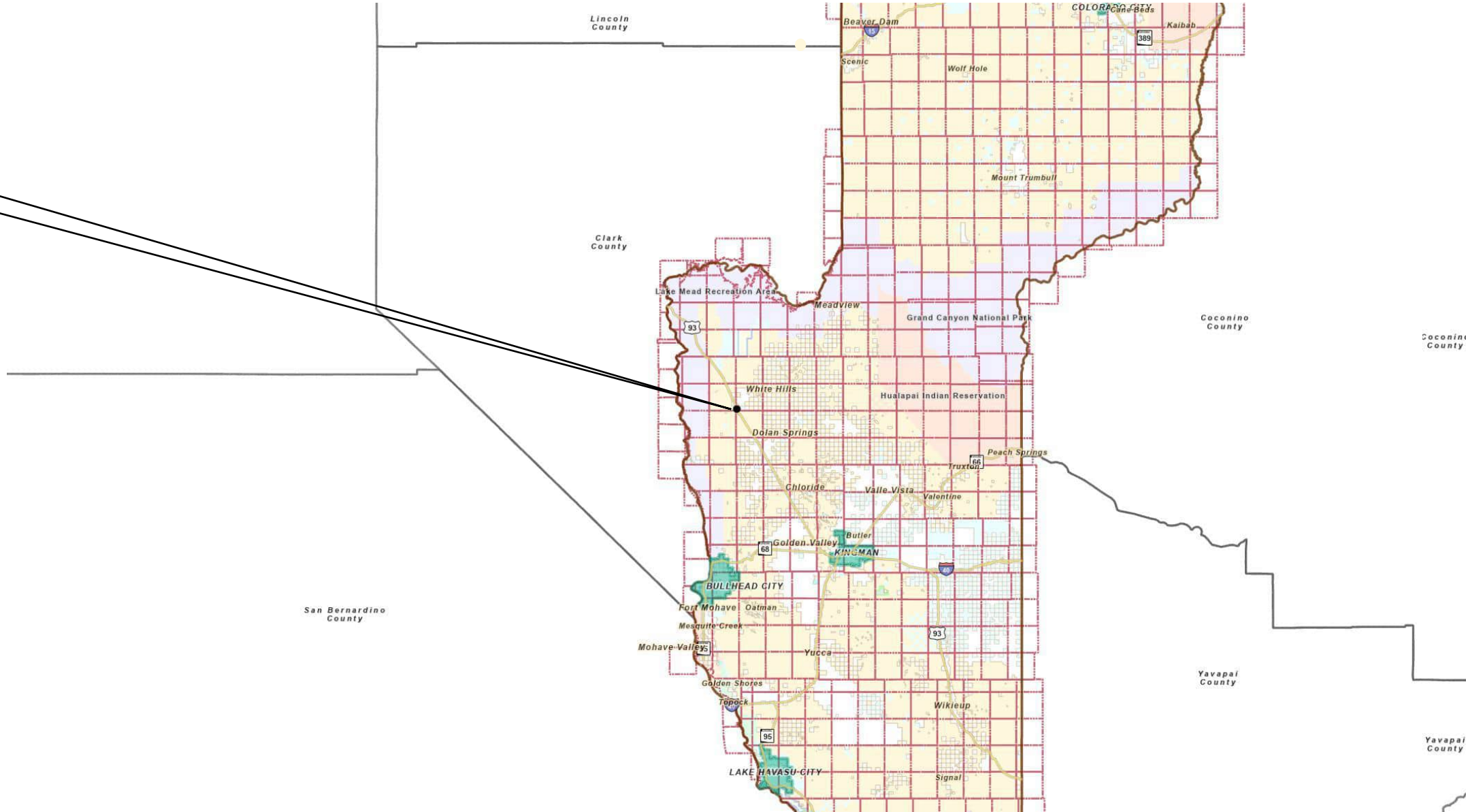
REZONE 317-45-081A

GENERAL MAP

REZONE of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

Subject
Property

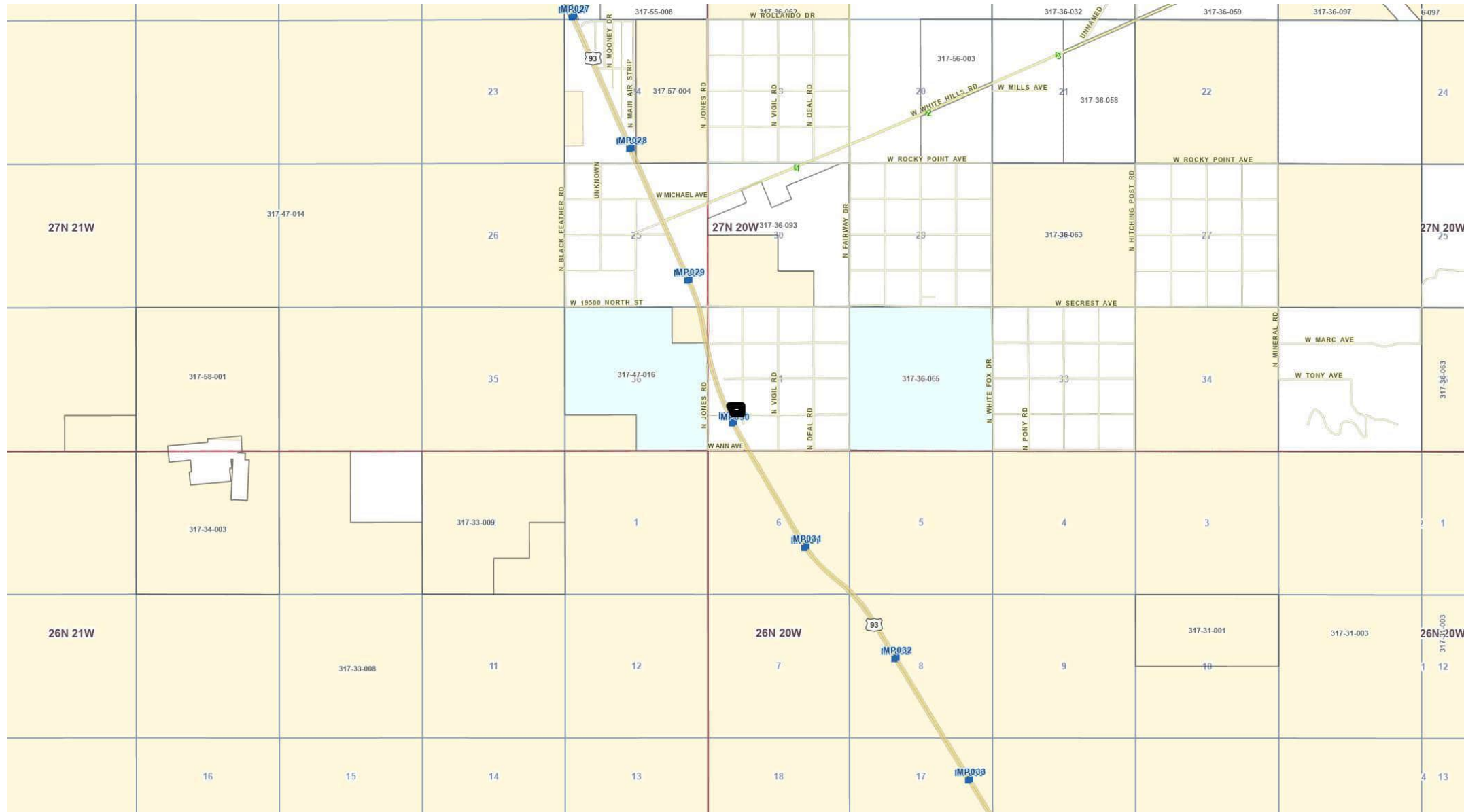


REZONE 317-45-081A

VICINITY MAP

REZONE of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W



REZONE 317-45-081A

SITE MAP

Section 31
T 27 N, R 20 W

REZONE of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.



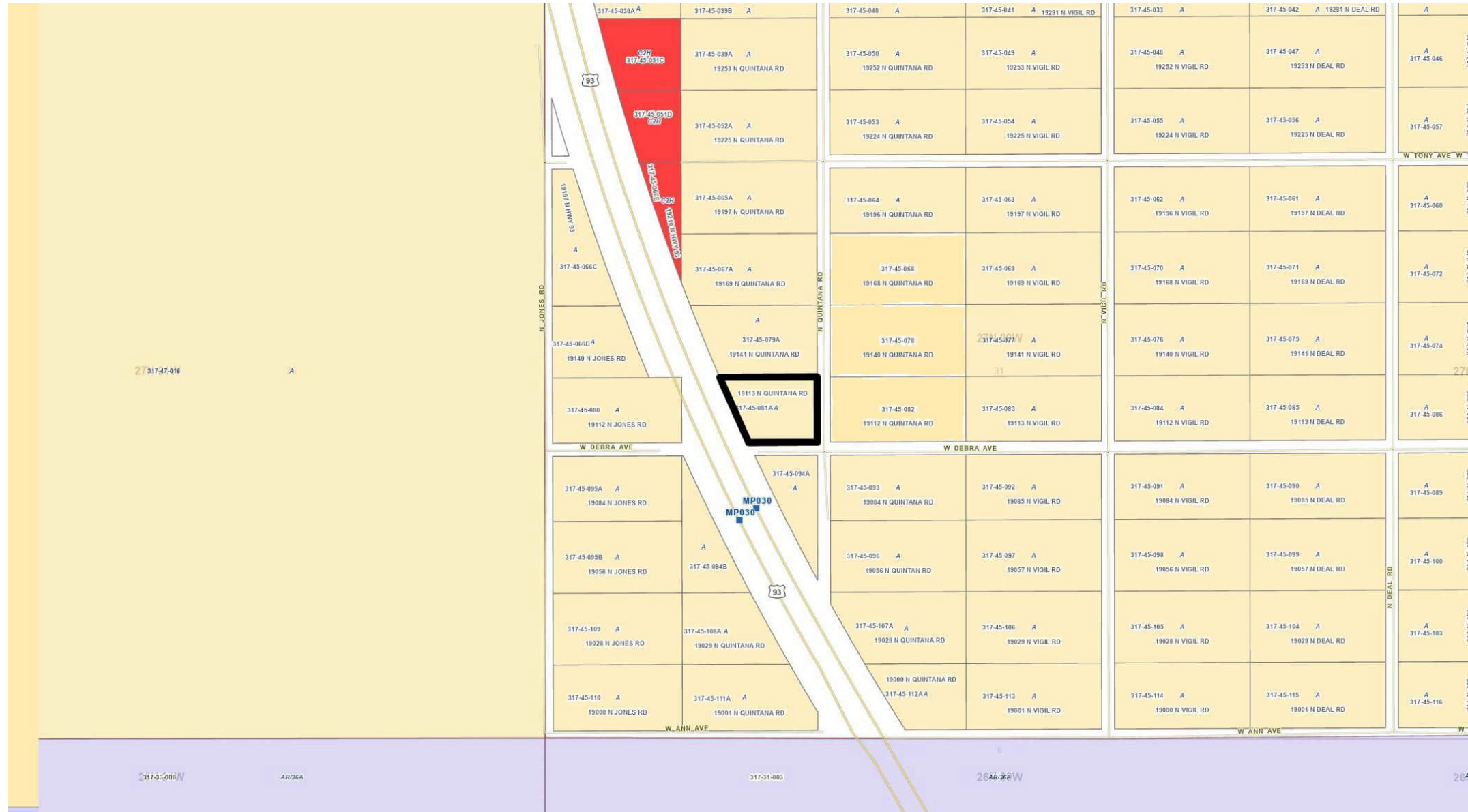
REZONE 317-45-081A

ZONING MAP

REZONE of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

- | | |
|-------|----------|
| 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 | |



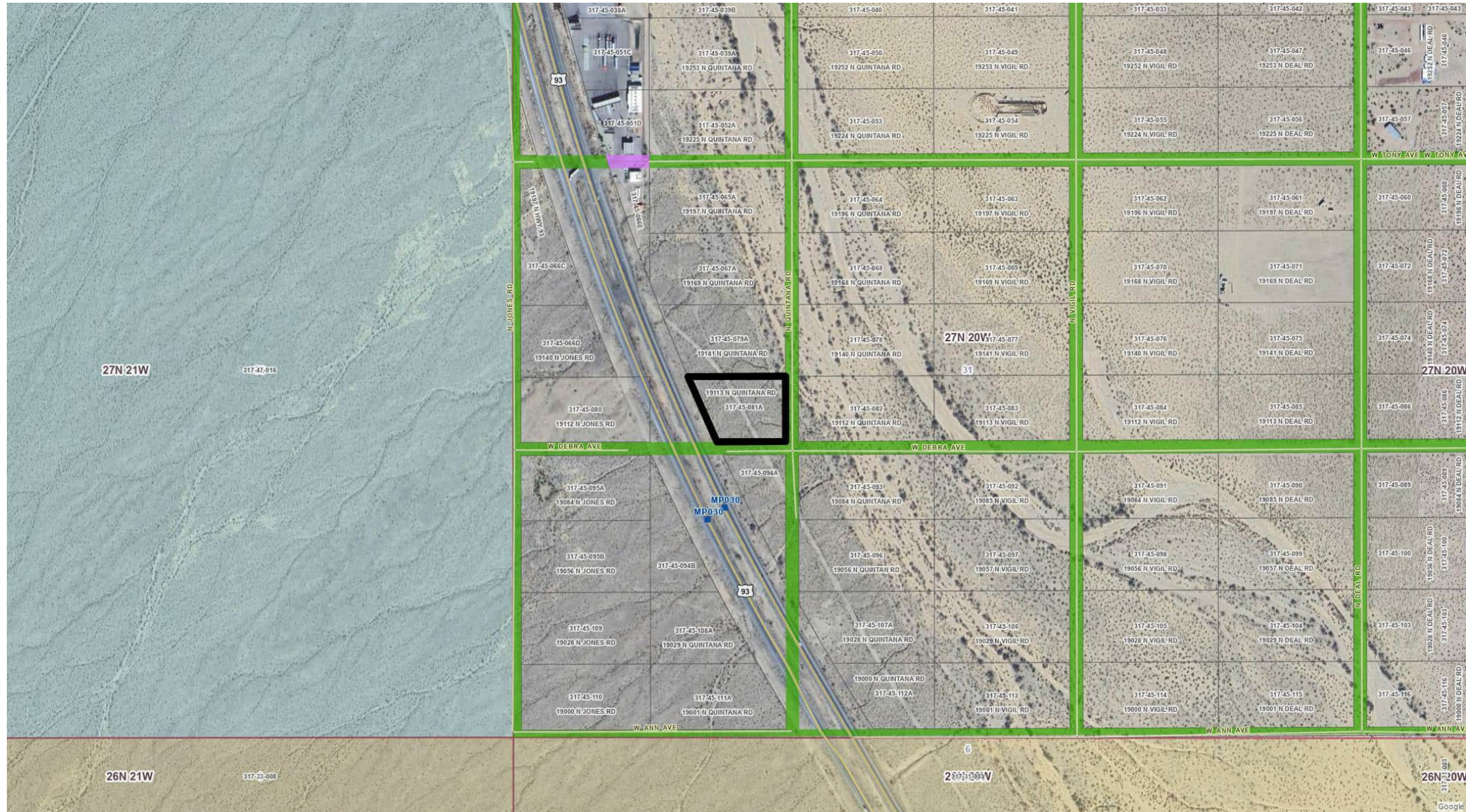
REZONE 317-45-081A

RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

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



REZONE 317-45-081A REQUEST

REZONE of Assessor's Parcel No. 317-45-081A from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for highway frontage commercial development, in the White Hills vicinity.

Section 31
T 27 N, R 20 W



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 9th day of July 2025, at 10:00 A.M.

As follows:

Evaluation of a request for a REZONE of Assessor's Parcel No. 317-04-0200 from an A-1 (Agricultural) zone to a C-21 (Industrial) zone to allow for highway trucking commercial development, in the White Hills, located south of Highway 89, 1/4 mile south of the intersection of Highway 89 and Indian Avenue, Kingman, Arizona. KTH Consulting, Inc. is the consultant for this project.

Evaluation of a request for a REZONE of Assessor's Parcel No. 317-04-0200 from an A-1 (Agricultural) zone to a C-21 (Industrial) zone to allow for highway trucking commercial development, in the White Hills, located south of Highway 89, 1/4 mile south of the intersection of Highway 89 and Indian Avenue, Kingman, Arizona. KTH Consulting, Inc. is the consultant for this project.

FOR MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 252-8600 OR PLANNING@MOHAVE.CO.AZ

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 9th day of July 2025, at 10:00 A.M.

As follows:

Evaluation of a request for a REZONE of Assessor's Parcel No. 317-04-0200 from an A-1 (Agricultural) zone to a C-21 (Industrial) zone to allow for highway trucking commercial development, in the White Hills, located south of Highway 89, 1/4 mile south of the intersection of Highway 89 and Indian Avenue, Kingman, Arizona. KTH Consulting, Inc. is the consultant for this project.

Evaluation of a request for a REZONE of Assessor's Parcel No. 317-04-0200 from an A-1 (Agricultural) zone to a C-21 (Industrial) zone to allow for highway trucking commercial development, in the White Hills, located south of Highway 89, 1/4 mile south of the intersection of Highway 89 and Indian Avenue, Kingman, Arizona. KTH Consulting, Inc. is the consultant for this project.

FOR MORE INFORMATION CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 252-8600 OR PLANNING@MOHAVE.CO.AZ



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, at the following meeting room of the County Administration Center, 100 N. Beale Street, Phoenix, Arizona, on the 1st day of July 2025, at 10:00 A.M.

For more information, please contact the Planning and Zoning Commission at (602) 975-1234 or visit the website at <http://www.maricopa.gov/planning-zoning>.

FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING AND ZONING COMMISSION AT (602) 975-1234 OR VISIT THE WEBSITE AT <http://www.maricopa.gov/planning-zoning>.



08. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills 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 KTH Consulting on behalf of Marvin and Judean Schmidt Rev. Trust of Henderson, Nevada.

Assessor's Parcel No. 317-45-081A is described as Flannery & Allen Tract 31-27-20 (Replat) Lot 90, located in Section 31, Township 27 North, Range 20 West.

The site is approximately 2.54 acres and is located north of Debra Avenue and east of U.S. Highway 93. The site is accessed from U.S. Highway 93 approximately 0.06 miles to the north of mile marker 30.

The site appears to be vacant. The terrain is relatively flat with a portion of the Detrital Wash in the north eastern corner. The surrounding land uses consist of commercial uses and vacant land. The nearest billboard is approximately 1,242 feet to the north. This location does not appear to be along a designated scenic route or vista.

The applicant requests this Special Use Permit to allow for an offsite billboard. The Mohave County General Plan designates the site as General Commercial.

The site does not appear to be within a fire district. Electric service appears to be available. Water and Sewer services do not appear to be available. U.S. Highway 93 is paved and is on the Arizona Department of Transportation's road maintenance system.

A review of FEMA FIRM Panel #04015C-3350G indicates the parcel described to be mostly in Zone X, not in the Special Flood Hazard Area and the northeastern portion to be in Zone A, 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 contain uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted flood zone is an environmental feature affecting the site.
- g. Electric services 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. This Special Use Permit shall allow for an offsite billboard on Assessor's Parcel No. 317-45-081A.
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.

From: Marvin Schmidt [REDACTED]
Subject: MobileScanner: 2025-05-22 12.11.48
Date: May 22, 2025 at 9:15:31 AM
To: Tackett-Hicks Kathy [REDACTED]
Cc: Schmidt Marv & Judy [REDACTED]

081A Special Use Permit

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: 317-45-081A Current Zoning: CZH Parcel Size 2.54 Acres

Legal Description:

Flannery & Allen Tract 31-27-20 (Replat) Lot 90, lying Northeastly of Hwy 93.

Water Provider: WELL Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: VACANT, UNDEVELOPED

Owner Information

Owner Name(must match current deed): MARVIN L. SCHMIDT & JUDY A. SCHMIDT REV. TRUST

* Mailing Address: 7310 EMDEN ST. City: HENDERSON State: NV Zip: 89015

* Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH Consulting / Kathy Tackett-Hicks

Mailing Address: 3751 Martha Gale Drive City: Kirkman State: AZ Zip: 816409

Phone number: [REDACTED] Email: [REDACTED]

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 billboard to be placed on the lot.

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.

Marvin L. Schmidt TRUSTEE, Schmidt Family Trust
Judy A. Schmidt TRUSTEE, Schmidt Family Trust

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

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 billboard to be placed on the lot.

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:

KTH Consulting / Kathy Tackett-Hicks
3751 Martingale Drive, Kingman, Az 86409



Assessor Parcel Number and Legal Description of proposed Special Use location: APN 317-45-081A,
Flannery & Allen Tract 31-27-20 (Replat) Lot 90, Lying Northeastly of Hwy 93.

Site Plan



NORTH
N.T.S.

RECORDING REQUESTED BY
Premier Title Agency
Escrow Number: A-155105
WHEN RECORDED MAIL TO

FEE# 2025009718

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA DURST, COUNTY RECORDER
02/26/2025 03:28 PM Fee \$30.00
PAGE: 1 of 7

A.P.N.: 317-45-081A, 317-45-110, 317-45-111A
317-45-079A
EXEMPT PURSUANT TO ARS 11-1134 B1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED
(In Lieu of Foreclosure)

For the consideration hereinafter set forth, of which is hereby acknowledged, I,

Arizona Land Development INC., a Nevada corporation, herein called Grantor,

Do hereby convey to

Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, herein called Grantee,

The following real property situated in Mohave County, Arizona

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

PURSUANT TO A.R.S. 33-404 THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF THE ABOVE REFERENCED TRUST, ARE DISCLOSED ON EXHIBIT "B" ATTACHED HERETO AND MADE PART OF

The title to said property is hereby warranted by Grantor against all persons, whomsoever subject to the matters above set forth. It is further warranted and covenanted by Grantor in executing this deed, and agreed by Grantee in accepting it, as follows:

1. That the consideration for the execution of this deed consists of:

- a. Full Release of record of that certain Deed of Trust executed by Susan Mardian, a married woman as her sole and separate property and Lori Mardian, a married woman as her sole and separate property, as Trustor, and Nevada Title Company, a Nevada Corporation, as Trustee, and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982, as Beneficiary, which Deed of Trust was dated May 4, 2005 and recorded in the office of the County Recorder of the aforementioned County and State in Book 5617, Page 79, and the surrender and cancellation of the Promissory Note or other evidence of debt secured by said Deed of Trust; and
- b. The full and absolute release of Grantor from all liability on any and all promissory notes, debts, obligations, costs or charges, the payment of which was secured either by the Deed of Trust specifically referred to in paragraph (a) above or by any other Deed of Trust or encumbrance on the same property, which may have been assumed or created by Grantor as an obligation at the time of or subsequent to Grantor's acquisition of the title to said property, and which last mentioned other Deed of Trust or encumbrance, if any, with the debts and obligations thereby secured, Grantee has assumed and agreed to pay specific provisions hereinbefore set forth in this Deed.

c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.

2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: *Susan R. Mardian*

Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

By: *Signed in Counterpart*

Marvin L. Schmidt, Trustee

By: *Signed in Counterpart*

Judean A. Schmidt, Trustee

- c. Payment to Grantor of the sum of zero dollars (0.00) by the Grantee, receipt of which is hereby acknowledged.
2. That the total consideration, set forth in 1. Above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value for the Grantor's interest in said property.
 3. This deed, given for the express consideration set forth in 1. Above, is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States. That the Grantor herein is solvent and has no other creditors whose rights would be prejudiced by this conveyance.
 4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.
 5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by the Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

Dated: February 18, 2025

Arizona Land Development INC., a Nevada corporation

By: Signed in counter part
Susan R. Mardian, President

The Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

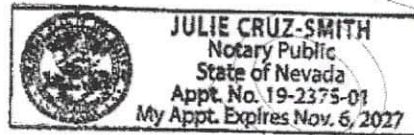
By: Marvin L Schmidt
Marvin L. Schmidt, Trustee

By: Judean A Schmidt
Judean A. Schmidt, Trustee

State of NevadaCounty of Clark

On this 21st day of February, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Julie Cruz-Smith
Notary Public



State of _____

County of _____

On this _____ day of _____, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

State of _____)

County of _____)

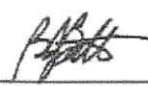
On this _____ day of _____, 2025, before me personally appeared Susan R. Mardian, President of Arizona Land Development INC., a Nevada corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

State of Arizona)

County of Maricopa)

On this 21st day of February, 2025, before me personally appeared, Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982 whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



 Notary Public


BARBARA J BATTERSBY
 Notary Public - Arizona
 Maricopa County
 Commission # 678521
 My Comm. Expires January 26, 2029

Notarized remotely online using communication technology via Proof.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Deed (In Lieu of Foreclosure)

Date of Document: February 18, 2025

Consisting of 4 pages

Parties to Document: Arizona Land Development INC., a Nevada corporation and Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 87, 90, 121 and 122 of TRACT 31-27-20, (FLANNERY & ALLEN), according to the plat thereof, recorded October 18, 1929, and re-platted January 17, 1930, in the office of the County Recorder of Mohave County, Arizona.

EXCEPT that portion thereof conveyed to the State of Arizona and more fully described in Book 807 of Official Records, Pages 158 and 176 and in Book 837 of Official Records, Page 302.

EXCEPT THEREFROM, all coal, oil, gas and mineral deposits as reserved in instrument recorded in Book 37 of Deeds, Page 236.

Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:	Address
Schmidt Family	736 Emden St
	Henderson, NV 89015-4661
Schmidt Family Trust	736 Emden St
	Henderson, NV 89015-4661

The above is a full list of the Beneficiaries under the Trust named Marvin L. Schmidt and Judean A. Schmidt, Trustees of the Marvin L. Schmidt and Judean A. Schmidt Revocable Trust, dated September 29, 1982

DocuSigned by:
Marvin Schmidt, Trustee
 7DAAC29289F74FF...

DocuSigned by:
Judean Schmidt, Trustee
 90853099ECB04FA...

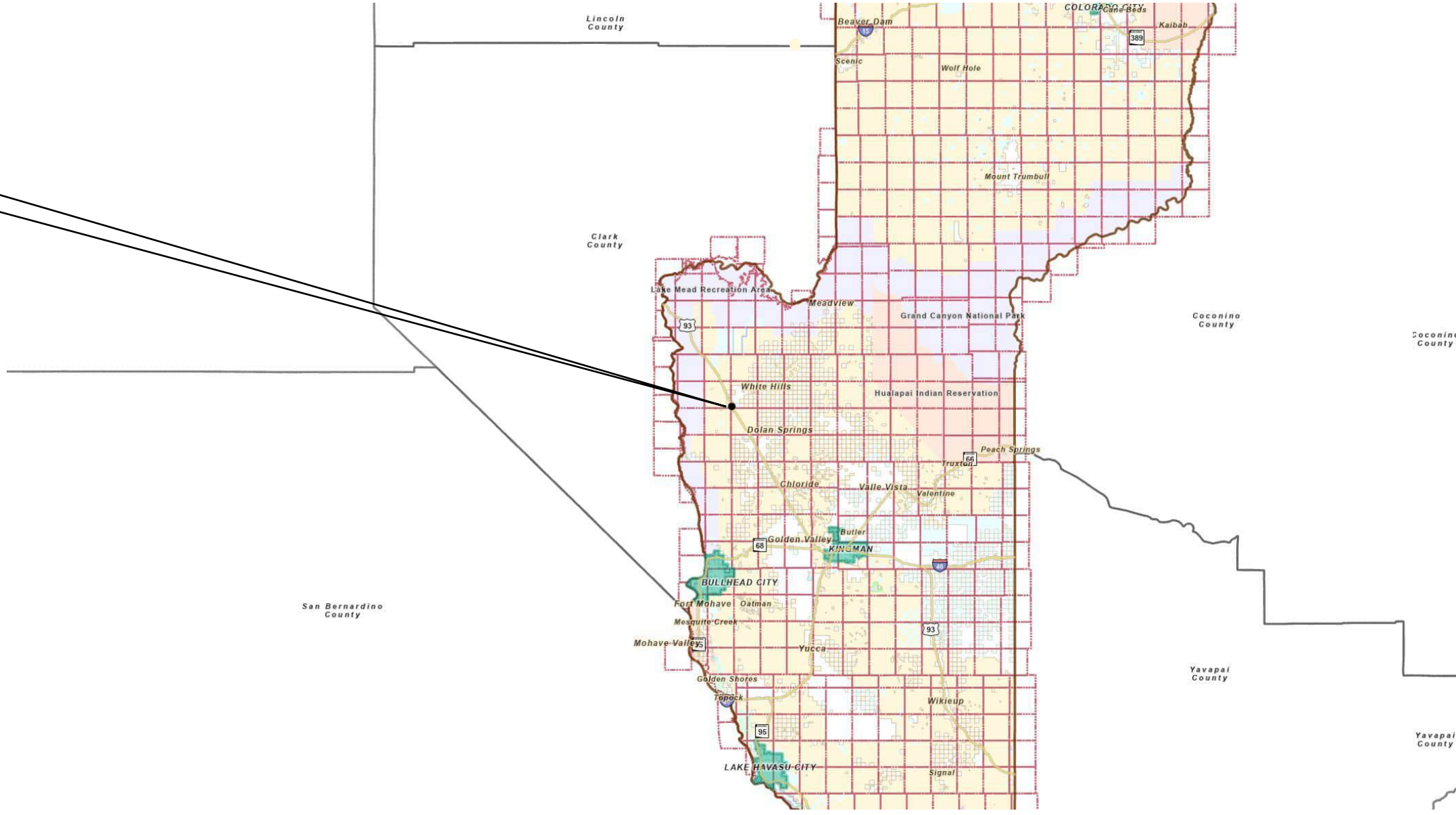
SPECIAL USE PERMIT 317-45-081A

GENERAL MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

Subject
Property

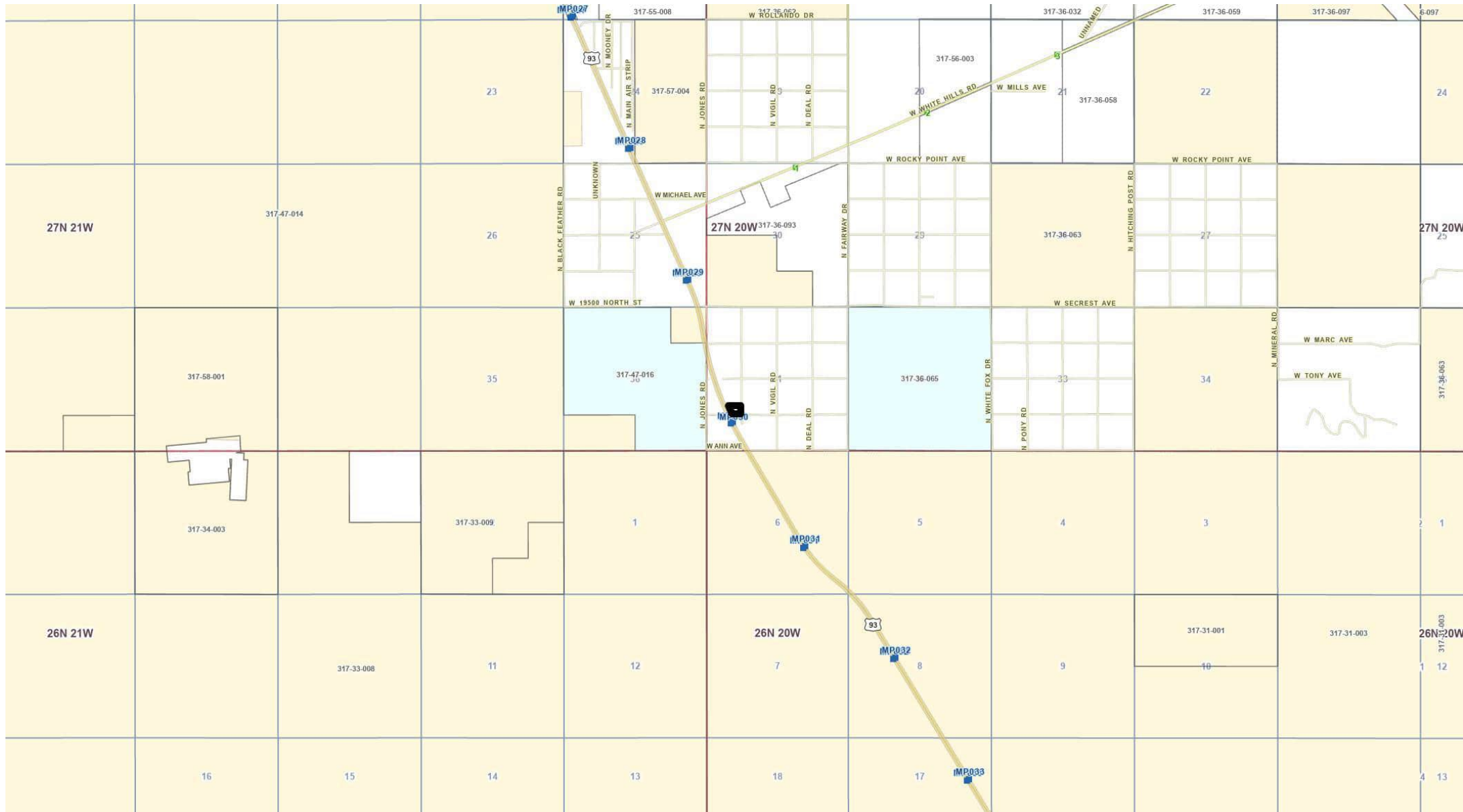


SPECIAL USE PERMIT 317-45-081A

VICINITY MAP

Section 31
T 27 N, R 20 W

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

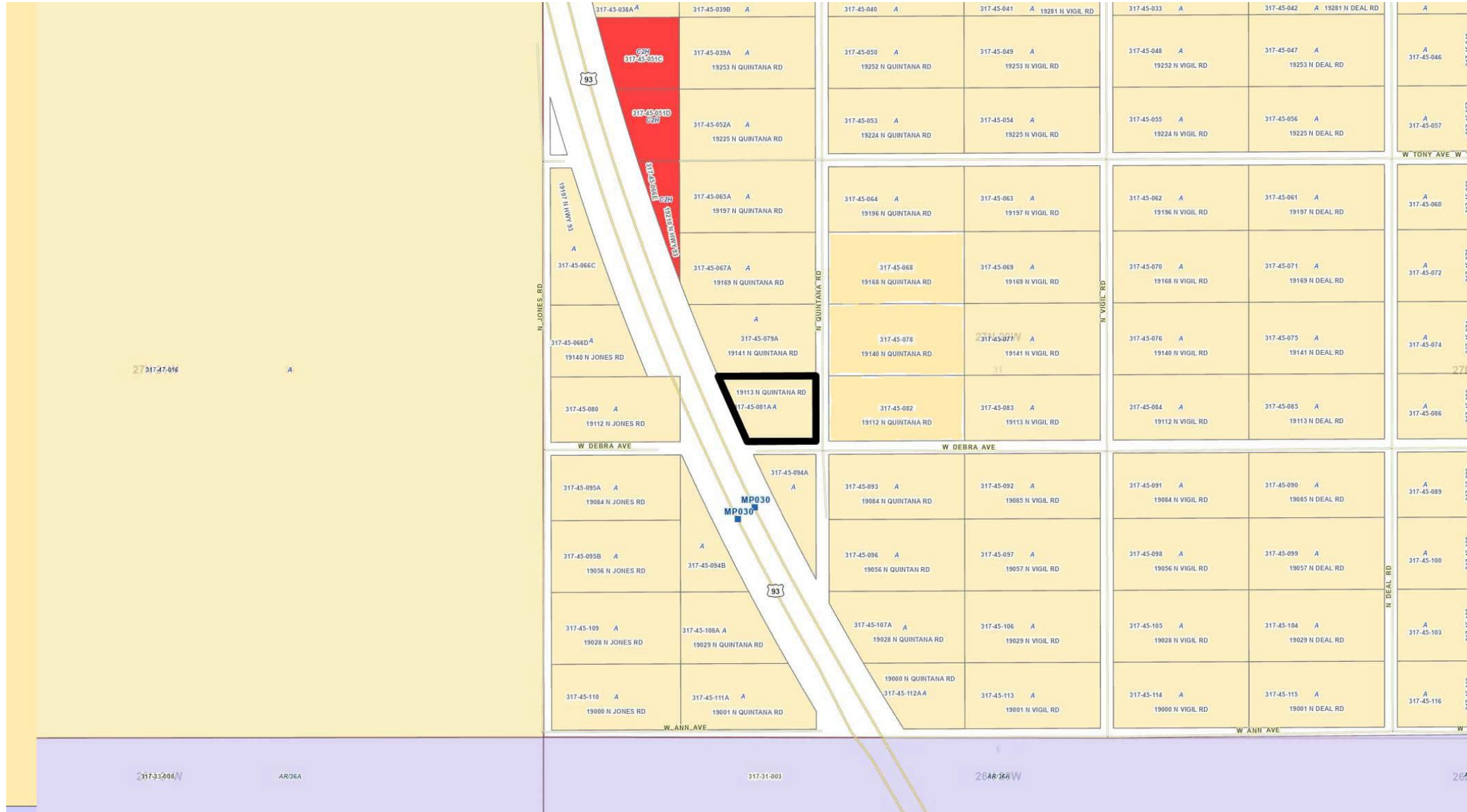


SPECIAL USE PERMIT 317-45-081A

ZONING MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

Section 31
T 27 N, R 20 W



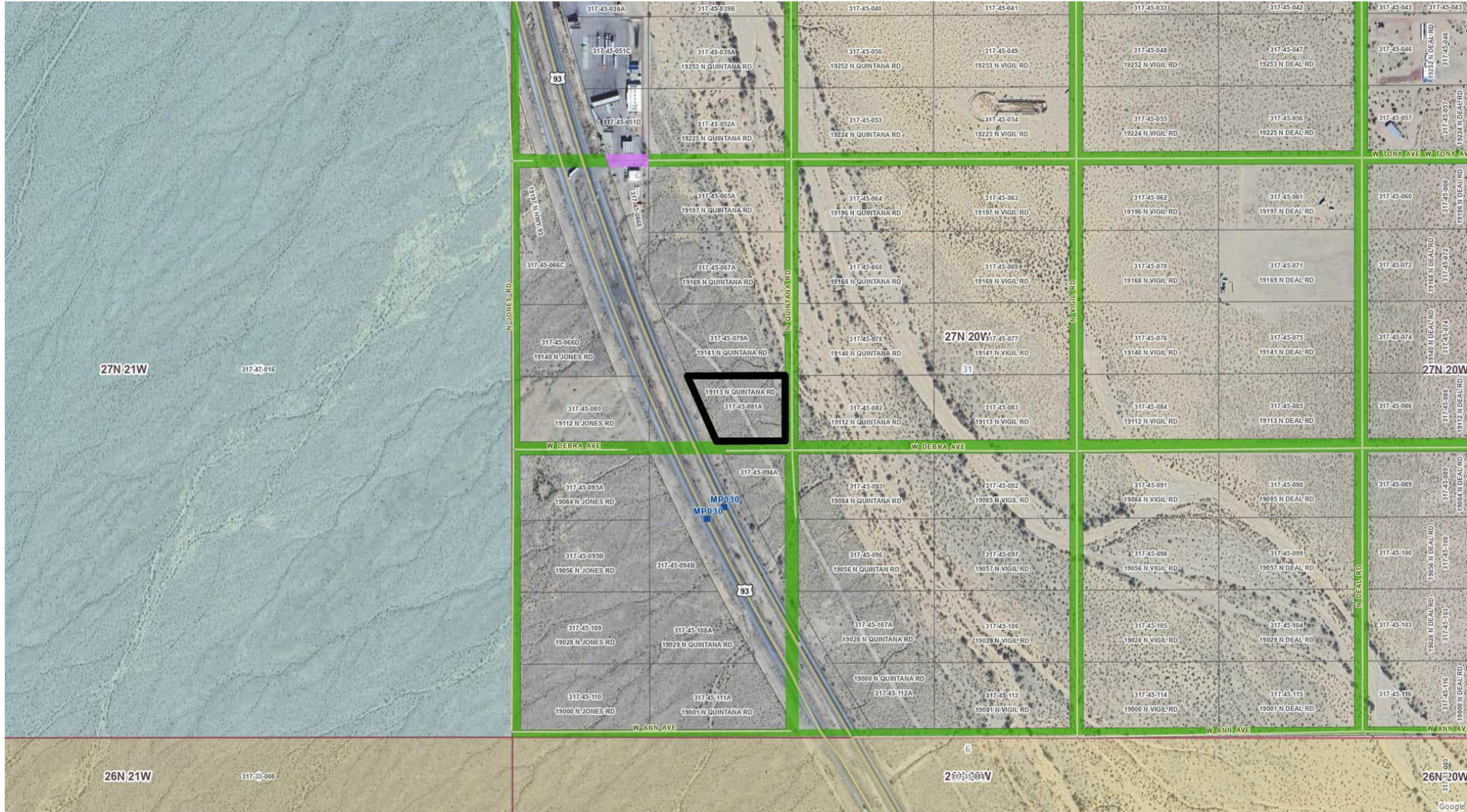
SPECIAL USE PERMIT 317-45-081A

RIGHT OF WAY MAP

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.

Section 31
T 27 N, R 20 W

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



Section 31
T 27 N, R 20 W

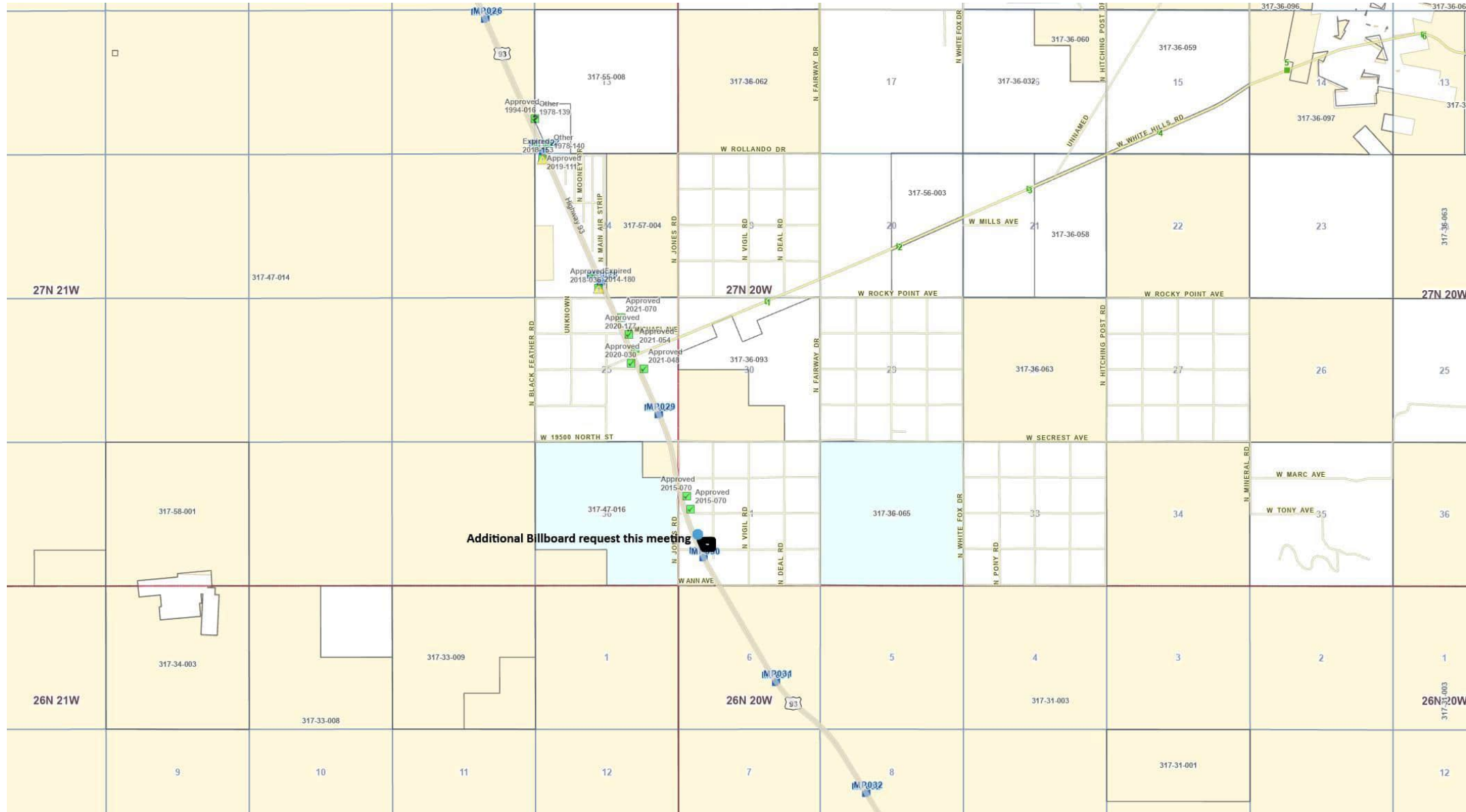
The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The words "SEAL OF MOHAVE COUNTY ARIZONA" are inscribed around the perimeter of the seal. Below the bison, the year "1864" is visible. The seal is oriented with a compass rose, showing North (N), South (S), East (E), and West (W).

SPECIAL USE PERMIT 317-45-081A

BILLBOARDS

Section 31
T 27 N, R 20 W

SPECIAL USE PERMIT for Assessor's Parcel No. 317-45-081A to allow for a billboard in a C-2H (Highway Commercial) zone, in the White Hills vicinity.





ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, at the following meeting room of the County Administration Center, 100 N. Beale Street, Phoenix, Arizona, on the 1st day of July 2025, at 10:00 A.M.

For more information, please contact the Planning and Zoning Commission at (602) 975-1234 or visit the website at www.maricopa.gov/planning-zoning.

FOR THE PLANNING AND ZONING COMMISSION, I, [Name], County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the official records of the Commission.

Dated this [Date] day of [Month], 2025.

[Signature]

County Clerk



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 9th day of July 2025, at 10:00 A.M.

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 9th day of July 2025, at 10:00 A.M.

As follows:
Evaluation of a request for a REZONE of Assessor's Parcel No. 317-04-0200 from an A-1 (Agricultural) zone to a C-2 (Community Commercial) zone to allow for high-density, medium-density, and low-density development, in the White Hills, located south of Highway 89, east of Indian Wells Road, in Mohave County, Arizona. KTH Consulting, Inc. is the consultant for this project.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (930) 252-8600 OR PLANNING@MOHAVE.CO.AZ

09. **Evaluation of a request for a SPECIAL USE PERMIT for Assessor's Parcel No's. 329-06-561 and 329-06-526D to allow for an existing RV park with four (4) spaces in a C-2/1A (General Commercial/One Acre minimum lot size) zone, in the White Hills 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 Clint and Mary Anderson of White Hills, Arizona.

Assessor's Parcel No's. 329-06-561 and -526D are described as Golden Horseshoe Ranchos Unit 4 Lot 568 and Lot 533 except the W 10 feet of the N 35 feet, located in Section 17, Township 27 North, Range 19 West.

These sites are approximately 2.24 acres combined and located north of White Hills Road and west of Silver Eagle Drive. The site is accessed from U.S. Highway 93, then northeast on White Hills Road, approximately 8.33 miles to the southwest corner of site.

The site currently appears to contain four (4) recreational vehicles. The terrain appears flat, with a wash running through the middle of parcel 329-06-526D. The surrounding land uses consist of vacant land and residential and commercial uses.

The applicant requests this Special Use Permit to allow for an RV park, to bring the property into compliance, in a C-2 (General Commercial) zone. The applicant is currently proposing four (4) RV spaces. The Mohave County General Plan designates this site as Rural Development Area.

The site does not appear to be in a fire district. Electric and water services appear to be available. Sewer service does not appear to be available. White Hills Road is paved and is on the County's road maintenance system. Silver Eagle Drive is not paved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3375G indicates the parcel described to be in Zone X, not within 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 does not contain similar uses to the above-described action.
- e. The site appears to have legal access via paved and unpaved roads.
- f. The noted wash appears to be significant environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer service does not appear to be available.

STAFF RECOMMENDATION:

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

1. This Special Use Permit is for a RV Park in a C-2/1A (General Commercial/One Acre minimum lot size) zone.
2. The RV Park shall be limited to a maximum of four (4) Recreational Vehicles.
3. The applicant shall comply with all the applicable provisions of the Mohave County Zoning Ordinance. The RV Park requires that a park plan be prepared in accordance with Section 37.G (Recreational Vehicle Park Plan Requirements). The RV Park plan must be completed and approved prior to approval of permits and before establishing the use.
4. The appropriate permits will be obtained prior to construction.
5. 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.
6. 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: 329-06-526 D Current Zoning: C2 Parcel Size 1 Acres

Legal Description:

SECTION 17 TOWNSHIP 27 N RANGE 19 W GOLDEN HORSESHOE

RANCHOS UNIT 4 LOT 533 EXCEPT THE W 10' OF THE N 35

329-06-526B SPLIT INTO 326-06-526 D

Water Provider: CACTUS Electric provider: UNI SOURCE Sewer provider: SEPTIC

Present use of property: _____

Owner Information

Owner Name(must match current deed): ANDERSON CLINT + MARY THE CLINT AND MARY LIVING TRUS

Mailing Address: 8518 W ROLLING RIDGE DR City: WHITE HILLS State: AZ Zip: 86445

Phone number: _____

Email: _____

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

Agent Name: _____

Mailing 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:

TO ALLOW THE EXISTING RV PARK WITH 4 SPACES

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.

Clint Anderson

Mary Anderson

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

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

THE EXISTING RV PARK WITH FOUR SPACES.

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,

Clint Anderson
Applicant / agent

Contact information:

CLINT ANDERSON
8518 WEST ROLLING RIDGE DR
WHITE HILLS, AZ 86445



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

SECTION 17 TOWNSHIP 27 N RANGE 19 W GOLDEN HORSESHOE
RANCHOS UNIT 4 LOT 533 EXCEPT THE W 10' OF THE N 35'
329-06-526B SPLIT INTO 326-06-526 D & 329-06-561

WHITE HILLS RD

BELRY ALULAK
2517 W WHITE HILLS

329-06-587A

329-06-560A
JACQUELINEA HAYES

PARCEL NUMBER 329-06-526D LOT 553 C2
CLINT + MARY ANDERSON

MOBILE HOME PAD
DECK

Pool

SALES OFFICE

CHECK IN SECURITY BUILDING

WASH

CROSSING

20967 N SILVER EAGLE

OVERHEAD POWER LINE

PARCEL NUMBER 329-06-561 LOT 568

WELL

POWER POLE
PWS WATER WELL
SHED FOR UNIT 3+4

WATER METER

ENTRANCE EXIT

UTILITIES

SPACE ONE

SPACE TWO

UTILITIES

SPACE THREE

UTILITIES

SPACE SEPTIC

SPACE FOUR

ENTRANCE EXIT

WASH

GOLDEN HORSESHOE RANCHOS
FIRST DEVELOPED PARCELS
FOR SALES OFFICE AND
DEVELOPMENT 1986

FINAL SUBDIVISION PUBLIC REPORT REF 1283

8504 ROLLING RIDGE DR

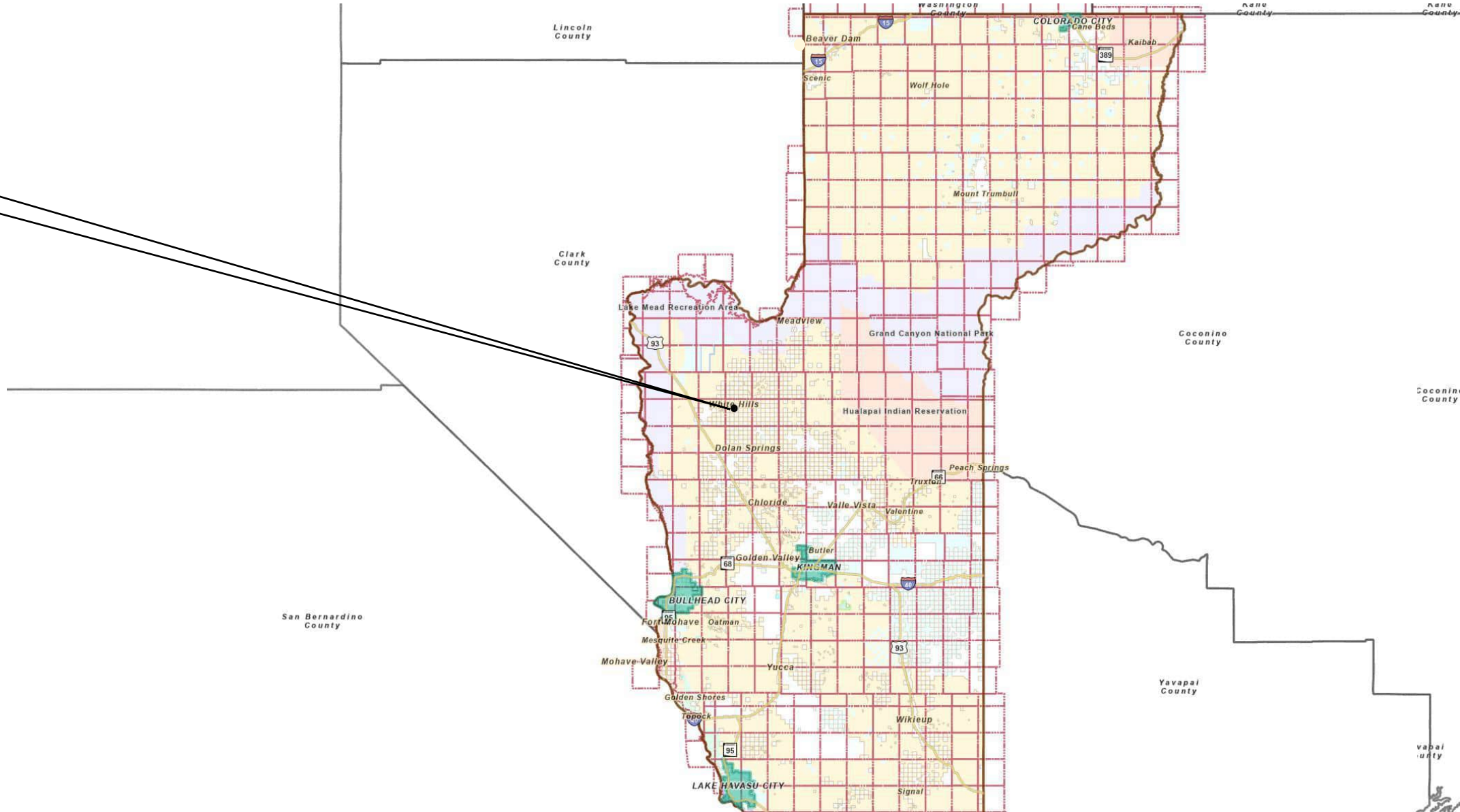
SPECIAL USE PERMIT 329-06-561 & -526D

GENERAL MAP

Section 31
T 27 N, R 20 W

Subject
Property

SPECIAL USE PERMIT for Assessor's Parcel No. 329-06-561 and -526D to allow for an existing RV park with four spaces in a C-2/1A (General Commercial, One Acre Minimum Lot Size) zone, in the White Hills vicinity.



Section 31
T 27 N, R 20 W

The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The words "SEAL OF MOHAVE COUNTY ARIZONA" are inscribed around the perimeter of the seal. Below the bison, the year "1864" is visible. The seal is oriented with a compass rose, showing North (N), South (S), East (E), and West (W).

SITE MAP

T 27 N, R 20 W

SPECIAL USE PERMIT for Assessor's Parcel No. 329-06-561 and -526D to allow for an existing RV park with four spaces in a C-2/1A (General Commercial, One Acre Minimum Lot Size) zone, in the White Hills vicinity.

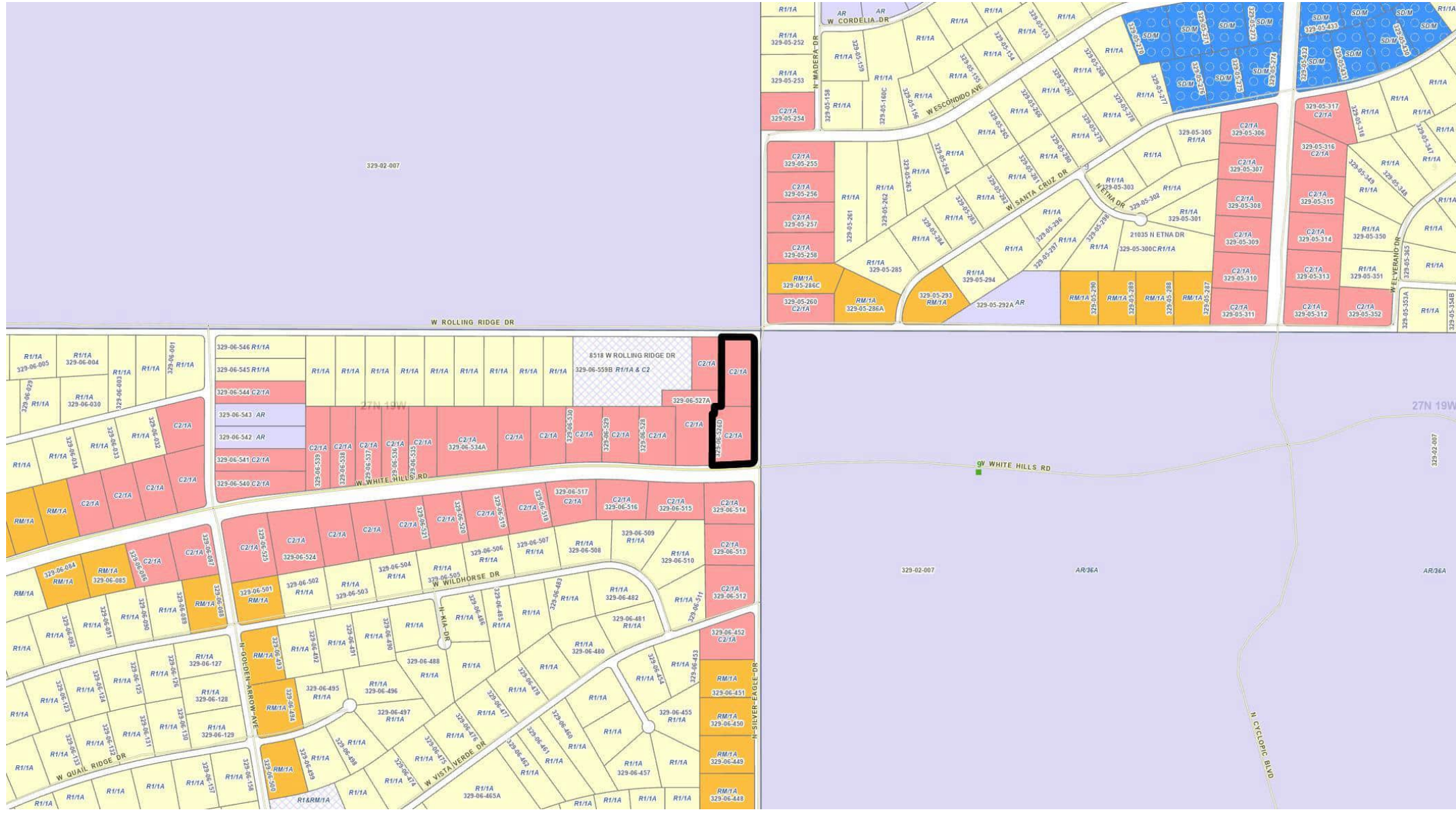


SPECIAL USE PERMIT 329-06-561 & -526D

ZONING MAP

Section 31
T 27 N, R 20 W

SPECIAL USE PERMIT for Assessor's Parcel No. 329-06-561 and -526D to allow for an existing RV park with four spaces in a C-2/1A (General Commercial, One Acre Minimum Lot Size) zone, in the White Hills vicinity.



SPECIAL USE PERMIT 329-06-561 & -526D
REQUEST

Section 31
T 27 N, R 20 W

SPECIAL USE PERMIT for Assessor's Parcel No. 329-06-561 and -526D to allow for an existing RV park with four spaces in a C-2/1A (General Commercial, One Acre Minimum Lot Size) zone, in the White Hills vicinity.





**ZONING
NOTICE**

**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held on the 14th day of July, 2024, at 10:00 A.M. at the Planning and Zoning Commission of Maricopa County, Arizona, to consider and act upon the application for a zoning change from R-1 to R-2, located on the 14th day of July 2024 at 10:00 A.M.

For more information, please contact the Planning and Zoning Commission at (602) 974-1234 or visit the website at <http://www.maricopa.gov/planning-zoning>.



10. **Evaluation of a request for a REZONE of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for hay and feed sales, in the Dolan Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Joseph Bykonen on behalf of Richard Yukes of Las Vegas, Nevada.

Assessor's Parcel No. 326-04-024 is described as Pleasant Valley Acres Lot 25, located in Section 20, Township 25 North, Range 19 West.

The site is approximately 1.81 acres and is located south of Pierce Ferry Road and west of Canyon Drive. The site is accessed from U.S. Highway 93, then northeast on Pierce Ferry Road approximately 1.27 miles to the site.

The site appears to be vacant. The surrounding land uses consist of residential and commercial uses, and vacant land.

The applicant requests this portion to be rezoned from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for hay and feed sales. The Mohave County General Plan designates this site as General Commercial.

The site is within the Lake Mohave Ranchos Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Pierce Ferry Road is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G indicates the portion 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 and densities similar to the above-proposed action.
- e. The site does appear to have legal access via paved roads.
- f. There do not appear to be any environmental feature affecting the site.
- g. Electric and water services appear to be available. 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 site will be rezoned to a C-2H (Highway Commercial) 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 of the commercial lot. 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 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: 326 04 024 Current Zoning: AR Parcel Size: 1.81 Acres

Legal Description:

Pleasant Valley Acres Int 25

Water Provider: Mt. Irwin Electric provider: Unsource Sewer provider: N/A

Present use of property: Vacant

Owner Information

Owner Name (must match current deed):

Richard Yukes

Mailing Address: 1333 N Buffalo DR. City: LAS VEGAS State: NV Zip: 89128

Phone number: (702) 331-5874 Email: LASVEGAS1234@gmail.com

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

Agent Name: Joseph Bykonen

Mailing Address: 16772 N Knoll Dr City: Dolan Springs State: AZ Zip: 86441

Phone number: [REDACTED] Email: [REDACTED]

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: C2H

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:

Hay Storage Feed storage and sales

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.

Richard Yukes

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

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: 326 04 024 Current Zoning: AR Parcel Size 1.81 Acres

Legal Description:

Pleasant Valley Acres lot 25

Water Provider: Mt Tipton Electric provider: Unisource Sewer provider: N/A

Present use of property: Vacant

Owner Information

Owner Name(must match current deed): Richard Yukes

Mailing Address: 1333 N. Buffalo Dr. City: LAS VEGAS State: NV Zip: 89128

Phone number: (702) 331-5874 Email: Lasvegas1234@gmail.com

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

Agent Name: Joseph Bykonen

Mailing Address: 16772 N. Knoll Dr City: Dolan Springs State: AZ Zip: 86441

Phone number: [REDACTED] Email: [REDACTED]

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: C2H

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:

Hay Storage Feed Storage and Sales

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 A
to C2H for the purpose of Hay/Feed Sales +Shed Sales.

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.

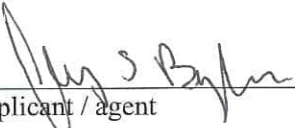
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by 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

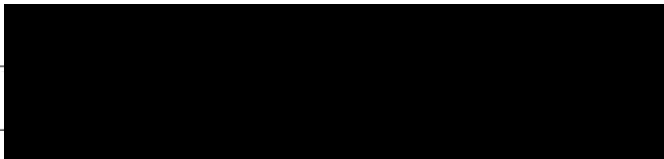
You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

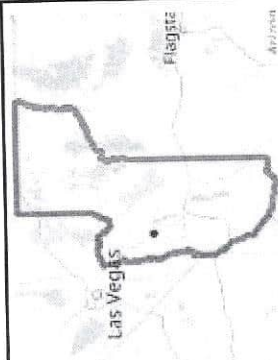
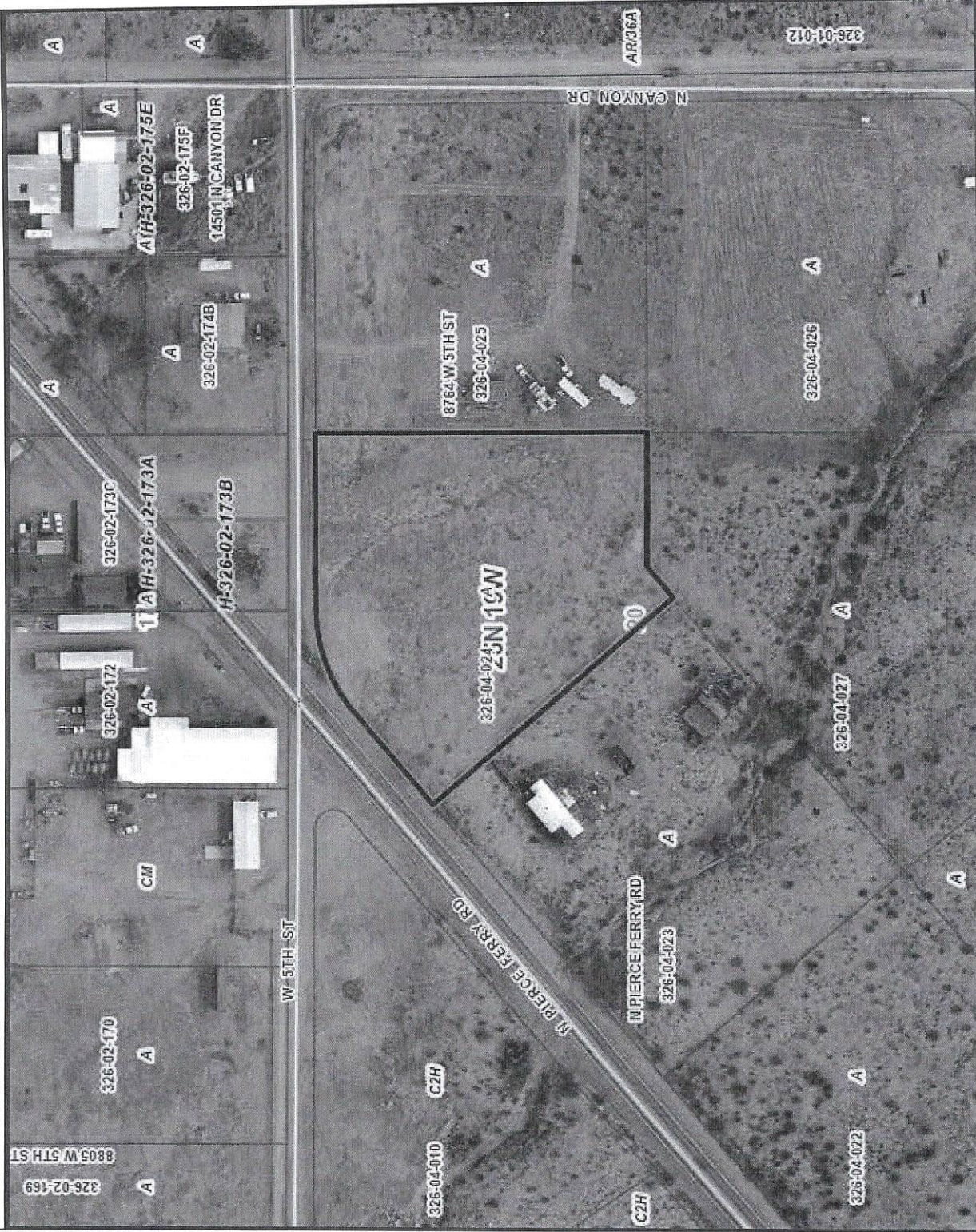


Applicant / agent

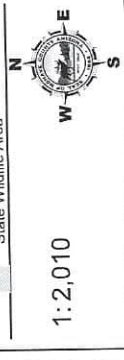
Contact information:



Assessor Parcel Number and Legal Description of proposed subject property: 326-04-024
Pleasant Valley Acres Lot 25

**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested Only)
- Historical Tax Parcel Data
- 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

**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>

0 167.5 335.0 Feet

(approximate scale)

© 2021 Mohave County Information Technology

Map Created: 5/12/2025

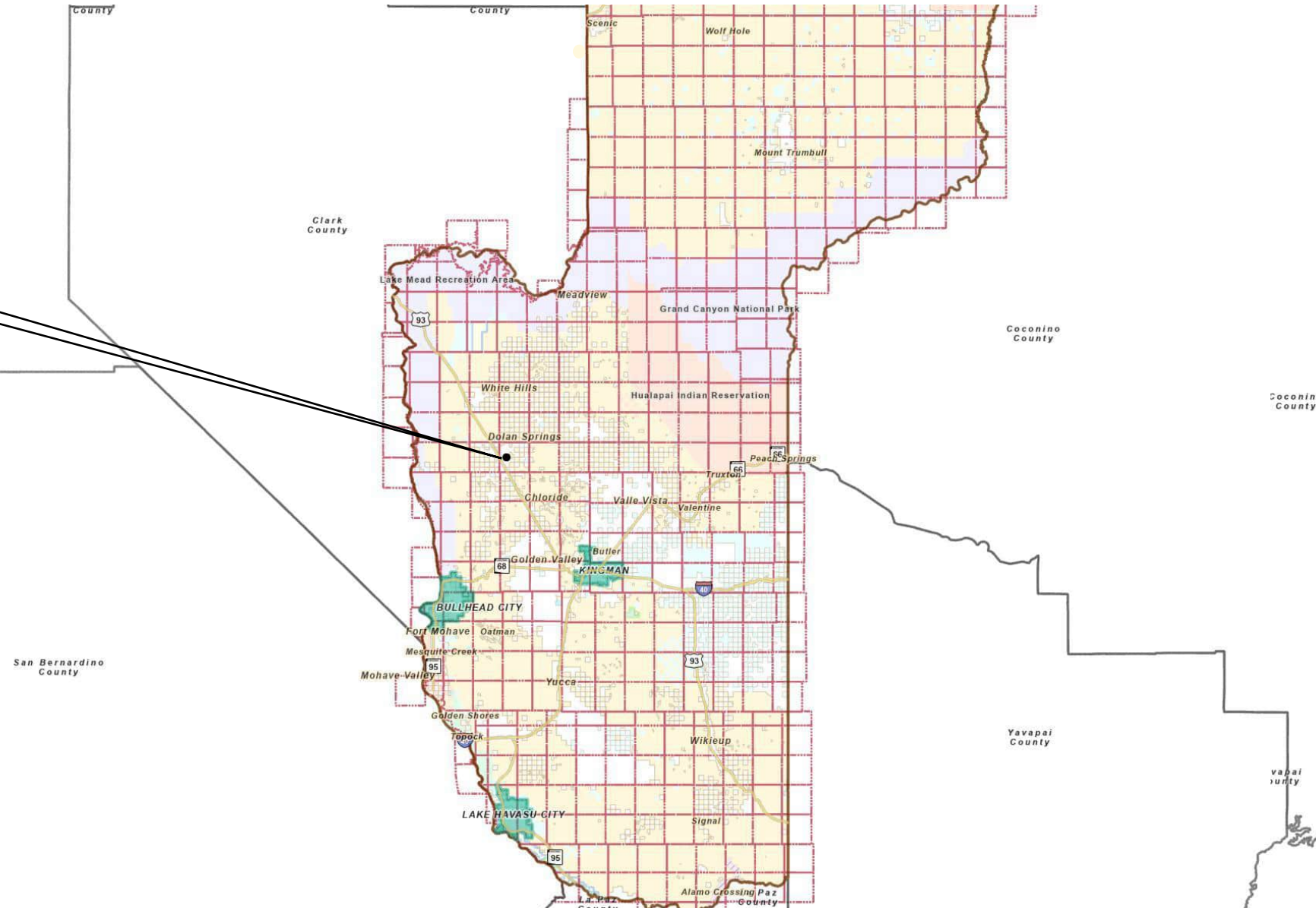
REZONE 326-04-024

GENERAL MAP

Section 20
T 25 N, R 19 W

Subject
Property

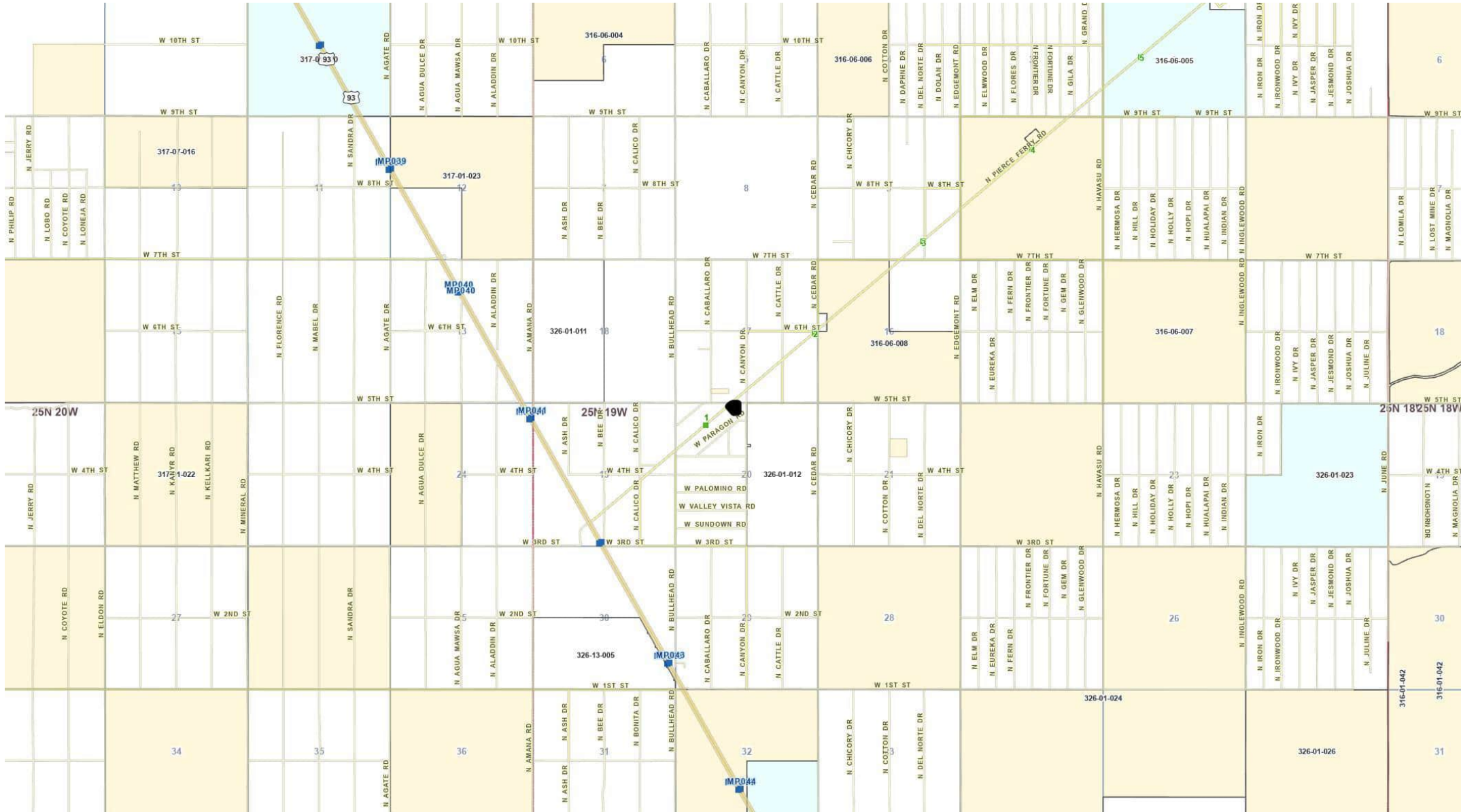
REZONE of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for Hay and Feed Storage and Sales, in the Dolan Springs vicinity.



REZONE 326-04-024
VICINITY MAP

REZONE of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for Hay and Feed Storage and Sales, in the Dolan Springs vicinity.

Section 20
T 25 N, R 19 W

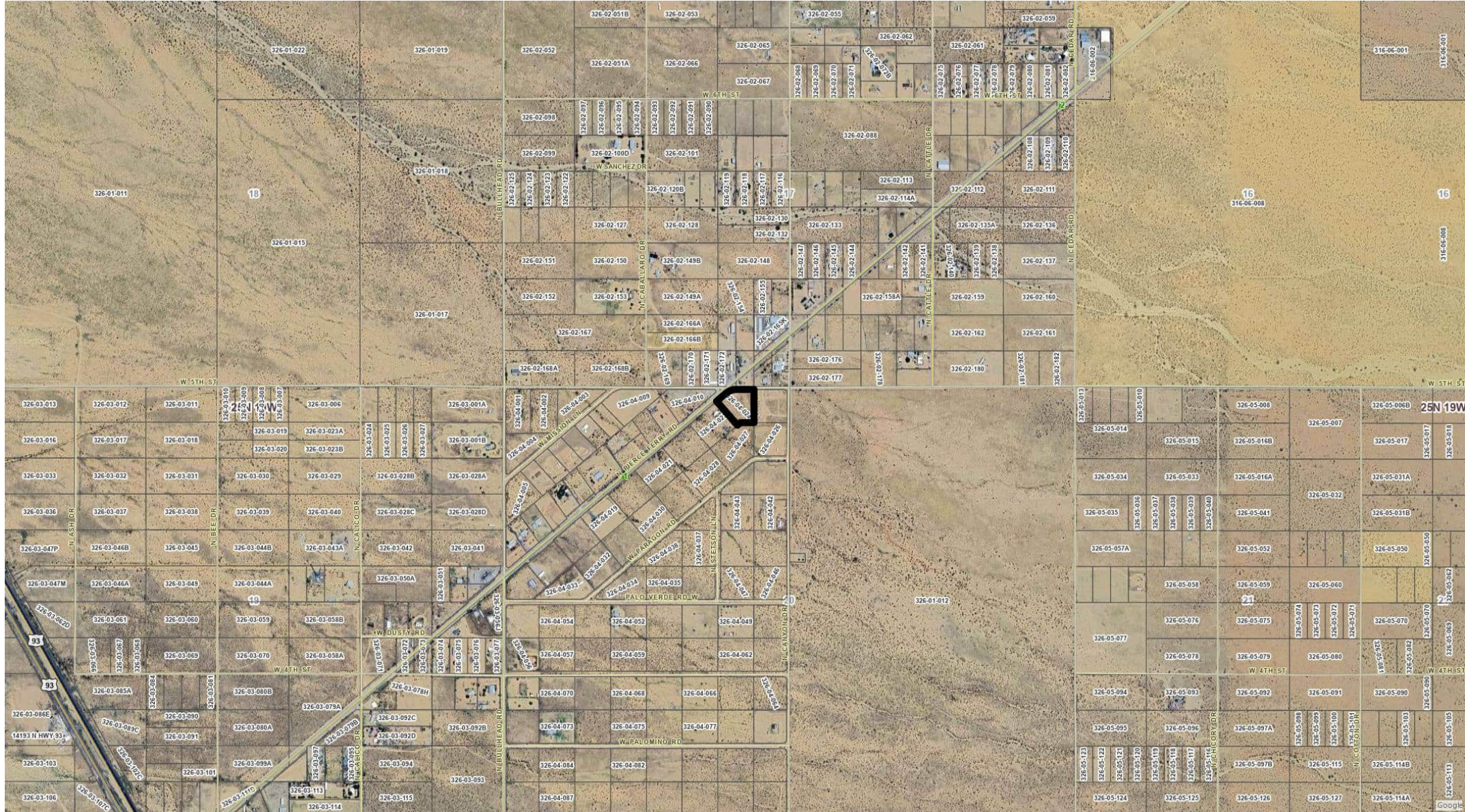


REZONE 326-04-024

SITE MAP

Section 20
T 25 N, R 19 W

REZONE of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for Hay and Feed Storage and Sales, in the Dolan Springs vicinity.



REZONE 326-04-024

ZONING MAP

REZONE of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for Hay and Feed Storage and Sales, in the Dolan Springs vicinity.

Section 20
T 25 N, R 19 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 | |

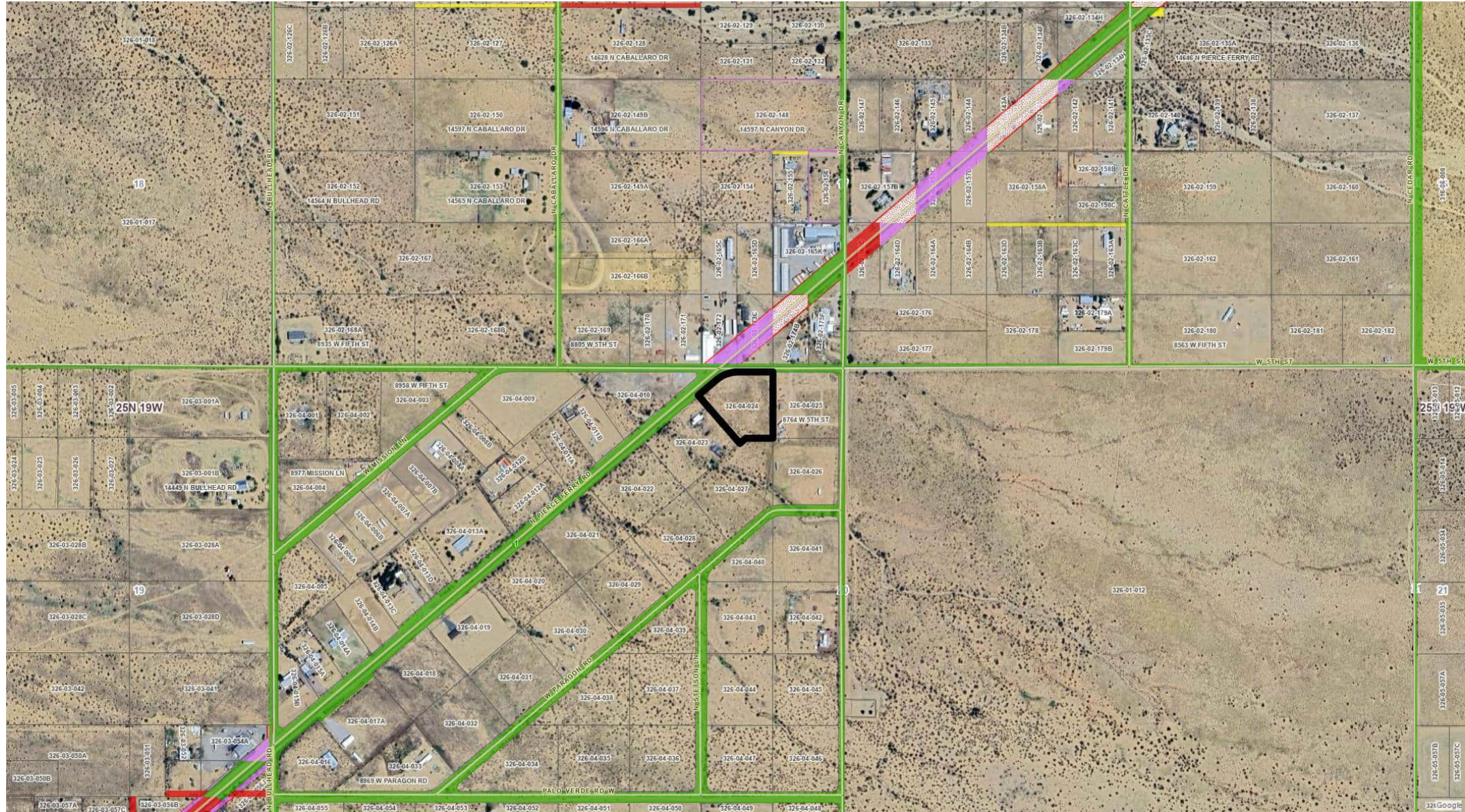


REZONE 326-04-024

RIGHT OF WAY MAP

Section 20
T 25 N, R 19 W

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



REZONE of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for Hay and Feed Storage and Sales, in the Dolan Springs vicinity.

REZONE 326-04-024 REQUEST

REZONE of Assessor's Parcel No. 326-04-024 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for Hay and Feed Storage and Sales, in the Dolan Springs vicinity.

Section 20
T 25 N, R 19 W






**BLUE COLLAR
RANCH**

SUPPLY AND MORE

**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 of said Commission,
100 W. State Street, Phoenix, Arizona, on
the 20th day of July 2020, at 10:00 A.M.
for the purpose of considering and possibly
changing the zoning classification of the
property located at 14500 PF RD, Phoenix,
Arizona, from Residential to Light Industrial.
The Commission is composed of the Mayor and
four members appointed by the Board of Supervisors.
Interested parties are invited to attend the hearing
and present their views on the proposed zoning
change. A public hearing will be held on the
proposed zoning change at the hearing.
The Commission will consider the proposed
zoning change and may or may not approve
the same. The Commission's decision will be
final and binding on all parties.

WE FINANCE

**FREE
EQUIPMENT
DELIVERY**

**CALL US
TODAY**



**GARAGE
SALE**



**ZONING
NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Maricopa County, Arizona, on the matter of the proposed rezoning of the property located at 10000 N. 100th Ave., Suite 100, Phoenix, Arizona, from its current zoning of R1 to a new zoning of R1-2. The hearing will be held on July 22nd, at 10:00 AM.

OFFICE
WE FINANCE

11. **Evaluation of a request for a REZONE of Assessor's Parcel No. 326-03-113 from an A (General) zone to an SD/C (Special Development/Commercial) zone to allow for a tire/auto repair shop, food truck, hay sales, and two residences in the Dolan Springs vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Jason Garner on behalf of Jorge Altamirano and Laura Villanueva of Dolan Springs, Arizona.

Assessor's Parcel No. 326-03-113 is described as Gateway Acres Tract 10 W1/2 N1/2 of Lot 94, located in Section 19, Township 25 North, Range 19 West.

The site is approximately 1.25 acres and is located west of Calico Drive and east of Pierce Ferry Road. The site is accessed from U.S. Highway 93, then northeast on Pierce Ferry Road, then south on Calico Drive for approximately .16 miles to the northeastern corner of the private driveway on the south half of Lot 94.

The site has two existing residences, with relatively flat terrain. The surrounding land uses consist of commercial developments, single family residences, and vacant land.

The applicant requests this rezone from an A (General) zone to an SD/C (Special Development/Commercial) zone to allow for a tire/auto repair shop, food truck, and hay sales, in conjunction with two private residences. The Mohave County General Plan designates this site as General Commercial.

The site is within the Lake Mohave Ranchos Fire District. Electric service appears to be available. Sewer and water services do not appear to be available. Calico Drive is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G 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 does contain other zoning similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. There does not appear to be any significant environmental feature affecting the site.
- 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. Assessor's Parcel No. 326-03-113 shall be Rezoned to an SD/C (Special Development/Commercial) zone, with C-2 (General Commercial) uses to allow for a tire/auto repair shop, food truck, and hay sales, in conjunction with two private residences.
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: 326-03-113 Current Zoning: A Parcel Size 1.25 Acres

Legal Description:
S19 T25N R19W; Gateway Acres, Tract 10; W2 N2 Lot 94

Water Provider: On-Site Well Electric provider: Citizens Arizona Electric Sewer provider: On-Site Septic

Present use of property: 0827-MH SUB LOT, CUST AMENIT

Owner Information

Owner Name (must match current deed): Mr. Jorge L. Altamirano, Ms. Laura E. Villanueva
Owner Street Address: 14141 Bonita Road City: Dolan Springs State: AZ Zip: 86441
Phone number: (702) 708-4406 Email: jaltamirano85.ja@gmail.com

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

Agent Name: Jason K. Garner, PE
Agent Street Address: 1503 Main Street City: Kingman State: AZ Zip: 86401
Phone number: [REDACTED] Email: [REDACTED]

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: S-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:

Tire & Auto Repair Shop; Food truck(s); Hay/Alfalfa Sales.

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.

[Signature]

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 A
to S-D for the purpose of Tire & Auto Repair Shop; Food truck(s); Hay/Alfalfa Sales.

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.

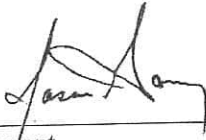
Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by 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,



Applicant / agent

Contact information:



Assessor Parcel Number and Legal Description of proposed subject property: 326-03-113

S19 T25N R19W; Gateway Acres, Tract 10; W2 N2 Lot 94

3

Prepared by:

Cindy Allen, AZCLDP # 82000

After recording return to:

Jorge L. Altamirano

14141 N. Bonita Drive

Dolan Spring, AZ 86441

FEE# 2024013682

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



03/21/2024 02:20 PM Fee: \$30.00

PAGE: 1 of 3

Above this line reserved for official use only

Warranty Deed
A.R.S. § 11-1134 A7

KNOW ALL MEN BY THESE PRESENTS THAT:

On March 20, 2024, FELIPE ALTAMIRANO, also known as FELIPE DE JESUS ALTAMIRANO PADILLA, an unmarried man, (the "Grantor"), for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, with general warranty covenants, unto:

JORGE LUIS ALTAMIRANO, a Single Man and LAURA ELENA VILLANUEVA, a single woman, as Joint Tenants with Right of Survivorship, (the "Grantee")

all of the following lands and property, together with all improvements located on the property in the County of Mohave, State of Arizona:

The West one-half (W2), North one-half (N2), Lot 94, Gateway Acres Tract 10; aka Mohave County Assessors Number 326-03-113, being in Section 19, T25N, R19W, Mohave County, Arizona.

Tax Parcel #: 326-03-113

The above premises are subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The Grantor does for itself and its successors, personal representatives, executors and assigns forever hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good

right to sell and convey the same; and to forever warrant and defend the title to the said lands against all claims whatsoever.

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances belonging on the property.

IN WITNESS WHEREOF the Grantor has executed this Warranty Deed on the day and year above.

Felipe Altamirano
 FELIPE DE JESUS ALTAMIRANO PADILLA
 AKA Felipe Altamirano

Grantor Acknowledgement

STATE OF Arizona

COUNTY OF Mohave

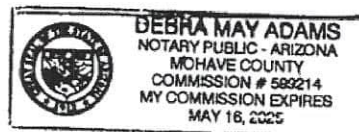
On this 20 day of March, 2024, before me, Debra May Adams, a notary public, FELIPE DE JESUS ALTAMIRANO PADILLA, known to me or proven on the basis of satisfactory evidence to be the Grantor, acknowledged this Warranty Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

Debra May Adams (SEAL)
 Notary Public

County of Mohave

My commission expires: 5-16-2025



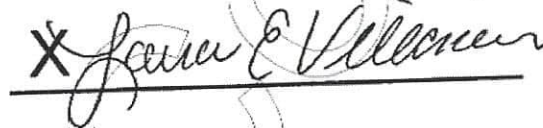
ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

The grantees by signing the acceptance below evidence their intention to acquire said premises (The West one-half (W2), North one-half (N2), Lot 94, Gateway Acres Tract 10) as joint tenants with the right of survivorship, and not as community property or as tenants in common.

DATED this 20 day of March, 2024

ACCEPTED AND APPROVED:

X 

X 

STATE OF ARIZONA)
)ss
COUNTY OF Mohave)

On the 20 day of March, 2024, before me, the undersigned Notary Public, personally appeared JORGE LUIS ALTAMIRANO, a Single Man and LAURA ELENA VILLANUEVA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the attached instrument and acknowledged to me that THEY executed the same as THEIR free act and deed.

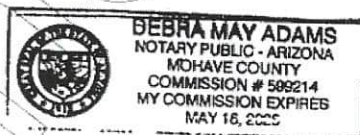
WITNESS my hand and official seal.

My Commission Expires:

5-16-2025

X 

NOTARY PUBLIC



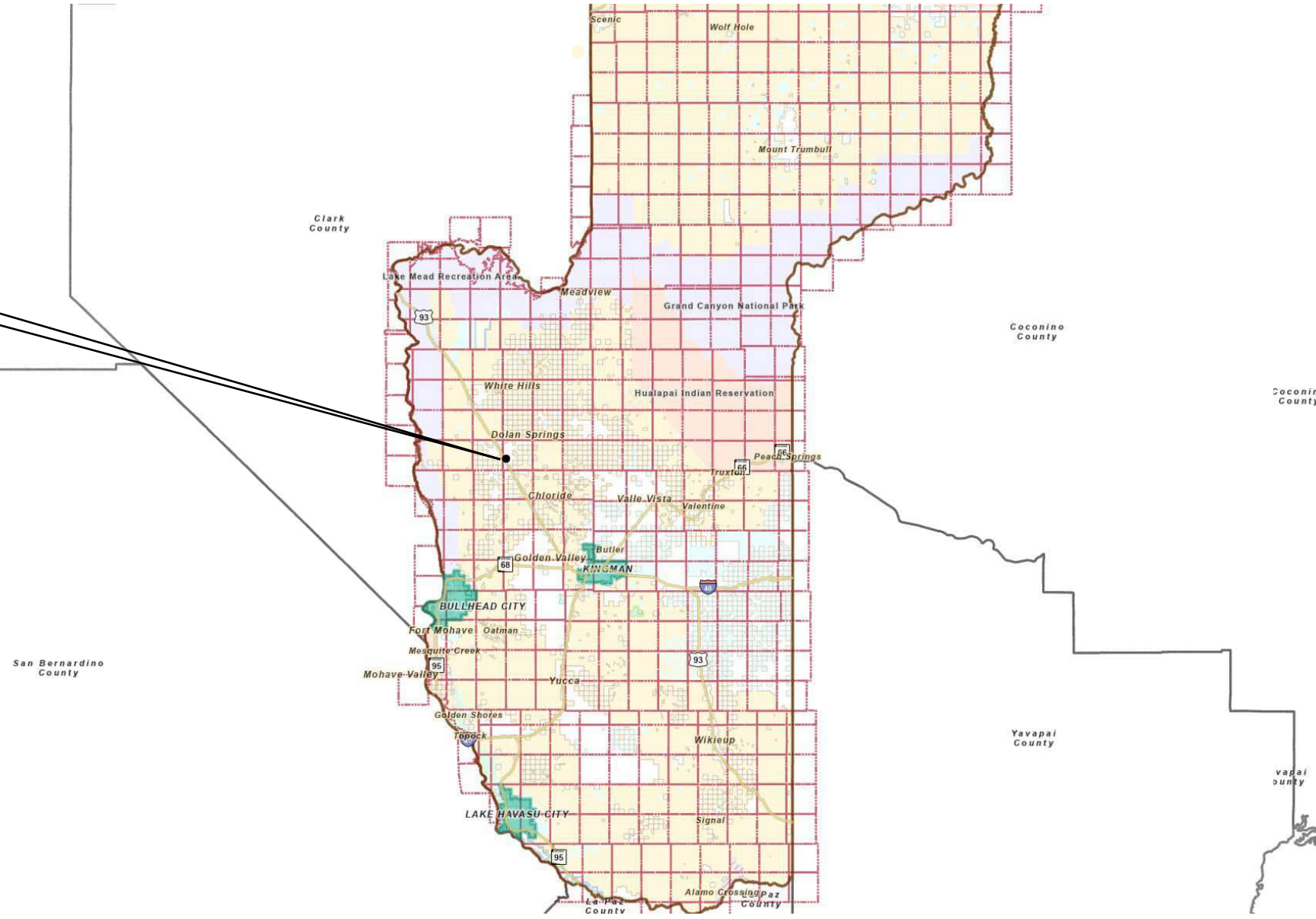
REZONE 326-03-113

GENERAL MAP

Section 19
T 25 N, R 19 W

Subject
Property

REZONE of Assessor's Parcel No. 326-03-113 from an A (General) zone to a S-D/C (Special Development / Commercial) zone, to allow for an tire/auto repair shop, food truck, and hay sales, in the Dolan Springs vicinity.



REZONE 326-03-113
VICINITY MAP

Section 19
T 25 N, R 19 W

REZONE of Assessor's Parcel No. 326-03-113 from an A (General) zone to a S-D/C (Special Development / Commercial) zone, to allow for an tire/auto repair shop, food truck, and hay sales, in the Dolan Springs vicinity.

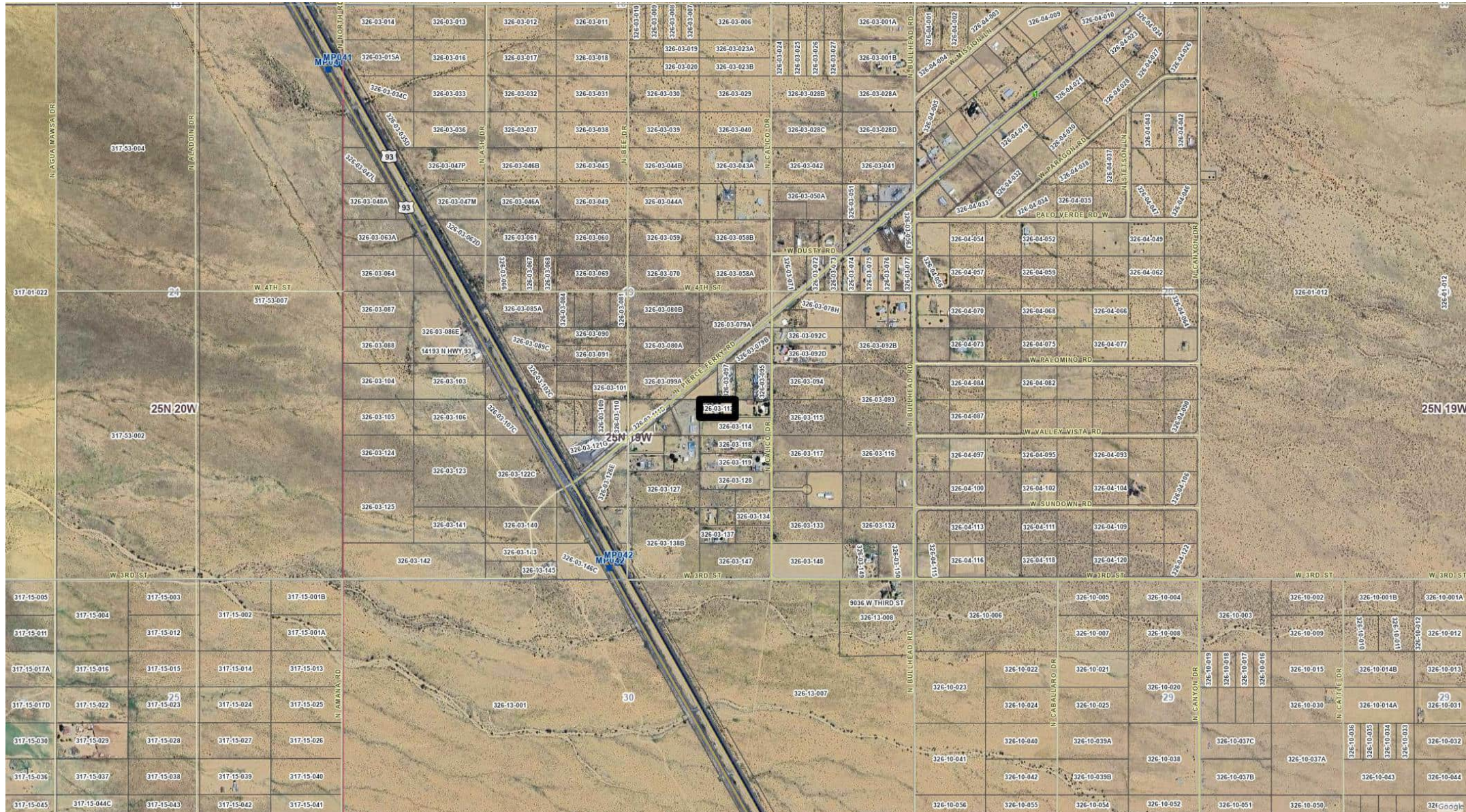


REZONE 326-03-113

SITE MAP

Section 19
T 25 N, R 19 W

REZONE of Assessor's Parcel No. 326-03-113 from an A (General) zone to a S-D/C (Special Development / Commercial) zone, to allow for an tire/auto repair shop, food truck, and hay sales, in the Dolan Springs vicinity.

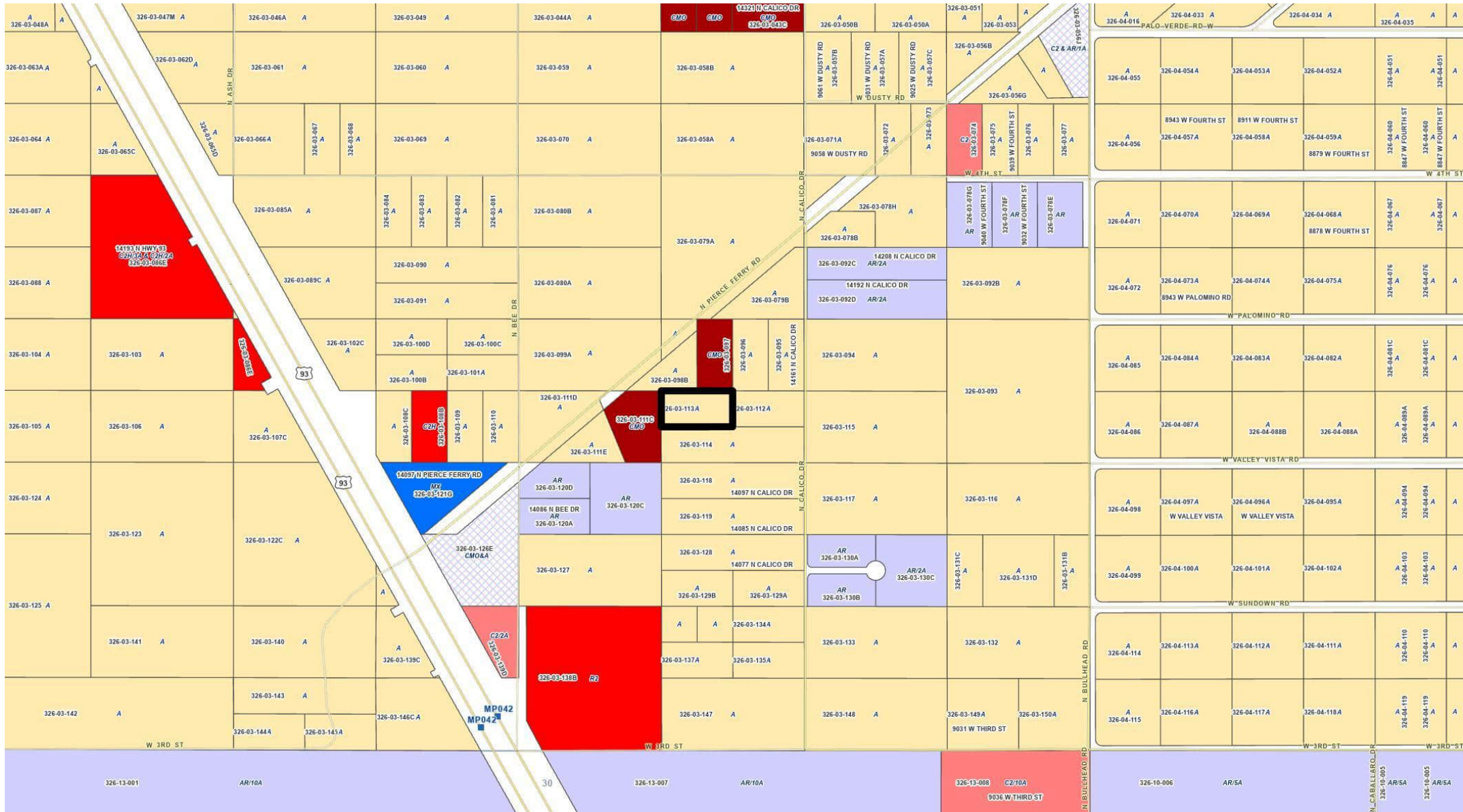


REZONE 326-03-113

ZONING MAP

Section 19
T 25 N, R 19 W

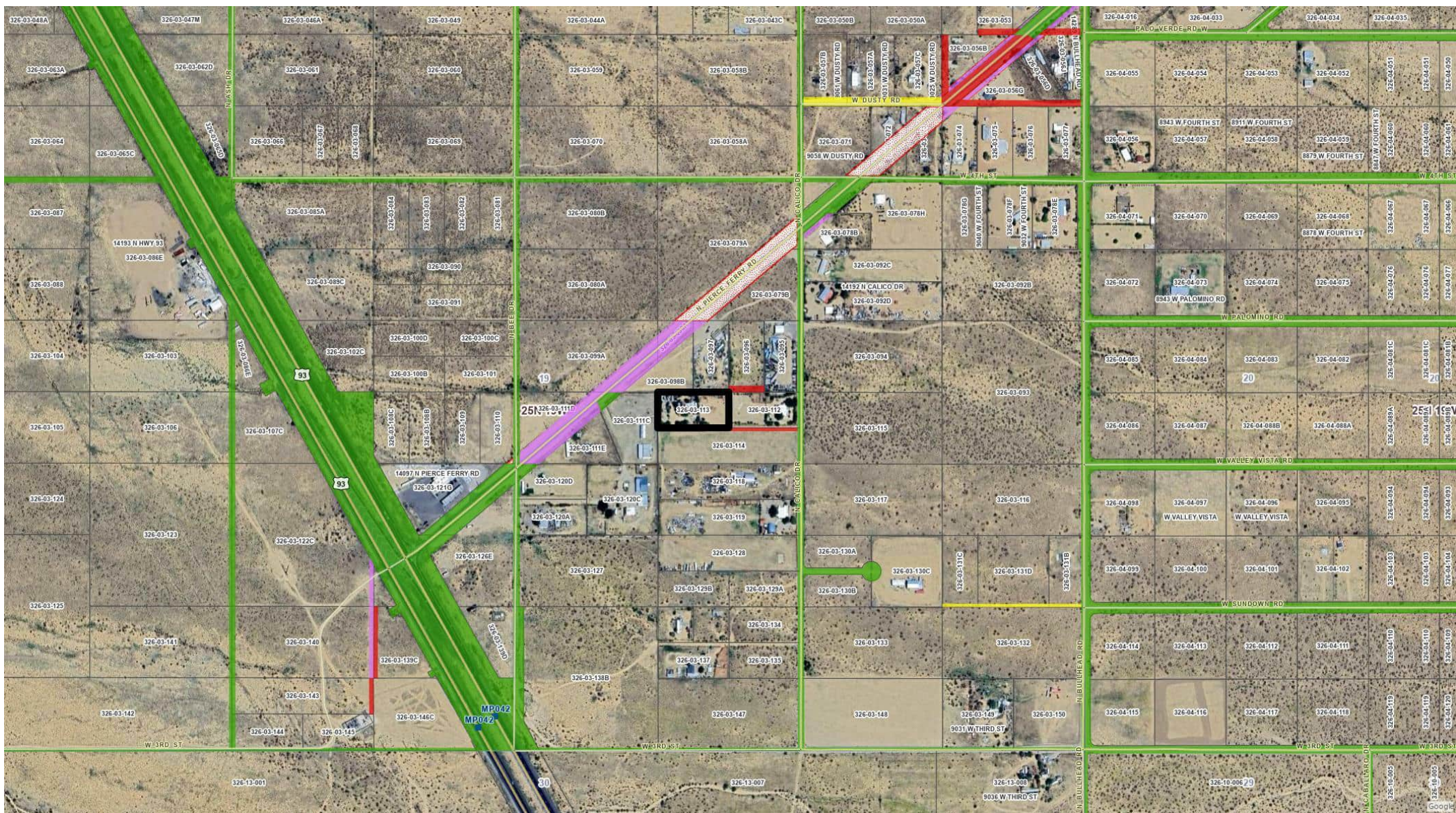
REZONE of Assessor's Parcel No. 326-03-113 from an A (General) zone to a S-D/C (Special Development / Commercial) zone, to allow for an tire/auto repair shop, food truck, and hay sales, in the Dolan Springs vicinity.



REZONE 326-03-113
RIGHT OF WAY MAP

Section 19
T 25 N, R 19 W

REZONE of Assessor's Parcel No. 326-03-113 from an A (General) zone to a S-D/C (Special Development / Commercial) zone, to allow for an tire/auto repair shop, food truck, and hay sales, in the Dolan Springs vicinity.



REZONE 326-03-113

REQUEST

Section 19
T 25 N, R 19 W

REZONE of Assessor's Parcel No. 326-03-113 from an A (General) zone to a S-D/C (Special Development / Commercial) zone, to allow for an tire/auto repair shop, food truck, and hay sales, in the Dolan Springs vicinity.





ZONING NOTICE

NOTICE TO THE PUBLIC: The City of...
has adopted a new zoning ordinance...
which will affect the use of land...
in the... area. The new ordinance...
will be in effect on...
The City of...
...
...

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 9th day of July 2025, at 10:00 A.M.

As Follows:
 Evaluation of a request for a **REZONE** of Anacostia Park by
 03-4113 from Jay A. (General) zone to a 5-000 (Special Development
 Commercial) zone; to allow for a new one-story food truck, fast
 sales and other businesses, on the Decade Springs vicinity (west of Calver
 Drive), southwest of Pioneer Ferry Road, Midwest County, Arizona.
 Jorge Altamirano and Laura Villaseca, ME

FOR MORE INFORMATION, CONTACT THE MORTGAGE PLANNING PLANNING & ZONING DIVISION AT (800) 557-0883 OR PLANNING@MORTGAGE.COM

12. **Evaluation of a request for a REZONE of Assessor's Parcel No's. 317-49-026, 040 and 041 from an A (General) zone to a M-1 (Light Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property as requested by KTH Consulting on behalf of Redpoint Holdings, LLC of Las Vegas, Nevada.

Assessor's Parcel No's. 317-49-026, 040 and 041 are described as a portion of NW 1/4 of Section 25, Township 27 North, Range 21 West.

The sites are approximately 60 acres combined and are located north and south of Equestrian Drive, west of U.S. Highway 93. The site is accessed from U.S. Highway 93, then west on White Hills Road, then north on Three Girls Ranch Road approximately .11 miles to the southeast corner of the site.

The sites appear to be vacant. The terrain gradually slopes down to the east with a wash in the northwestern corner of 317-49-026. The surrounding land uses consist of residential and commercial uses, and vacant land.

The applicant requests this rezone from an A (General) zone to a M-1 (Light Manufacturing) zone, to allow for future manufacturing operations. The Mohave County General Plan designates this site as Urban Development Area.

The sites do not appear to be in a fire district. Electric service appears to be available. Water and sewer services do not appear to be available. Three Girls Ranch Road is not paved and not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3350G 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 and densities similar to the above-proposed action.
- e. The site does appear to have legal access via unpaved roads.
- f. There does not appear to be any 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. 317-49-026, 040 and 041 shall be rezoned to a M-1 (Light Manufacturing) 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 of the commercial lot. 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. 11-814.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: 317-49-040, 317-49-041, 317-49-026 Current Zoning: A Parcel Size 60 Acres

Legal Description:

N 1/2 of the SE 1/4, NW 1/4, and the NW 1/4, NW 1/4 of Section 25, T27N, R21W

Water Provider: well Electric provider: UNISOURCE Sewer provider: SEPTIC

Present use of property: Vacant, undeveloped

Owner Information

Owner Name(must match current deed): REDPOINT HOLDINGS, LLC

Mailing Address: 3141 BEACH VIEW CT City: LAS VEGAS State: NV Zip: 89117

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: KTH CONSULTING / KATHY TACKETT-HICKS

Mailing Address: 3751 MARTINGALE DRIVE City: KINGMAN State: AZ Zip: 86409

Phone number: [REDACTED] Email: [REDACTED]

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: M-1

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:

developing future manufacturing operations, including a 40,000 sf. building for set design.

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.

* [Signature]

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 A

to M-1 for the purpose of developing manufacturing operations, including 40,000 sq. bldg.

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,



Applicant / agent

Contact information:

KTH Consulting / Kathy Tackett-Hicks

3751 Martingale Drive, Kingman, AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: APN's 317-49-040, 317-49-041
317-49-026

N $\frac{1}{2}$, of the SE $\frac{1}{4}$, NW $\frac{1}{4}$, and the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 25, T27N, R21W



RECORDING REQUESTED BY:

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

WHEN RECORDED MAIL TO:

Redpoint Holdings, LLC, an Arizona limited liability
company
19640 N Fairway Dr
White Hills, AZ 86445

FEE# 2023038411

OFFICIAL RECORDS OF MOHAVE COUNTY
KRISTI BLAIR, COUNTY RECORDER

08/24/2023 03:47 PM Fee \$30.00

PAGE: 1 of 6

Escrow No.: CTM23073079EG

Space above this line for Recorder's Use
EXEMPT B-2

CAPTION HEADING:**THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL
DESCRIPTION****GRANTOR:**

Richard L.S. Proctor, Trustee of the Desert Dreams 360 LLC 401(k) Plan Trust for APN
317-44-087 and 317-49-040 and Desert Dreams, LLC, 401K Plan trust for APN 317-44-088
and 317-44-103 and Desert Dreams 360 LLC 401 Plan

GRANTEE:

Redpoint Holdings, LLC, an Arizona limited liability company

RECORDED ON JULY 12, 2023 IN FEE# 2023031529**LEGAL DESCRIPTION TO BE CORRECTED TO READ AS FOLLOWS:**

PARCEL 1: 317-44-087 AND 317-44-088 AND 317-44-103

LOTS 88, 89 AND 104, TRACT 29-27-20, FLANNERY AND ALLEN, ACCORDING TO THE PLAT THEREOF,
RECORDED AUGUST 18, 1930, RECORDS OF MOHAVE COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS, COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK 37 OF
DEEDS, PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA.

PARCEL 2: 317-49-040

THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION
25, TOWNSHIP 27 NORTH, RANGE 21 WEST, MOHAVE COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK 37 OF DEEDS,
PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA

PARCEL 3: 317-57-020

THE NORTHWEST QUARTER (NW 1/4) AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2 SW

**THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL
DESCRIPTION**
(continued)

1/4) OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 21 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MOHAVE COUNTY, ARIZONA.

EXCEPT THAT PORTION THEREOF LYING EAST OF U.S. HIGHWAY 93.

AND EXCEPT ANY PROPERTY PREVIOUSLY CONVEYED.

DO NOT REMOVE

This is part of the official document.

RECORDING REQUESTED BY:

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

FEE# 2023031529

OFFICIAL RECORDS OF MOHAVE COUNTY
KRISTI BLAIR, COUNTY RECORDER
07/12/2023 03:36 PM Fee \$30.00
PAGE: 1 of 3

WHEN RECORDED MAIL TO:

Allen Barbarich
Redpoint Holdings, LLC, an Arizona limited liability
company
19640 N Fairway Dr
White Hills, AZ 86445

Escrow No.: CTM23073079EG

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,

Richard L.S. Proctor, Trustee of the Desert Dreams 360 LLC 401(k) Plan Trust for APN 317-44-087 and 317-49-040 and Desert Dreams, LLC, 401K Plan trust for APN 317-44-088 and 317-44-103 and Desert Dreams 360 LLC 401 Plan

does hereby convey to

Redpoint Holdings, LLC, an Arizona limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: July 7, 2023

Desert Dreams 360 LLC 401(k) Plan Trust

BY: **Richard L.S. Proctor**, Trustee

Richard L.S. Proctor, Trustee of the Richard L.S. Proctor Trust, UAD 2/9/1988, Trustee

State of Texas
County of Bell

This instrument was acknowledged before me on this 7th day of July, 2023, by Richard L.S. Proctor.

Hugh Cross

Notary Public
My Commission Expires: 09/10/2024

[SEAL]



Hugh Cross

ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

RECORDING REQUESTED BY:

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

WHEN RECORDED MAIL TO:

Allen Barbarich
Redpoint Holdings, LLC, an Arizona limited liability
company
19640 N Fairway Dr
White Hills, AZ 86445

Escrow No.: CTM23073079EG

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,

Richard L.S. Proctor, Trustee of the Desert Dreams 360 LLC 401(k) Plan Trust for APN 317-44-087 and 317-49-040 and Desert Dreams, LLC, 401K Plan trust for APN 317-44-088 and 317-44-103 and Desert Dreams 360 LLC 401 Plan

does hereby convey to

Redpoint Holdings, LLC, an Arizona limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: July 7, 2023

Desert Dreams 360 LLC 401(k) Plan Trust

BY: Richard L.S. Proctor, Trustee

Richard L.S. Proctor, Trustee of the Richard L.S. Proctor Trust, UAD 2/9/1988, Trustee

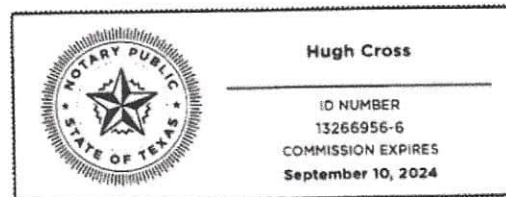
State of Texas
County of Bell

This instrument was acknowledged before me on this 7th day of July, 2023, by Richard L.S. Proctor.

Hugh Cross

Notary Public
My Commission Expires: 09/10/2024

[SEAL]



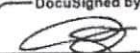
Notarized online using audio-video communication

BENEFICIARY'S STATEMENT
(continued)

Richard L S Proctor

Name: _____
Address: 8570 E Rowel Road, Scottsdale AZ 85255
Name: _____
Address: _____
Name: _____
Address: _____
Name: _____
Address: _____
Name: _____
Address: _____
Name: _____
Address: _____
Name: _____
Address: _____

Desert Dreams 360 LLC 401(k) Plan Trust

DocuSigned by:
BY: 

Richard L. S. Proctor, Trustee of the Richard L.S. Proctor Trust, UAD 2/9/1988, Trustee

EXHIBIT "A"
Legal Description

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

PARCEL 1: 317-44-087 AND 317-44-088 AND 317-44-103

LOTS 88, 89 AND 103, TRACT 29-27-20, FLANNERY AND ALLEN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 18, 1930, RECORDS OF MOHAVE COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS, COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK 37 OF DEEDS, PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA.

PARCEL 2: 317-49-040

THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 21 WEST, MOHAVE COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK 37 OF DEEDS, PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA

PARCEL 3: 317-57-020

THE NORTHWEST QUARTER (NW 1/4) AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2 SW 1/4) OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 21 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.

EXCEPT THAT PORTION THEREOF LYING EAST OF U.S. HIGHWAY 93.

AND EXCEPT ANY PROPERTY PREVIOUSLY CONVEYED.

RECORDING REQUESTED BY:

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

FEE# 2023031486

OFFICIAL RECORDS OF MOHAVE COUNTY
KRISTI BLAIR, COUNTY RECORDER

07/12/2023 02:00 PM Fee \$30.00

PAGE: 1 of 3

WHEN RECORDED MAIL TO:

Allen Barbarich
Redpoint Holdings, LLC,
19845 N Three Girls Ranch Rd
White Hills, AZ 86445

Escrow No.: CTM23073077EG

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,

Richard L.S. Proctor, Trustee of any successor trustee thereto of The Richard L.S. Proctor Trust, UAD 2/9/1988

does hereby convey to

Redpoint Holdings, LLC, an Arizona limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: July 10, 2023

The Richard L.S. Proctor Trust, UAD 2/9/1988

BY: Richard L.S. Proctor, Trustee
Richard L.S. Proctor, Trustee

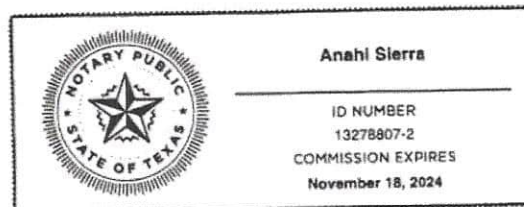
State of Texas
County of Montgomery

This instrument was acknowledged before me on this 10th day of July, 2023, by Richard L.S. Proctor.

Anahi Sierra

Notary Public, State of Texas
My Commission Expires: 11/18/2024
Anahi Sierra

[SEAL]



Notarized online using audio-video communication

BENEFICIARY'S STATEMENT

(continued)

Richard Proctor

Name:

Address:

8570 E Rowel Rd, Scottsdale AZ 85255

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

The Richard L.S. Proctor Trust, UAD 2/9/1988

DocuSigned by:

BY:

Richard Proctor, Trustee

EXHIBIT "A"
Legal Description

2023031486 Page: 3 of 3

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

PARCEL1 317-49-041

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER PF SECTION 25. TOWNSHIP 27, NORTH RANGE 21 WEST, MOHAVE COUNTY, ARIZONA

EXCEPT ALL OIL, GAS, COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK 37 OF DEEDS, PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA.

PARCEL 2: 317-44-028

LOT 29, TRACT 29-27-20, FLANNERY AND ALLEN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 14, 1930, RECORDS OF MOHAVE COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS COAL AND MINERAL AS RESERVED IN DEED RECORDED IN BOOK 37 OF DEEDS, PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA

PARCEL 3 317-44-092

LOT 93, TRACT 29-27-20(FLANNERY & ALLEN) ACCORDING TO THE PLAT RECORDED MARCH 14, 1930 RECORDS OF MOHAVE COUNTY, ARIZONA:

EXCEPT ALL OIL, GAS COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK37 OF DEEDS, PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA

PARCEL 4 329-04-382

LOT 382, GOLDEN HORSESHOE RANCHOS, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1962, AS FEE NUMBER 62-110821 IN THE OFFICE OF THE RECORDER OF MOHAVE COUNTY, ARIZONA

EXCEPT ALL OIL GAS, COAL MINERALS AS RESERVED IN DEED RECORDED IN BOOK 86 OF DEEDS, PAGE 49, RECORDS OF MOHAVE COUNTY ARIZONA

PARCEL 5 317-44-105

LOT 106, TRACT 29-27-20(FLANNERY & ALLEN) ACCORDING TO THE PLAT RECORDED MARCH 14, 1930 RECORDS OF MOHAVE COUNTY, ARIZONA:

EXCEPT ALL OIL, GAS COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK37 OF DEEDS, PAGE 236, RECORDS OF MOHAVE COUNTY, ARIZONA

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

WHEN RECORDED MAIL TO:
Allen Barbarich
Redpoint Holdings, LLC, an Arizona limited liability
company
3141 Beach View Court
Las Vegas, NV 89117

FEE# 2023053286

OFFICIAL RECORDS OF MOHAVE COUNTY
LYDIA DURST, COUNTY RECORDER
12/01/2023 09:44 AM Fee \$30.00
PAGE: 1 of 1

Escrow No.: CTM23074359EG

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,
Nevada Rural Housing Authority, a local Nevada government entity
does hereby convey to

Redpoint Holdings, LLC, an Arizona limited liability company
the following real property situated in County of Mohave, State of Arizona:

**THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 25,
TOWNSHIP 27 NORTH, RANGE 21 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE
COUNTY, ARIZONA.**

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: November 13, 2023

Nevada Rural Housing Authority, a local Nevada government entity

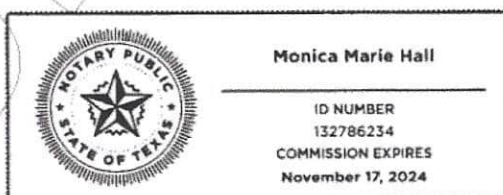
BY: William L. Brewer Executive Director
William L. Brewer, Executive Director

State of Texas
County of Collin

This instrument was acknowledged before me on this 15th day of November, 2023, by William L. Brewer
(Name of Officer) as Executive Director (Title of Officer) of Nevada Rural Housing Authority, a local Nevada
government entity.

Monica Marie Hall
Notary Public Monica Marie Hall
My Commission Expires: 11/17/2024

[SEAL]



Notarized online using audio-video communication

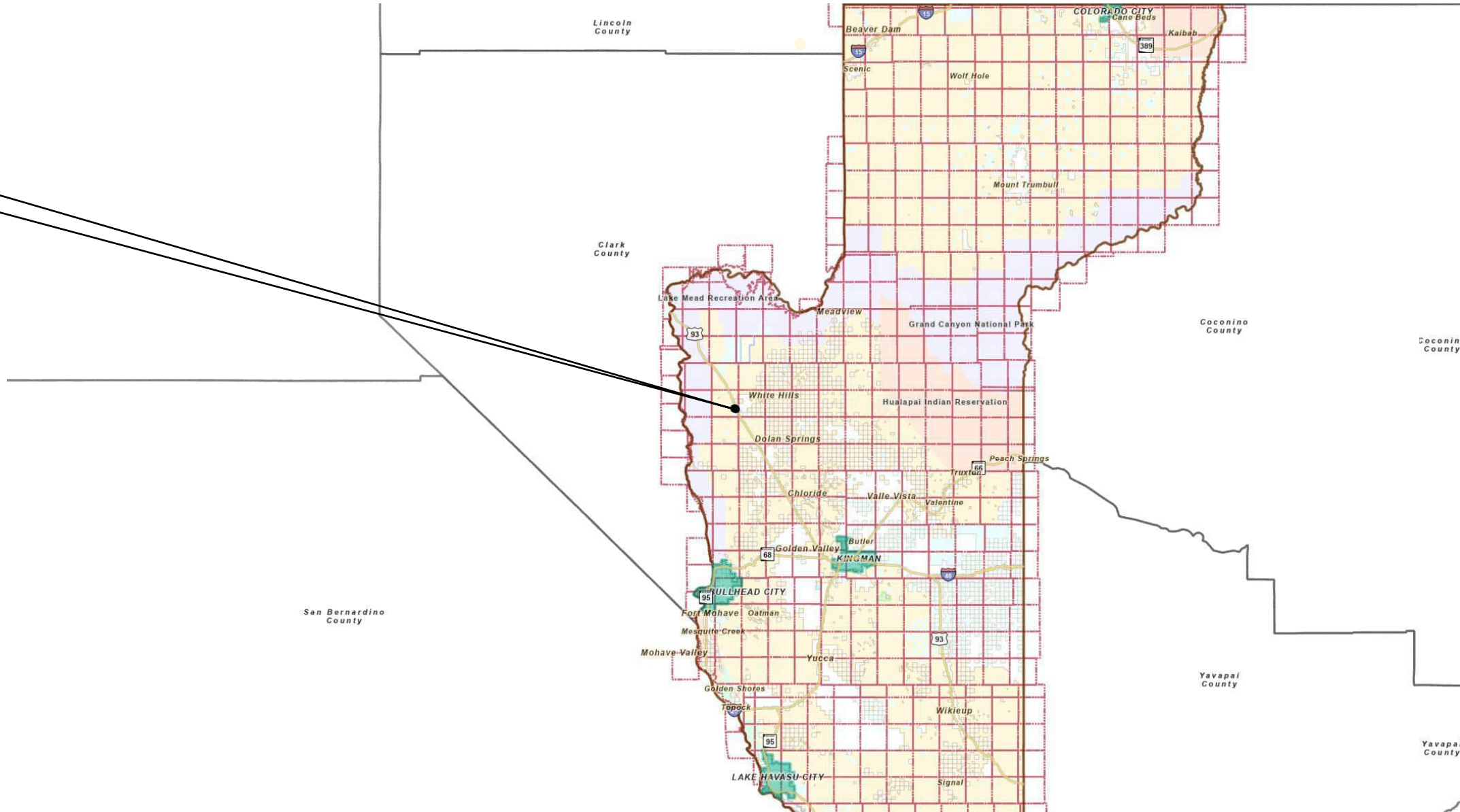
REZONE 317-49-040, -041, & -026

GENERAL MAP

REZONE of Assessor's Parcel No. 317-49-040, -041, and -026 from an A (General) zone to an M (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity.

Section 25
T 27 N, R 21 W

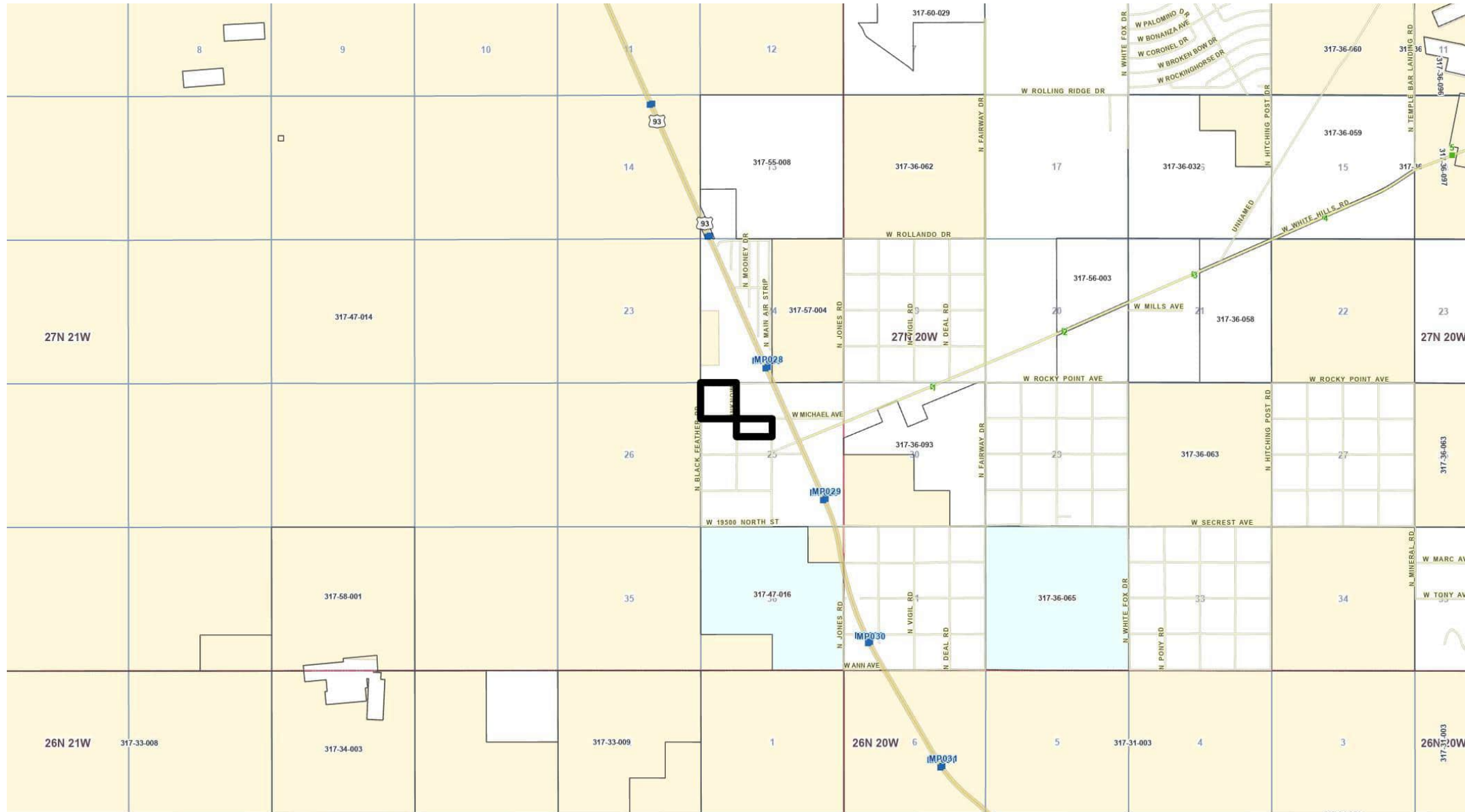
Subject
Property



REZONE 317-49-040, -041, & -026 VICINITY MAP

Section 25
T 27 N, R 21 W

REZONE of Assessor's Parcel No. 317-49-040, -041, and -026 from an A (General) zone to an M (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity.

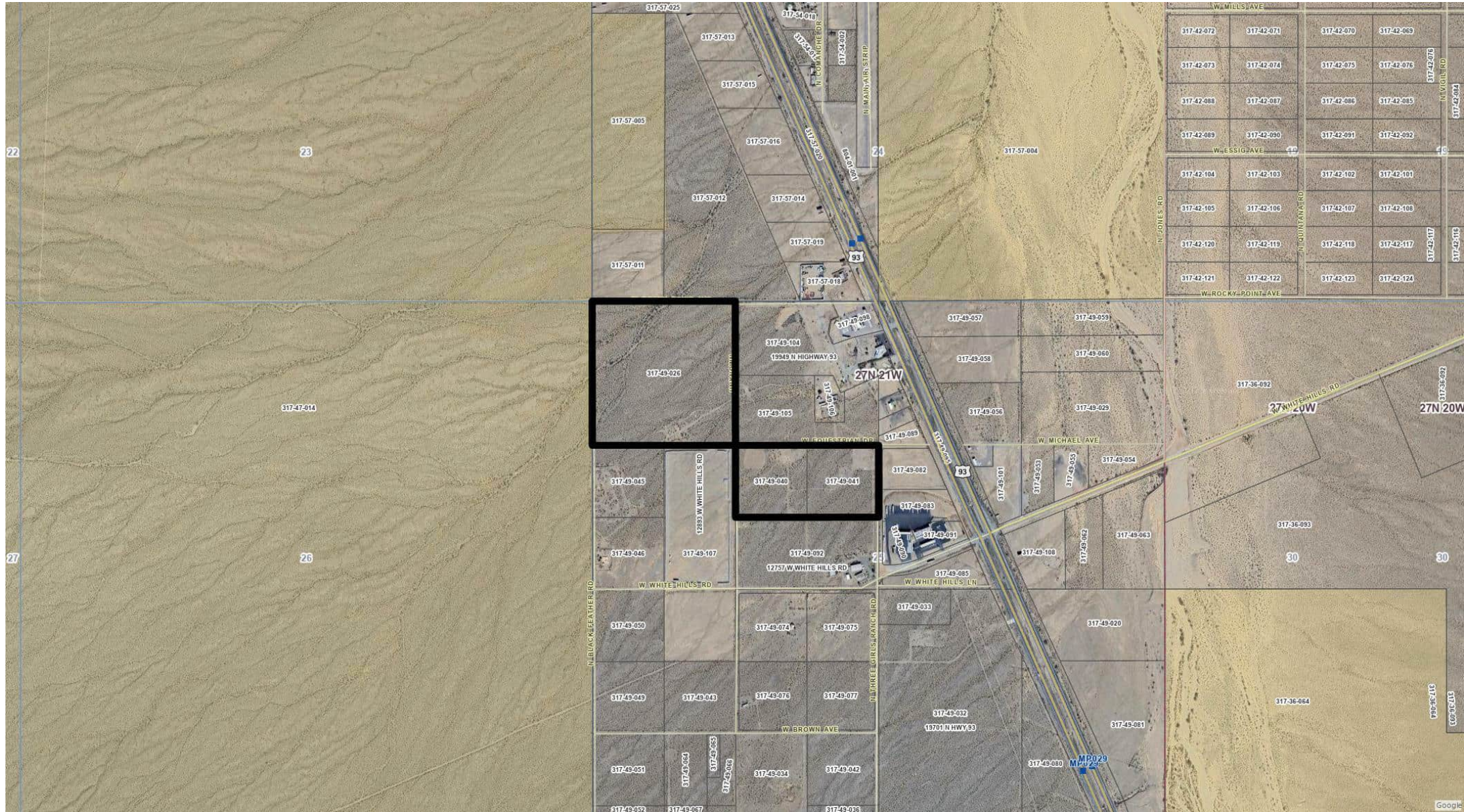


REZONE 317-49-040, -041, & -026

SITE MAP

Section 25
T 27 N, R 21 W

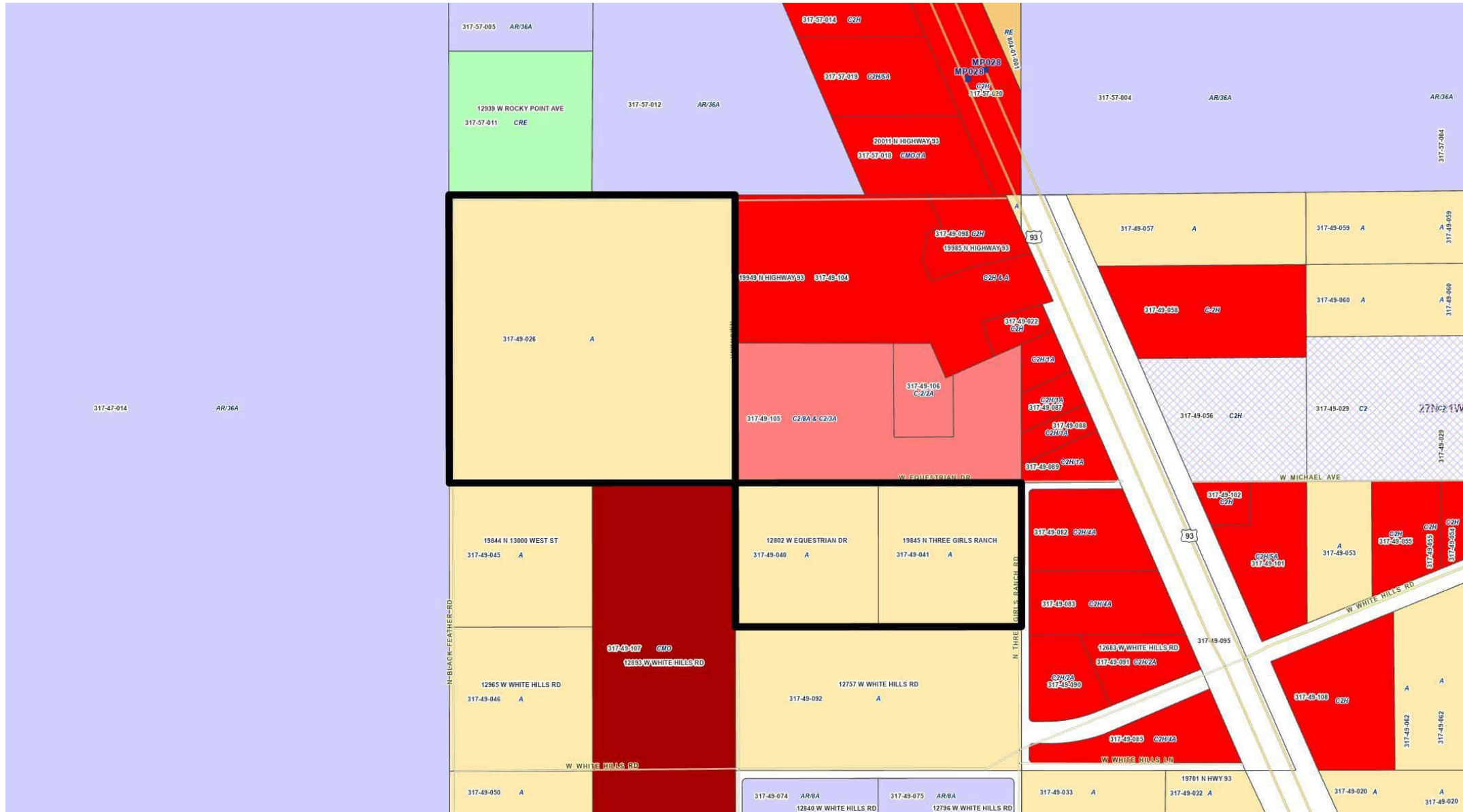
REZONE of Assessor's Parcel No. 317-49-040, -041, and -026 from an A (General) zone to an M (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity.



REZONE 317-49-040, -041, & -026
ZONING MAP

REZONE of Assessor's Parcel No. 317-49-040, -041, and -026 from an A (General) zone to an M (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity.

Section 25
T 27 N, R 21 W

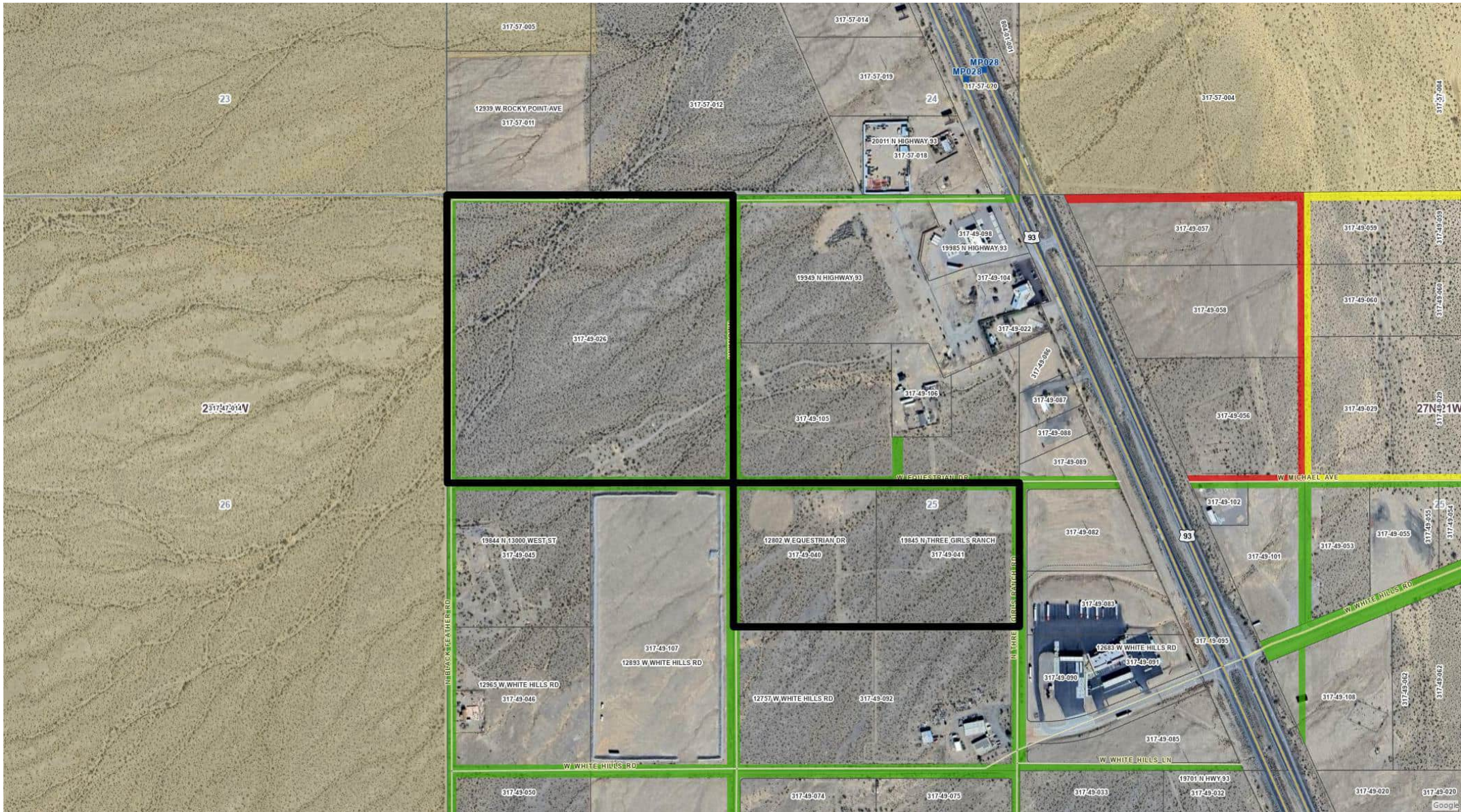
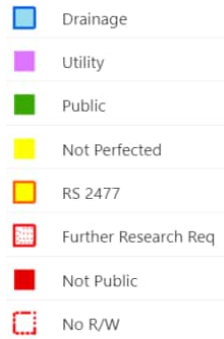


317-49-040, -041, & -026

RIGHT OF WAY MAP

Section 25
T 27 N, R 21 W

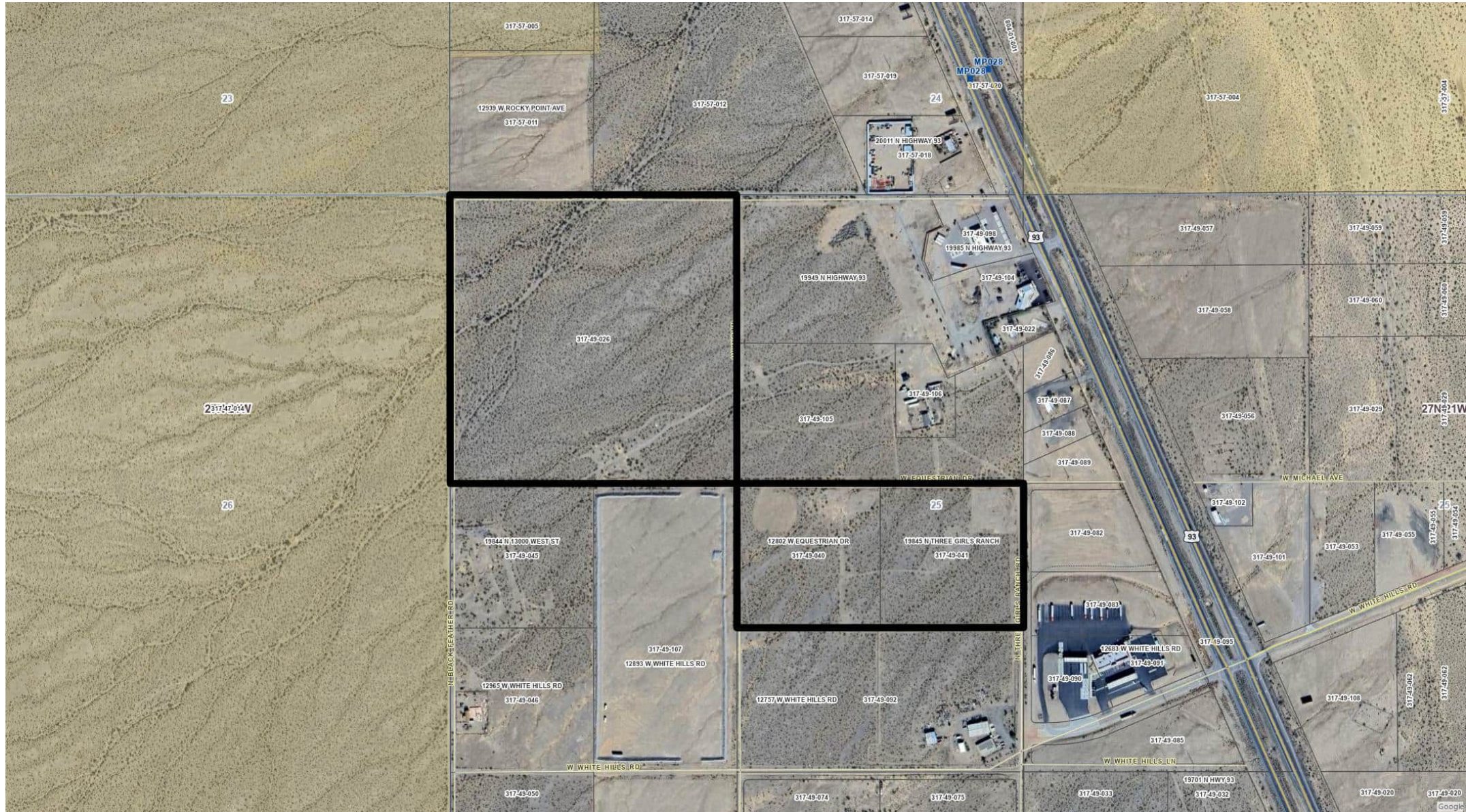
REZONE of Assessor's Parcel No. 317-49-040, -041, and -026 from an A (General) zone to an M (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity.



REZONE 317-49-040, -041, & -026 REQUEST

Section 25
T 27 N, R 21 W

REZONE of Assessor's Parcel No. 317-49-040, -041, and -026 from an A (General) zone to an M (General Manufacturing) zone, to allow for future manufacturing operations, in the White Hills vicinity.



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, on **700 W. Beale Street, Kingman, Arizona, on the 9th day of July 2025, at 10:00 A.M.**

As follows:
Evaluation of a request for a **REZONE** of Assessor's Parcel No. 317-00-000, 0041, 023 from an "A" General use to an "M" (Manufacturing) use, to allow for heavy manufacturing operations, in the White Hills vicinity south of Rocky Point Ave, east of Black Feather Road, Mohave County, Arizona. KTH Consulting, for Redpoint Holdings LLC, is.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 798-0818 OR PLANNING@MOHAVECOUNTY.AZ

**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, 100 W. State Street, Kingman, Arizona, on the 9th day of July 2025, at 12:00 P.M.

For information, the RECORD of Assessor's Records, 1111 North 1st Street, Suite 100, Kingman, Arizona 86401, shows that the subject property is located in the unincorporated area of Mohave County, Arizona, and is currently zoned R-1 (Residential Single-Family).

THE APPLICANT(S) REQUESTS THE PLANNING AND ZONING COMMISSION TO REZONE THE PROPERTY FROM R-1 TO A MORE DENSE ZONE.

13. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, 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 Johnathan Carlton on behalf of Morenos Land LLC of Henderson, Nevada.

Assessor's Parcel No. 326-03-028B is described as Gateway Acres Tract 10 Lot 18, located in Section 18, Township 25 North, Range 19 West.

The site is approximately five (5) acres and is located south of 5th Street and east of Calico Drive. The site is accessed from U.S. Highway 93, then east on Pierce Ferry Road, then north on Calico Drive approximately .36 miles to the site.

The site appears to be vacant. The surrounding land uses consist of single-family residences and vacant land.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Light Industrial land use designation to a Suburban Development Area land use designation, and this
2. Rezone from an A (General) zone to an A-R (Agricultural Residential) zone to allow for a minor land division.

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. Calico Drive is unpaved and is not on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-3675G 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, as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and land use designations similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The noted flood zone is not an environmental feature affecting the site.
- 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 shall be amended to a Suburban Development Area land use designation.
2. The site will be rezoned to an A-R (Agricultural Residential) zone.
3. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
4. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
6. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
7. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
8. Each parcel shall have legal access.
9. The applicable flood zone(s) shall be noted on the Parcel Plat.
10. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
11. The appropriate permits will be obtained prior to construction.

12. 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: 326-03-028B Current Zoning: A Parcel Size 5 Acres

Legal Description:

LOT 18, GATEWAY ACRES TRACT NO. 10, SECTION 19, T25N, R19W, G&SRM

Water Provider: WELL/HAUL Electric provider: UES Sewer provider: SEPTIC

Present use of property: VACANT

Owner Information

Owner Name(must match current deed): MORENOS LAND LLC

Mailing Address: 143 MYSTIC MELODY LN City: HENDERSON State: NV Zip: 89015

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: JOHNATHAN CARLTON

Mailing Address: PO BOX 110 City: KINGMAN State: AZ Zip: 86402

Phone number: [REDACTED] Email: [REDACTED]

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: AR

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:

NEW DIVISION

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.

M-A-M-y

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 A
to AR for the purpose of NEW DIVISION.

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,


Applicant / agent

Contact information:

JOHNATHAN CARLTON, CARLTON SURVEYING LLC

511 E ANDY DEVIVE AVE

PO Box 110, Kingman, AZ 86402

Assessor Parcel Number and Legal Description of proposed subject property: 326-03-028B

LOT 18, GATEWAY ACRES TRACT NO. 10, SECTION 19, T25N, R19W, G&SRM

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: Light industrial

Proposed to be: Suburban Residential

Describe how the change will benefit the county.

This change will benefit the county by promoting new residential growth, enhanced homesites,

and improved properties. It will also help ensure that this area is classified correctly in the

General Plan.

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

It's likely that electricity will be installed, making it more accessible for everyone.

Describe any change in the character of the surrounding neighborhood.

Regarding the outlined changes, there should be minimal to no modifications required apart from

what I mentioned earlier. This area is predominantly residential, with almost no industrial or light

industrial presence.

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.

Historically, this area was considered residential, and I am not sure why it was ever changed to

industrial. To my knowledge, there has never been any industrial development here.

In my opinion, it should be the goal of the county to make a major amendment to this entire area.

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

As outlined above, new land division that requires a rezone to allow for the construction of new residences.

I want to emphasize that there have been no changes in the events or circumstances of this area. It has

historically always been designated and used as a residential area.

Thank you for considering this information.

Minor Plan Amendment Addendum

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

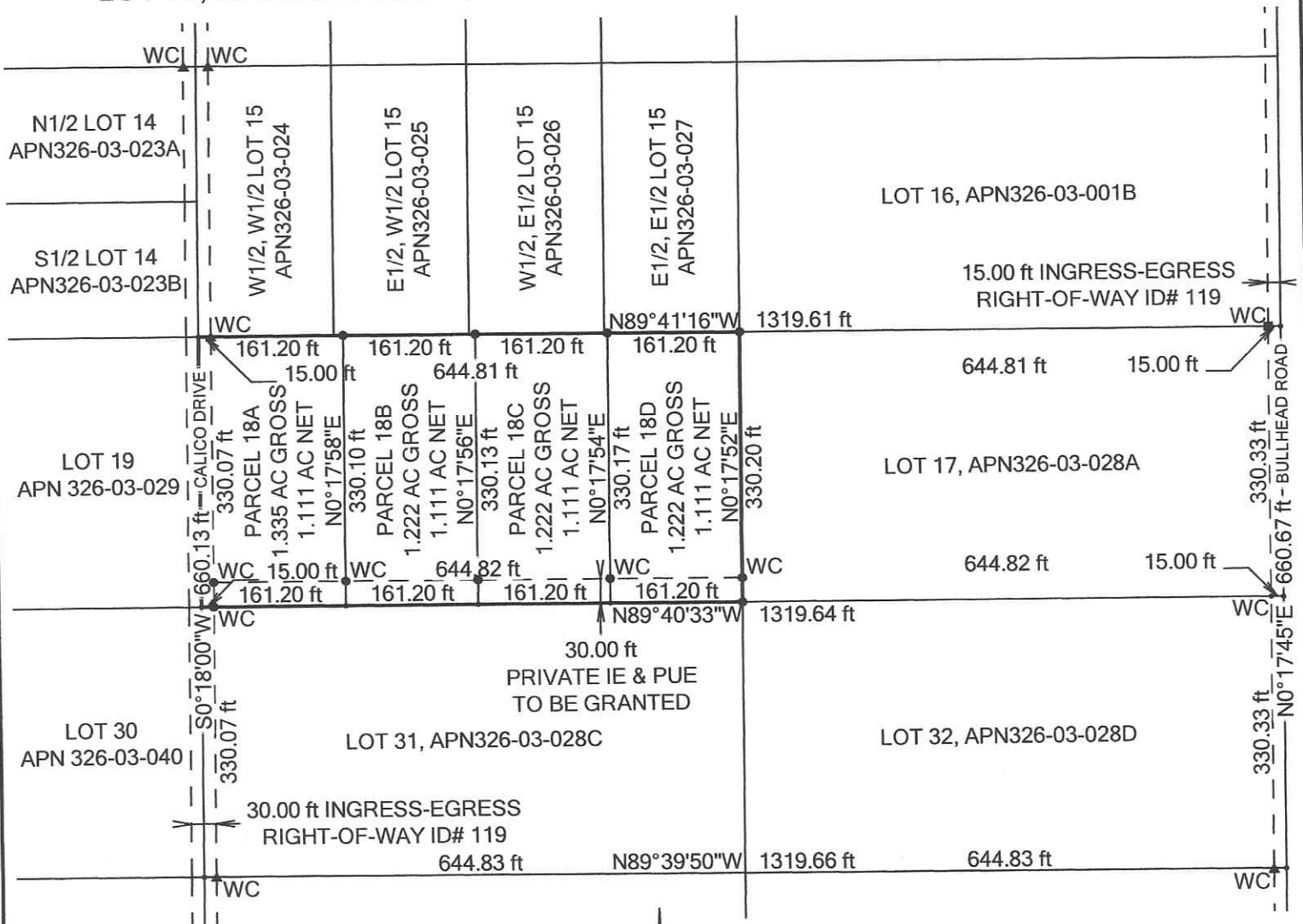
Light industrial

to **Suburban Residential**

to accompany the requested rezone.

REZONE APPLICATION MAP

LOT 18, GATEWAY ACRES TRACT NO. 10 SECTION 19, T25N, R19W, G&SRM



NOTES AND LEGEND:

BASIS OF BEARINGS: GRID NORTH, ARIZONA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983. DISTANCES ARE GROUND DISTANCES AS MEASURED THIS SURVEY

DATE OF SURVEY: APRIL 2025

REFERENCE IS HEREIN MADE TO THAT PLAT RECORDED MARCH 12, 1930 AT ID# 119 IN THE RECORDS OF THE MOHAVE COUNTY RECORDERS OFFICE.

I, JOHNATHAN A. CARLTON DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS CERTIFICATE REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. ANY LEGAL ACTION BASED UPON DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON DEFECT IN THE SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SHEET 1 OF 1



PREPARED BY:
CARLTON SURVEYING LLC
511 E ANDY DEVINE AVE
KINGMAN, AZ 86401
(928) 727-5575

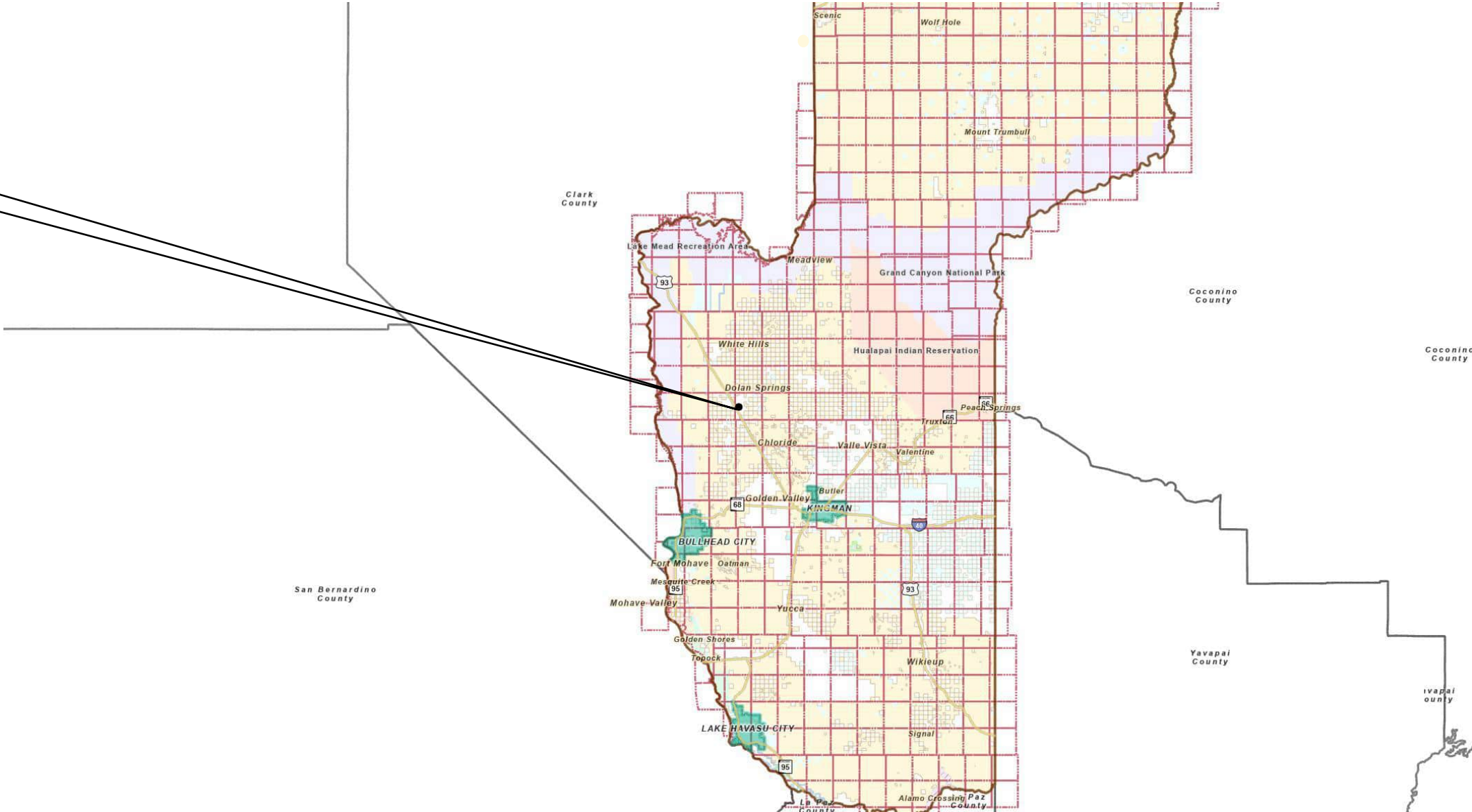
PLAN AMENDMENT & REZONE 326-03-028B

GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 19
T 25 N, R 19 W

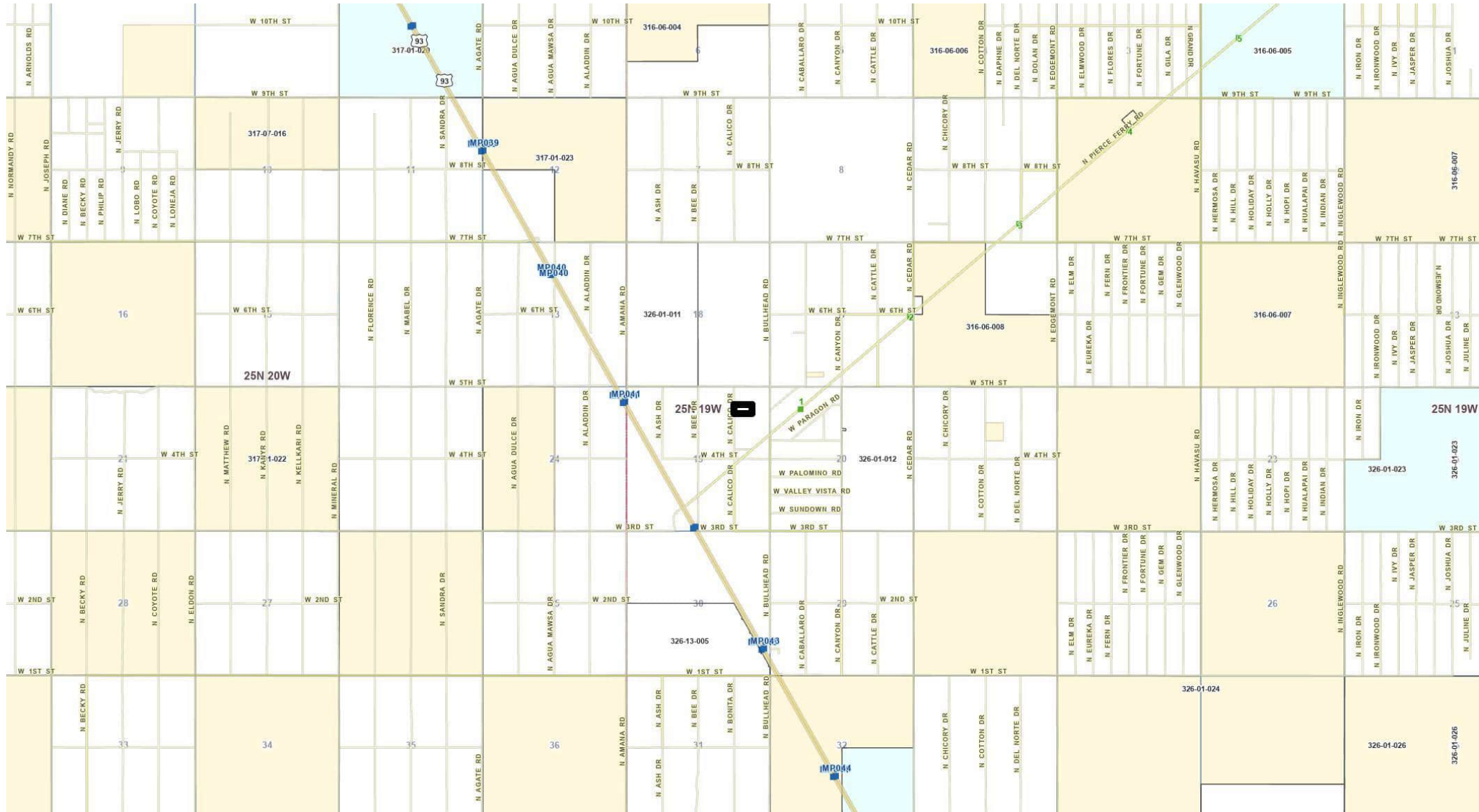
Subject
Property



VICINITY MAP

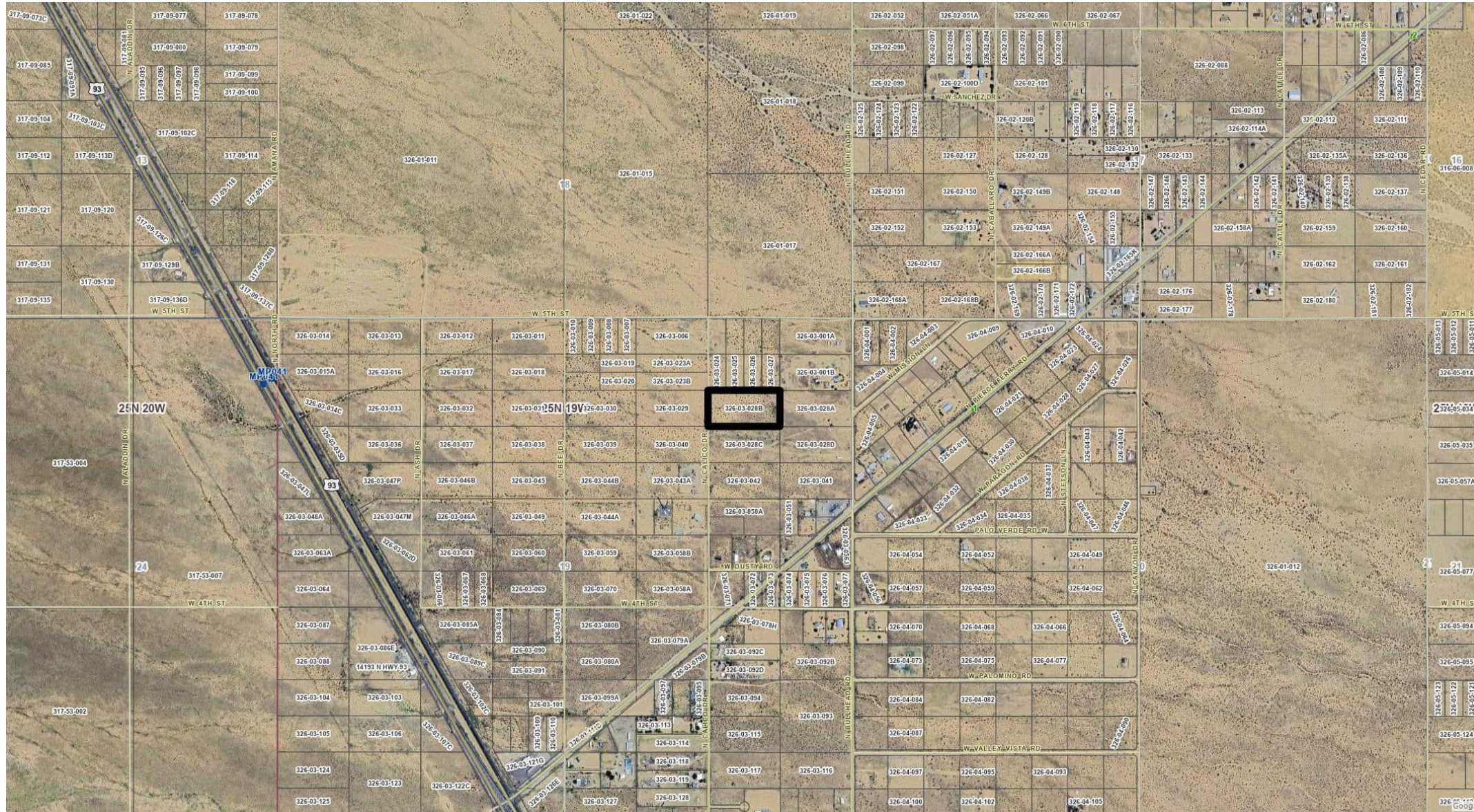
Section 19
T 25 N, R 19 W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.



Section 19
T 25 N, R 19 W

The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The words "SEAL OF MOHAVE COUNTY ARIZONA" are inscribed around the perimeter of the seal. Below the bison, the year "1864" is visible. The seal is set against a background of a compass rose with the cardinal directions N, S, E, and W marked.



PLAN AMENDMENT & REZONE 326-03-028B

GENERAL PLAN MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 19
T 25 N, R 19 W

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



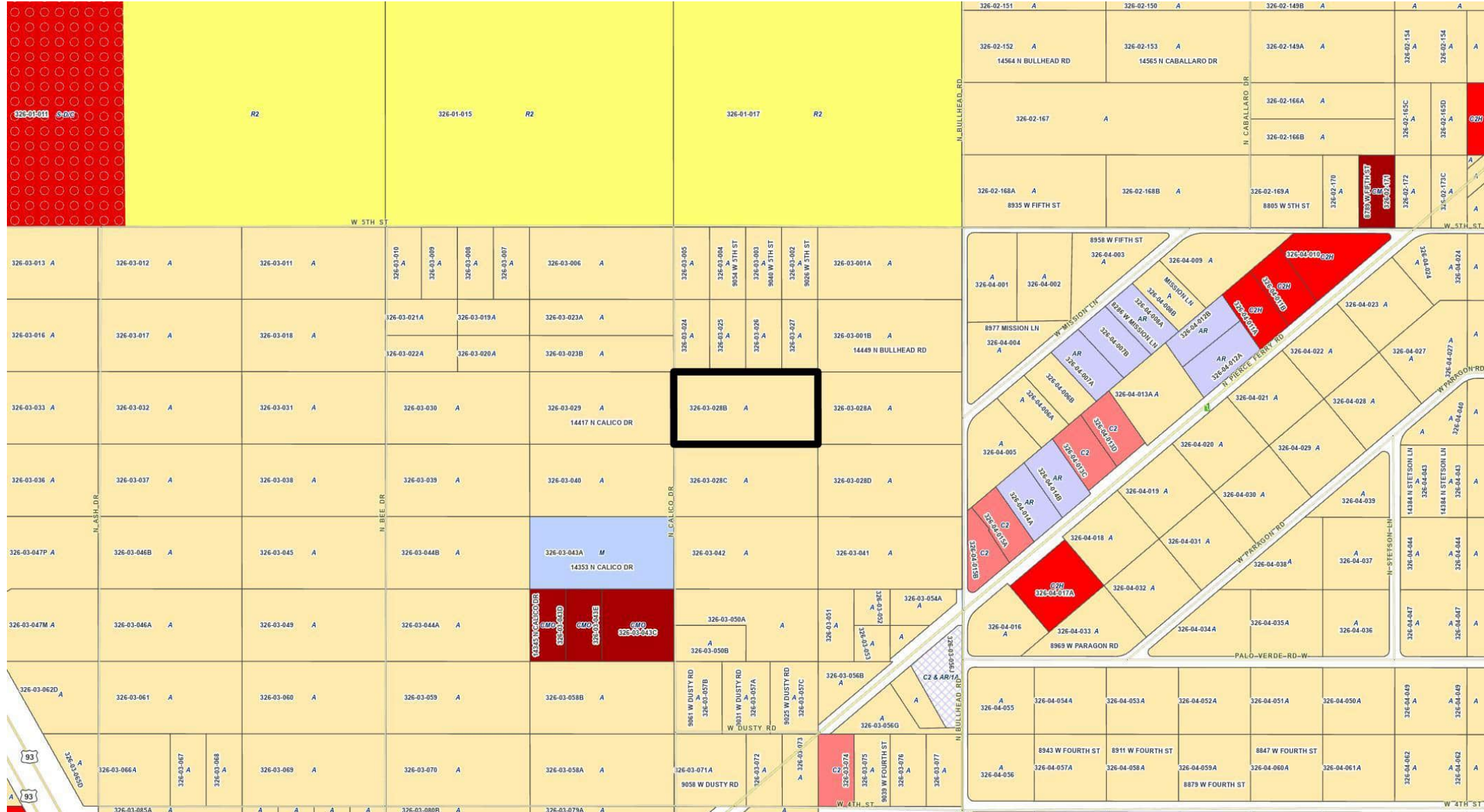
PLAN AMENDMENT & REZONE 326-03-028B

ZONING MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 19
T 25 N, R 19 W

	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		

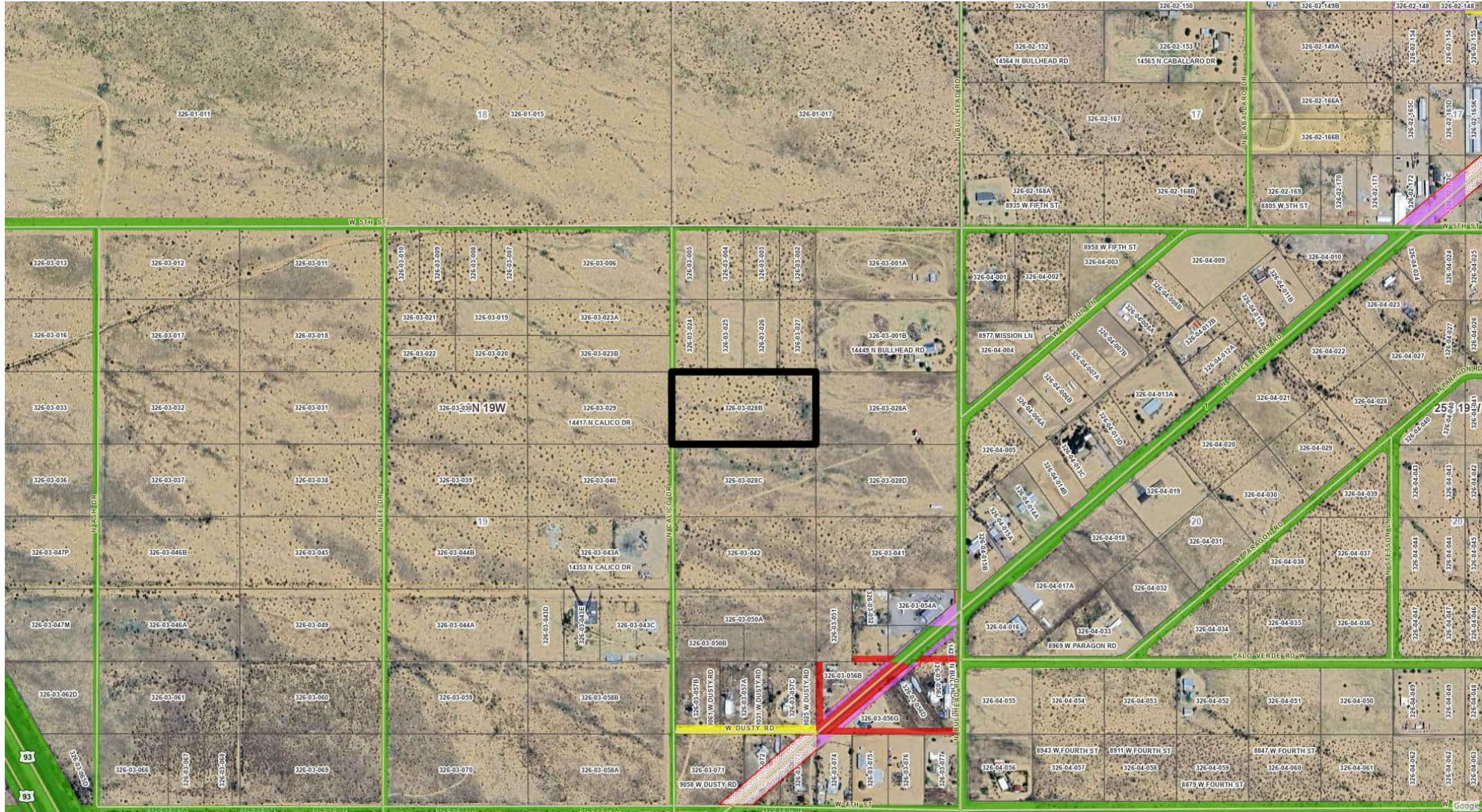


PLAN AMENDMENT & REZONE 326-03-028B

RIGHT OF WAY MAP

Section 19
T 25 N, R 19 W

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



PLAN AMENDMENT & REZONE 326-03-028B

REQUEST

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Light Industrial land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 326-03-028B from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity.

Section 19
T 25 N, R 19 W



[illegible]

[illegible]

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 11th day of June 2025, at 10:00 A.M.

COUNTY GENERAL PLAN Item had one designation and a **REZONE**.
In a Suburban Development Area had one designation and a **REZONE**.
Assessor's Parcel No. 00-000-0258-0000 Item as a (General) zone to be A-R
(Agricultural Residential) zone, as shown for a street land division, to be
Dolan Springs vicinity (part of Calico Drive, south of 57 Street), Mohave
County, Arizona. Carbon Surveying for Moreno's Land LLC CB

FOR MORE INFORMATION, CONTACT THE MORRIS COUNTY
PLANNING & ZONING DIVISION AT (908) 775-0803 OR
PLANNING@MORRIS.GOV

14. **Evaluation of a request for an EXTENTION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 310-26-060, to allow for the completion of the conditions of BOS Resolution 2022-214, allowing for a 100' telecommunication facility in the Kingman vicinity, Arizona.**

This evaluation is to determine whether an Extension of Time for a Special Use Permit should be granted for the above-described property as requested by Atlas Tower 1, LLC on behalf of Mohave Community College of Kingman, Arizona.

Assessor's Parcel No. 310-26-060 is described as a portion of the SW1/4 of Section 19, Township 22 North, Range 16 West.

The site is approximately 148.41 acres in size and is located north of Jagerson Avenue and east of Eastview Road. The site is accessed from Interstate 40, then north on Stockton Hill Road, then east on Jagerson Avenue approximately 0.5 miles to the site.

The site currently contains a community college. The terrain appears to be relatively flat, with two small parallel washes running northwest to southeast in the undeveloped portion of the lot. The surrounding land uses consist of a manufactured home park, single family and multi-family residences, and vacant land.

The applicant requested the Special Use Permit to allow for a 100' telecommunication facility. The Special Use Permit was originally conditionally approved by the Mohave County Board of Supervisors on December 5, 2022, via BOS Resolution No. 2022-214. The Mohave County General Plan designates this site as Public Facilities.

This will be the second Extension of Time requested by the applicant. The Extension of Time is being requested because the site development couldn't be budgeted for until 2025. This Extension of Time will allow time for the County permit to be applied for and issued, and the telecommunication facility to be constructed. On February 5, 2024, the Mohave County Board of Supervisors extended the time until January 5, 2025, via BOS Resolution No. 2024-039.

The site is within the Northern Arizona Fire District. Electric, sewer, and water services appear to be available. Jagerson Avenue and Eastview Road are both paved and are on the County's road maintenance system.

A review of FEMA FIRM Panels #04015C-4300H and #04015C-4294G indicate the parcel is partially in Zone X, not in a Special Flood Hazard Area. The northeastern and the southwestern corners are in Zone X (shaded), 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 to be adequate for the intended action.
- d. The neighboring area does not contain other uses similar to the above proposed action.
- e. The site appears to have legal access via paved roads.

- f. There does not appear to be any significant environmental features affecting the site.
- g. Electric, sewer, and water services appear to be available.

STAFF RECOMMENDATION:

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

1. Compliance with the conditions of B.O.S. Resolution No. 2022-214.
2. This Extension of Time is for Assessor's Parcel No. 310-26-060 and will be in effect until **August 4, 2026**.



MOHAVE COUNTY DEVELOPMENT SERVICES

Mailing Address: P. O. Box 7000, Kingman, Arizona 86402-7000

3250 E. Kino Avenue, Kingman, AZ 86409
Phone: (928) 757-0903 Fax: (928) 757-3577

1130 E. Hancock Rd., Bullhead City, AZ 86442
Phone: (928) 758-0707 Fax: (928) 763-0870

700 N. Hwy. 91, Bldg. B, Beaver Dam, AZ. 86432
Phone: (928) 347-4904 Fax: (928) 347-4905

Timothy M. Walsh, Jr., P. E.
Department Director

www.Mohave.gov

Sam Elters, P.E.
County Manager/County Engineer

Extension of Time for an Approved Resolution of a Rezone or Special Use Permit

When the Mohave County Board of Supervisors conditionally approves a resolution, a time for completion of conditions is stated in the resolution. If the conditions are not completed by the expiration date, the approval will become void and rezones are subject to rescission. The Board of Supervisors may, at their discretion, grant extensions of time for completion of the conditions.

Application Requirements:

A complete application package shall include the following:

- Completed application.
- Appropriate fee.
- Notice of hearing letters, using the correct enclosed fill in the blank letter (REZONE or SPECIAL USE PERMIT). Please contact our planning technician to receive the list of property owners within 300 feet of your property. A map will also be provided for use, but you may create your own. The mailings need to be:
 - Pre-addressed.
 - Stamped. Please note: metered mail is not acceptable.
 - Unsealed (open).
 - Letter, map, and copy of approved resolution enclosed.
 - The return address to be printed on the envelopes is on the checklist to follow.
- If ownership has changed since approval a copy of the newest deed. A Quitclaim Deed must be accompanied by a title report.

Submittal Deadline:

Requests for an extension of time will not be considered at a Planning and Zoning Commission meeting sooner than six weeks after the filing deadline. Applications must be complete and received prior to 12:00 Noon on the last Wednesday of the month. Incomplete applications will be returned to the applicant or delayed to a later meeting pending completion of the application or receipt of required supplemental information. Filing deadlines and timeframes are at the end of this application.

Arizona Revised Statutes

11-1604

A. A county shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or delegation agreement. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.

B. Unless specifically authorized, a county shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.

C. This section does not prohibit county flexibility to issue licenses or adopt ordinances or codes.

D. A county shall not request or initiate discussions with a person about waiving that person's rights.

E. This section may be enforced in a private civil action and relief may be awarded against a county. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a county for a violation of this section.

F. A county employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the county's adopted personnel policy.

G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Arizona Revised Statutes

11-1609

An applicant may receive a clarification from the county of its interpretation or application of a statute, ordinance, regulation, delegation agreement or authorized substantive policy statement as provided in section 11-1609.

Processing Fees

Rezone to	Fee	Other Applications	Fee
Residential Zone	\$415.00	Minor General Plan Amendment	\$340.00
Commercial Zone	\$540.00	Special Use Permit	\$290.00
Special Zoning	\$790.00		

Applications may be submitted in person to:

Mohave County Development Services Department

Kingman Office:

3250 East Kino Avenue
Kingman, AZ 86409
928-757-0903

Monday – Friday 8 am – 5 pm

Bullhead City Office:

1130 E Hancock Road
Bullhead City, AZ 86442
928-758-0707

Monday – Friday 8 am – 5 pm (closed 12-1 for lunch)

Receipts will be mailed for fees received after 4:30 pm, checks only after 4:30 pm

Applications may be submitted by mail to:

U.S. Postal Service:

Mohave County
Development Services - Planning
PO Box 7000
Kingman, AZ 86402

Other carriers (i.e. FedEx, UPS):

Mohave County
Development Services - Planning
3250 East Kino Avenue
Kingman, AZ 86409

Request for an Extension of Time

Approval Information

Approved B.O.S. Resolution No. 2022-214 Dated 12-5-2022

Property Information

Assessor Parcel Number: 310-26-060

Legal Description:

BEG AT PT ON S BNDRY SD SEC WHICH LIES S 89 DEG 51'15 W 1711.90' FROM S4 COR TH
CON T S 89 DEG 51'15 W ALG SD SSEC LN 2639.50'; TH N 00 D EG 08'45 W 2643.09' TO PT O F
INTERSEC WITH E-W CEN SEC LN OF SEC 19: TH N 89 DEG 5 7'45 E 2639.50': TH S 00 DE G 08

Owner Information

Owner Name(must match current deed): Mohave Community College

Owner Street Address: 1971 E JAGERSON AVE City: Kingman State: AZ Zip: 86401

Phone number: [REDACTED] Email: [REDACTED]

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

Agent Name: Atlas Tower 1, LLC c/o Cornelius Whitehead

Agent Street Address: 3002 Bluff Street Suite 300 City: Boulder State: CO Zip: 80301

Phone number: [REDACTED] Email: [REDACTED]

Request

I (we) hereby request an extension of time to complete conditions of an approved B.O.S. Resolution.

The following conditions HAVE been met:

The following conditions have NOT been met:

Building permit application and construction start

The conditions have not been completed because:

T-Mobile has budgeted this site for END 2025 and thus more time is requested for this project.

The anticipated date for completion of conditions is 1-1-2026

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.

Notice of Hearing

Extension of Time of a SPECIAL USE PERMIT

Dear Property Owner:

This letter is to notify you of a request for an extension of time to complete conditions listed on approved B.O.S.

Resolution No. 2022-214 that was approved by the Mohave County Board of Supervisors on 12-5-2022.
(date)

The Mohave County Zoning Ordinance requires all property owners within 300 feet of the subject property be notified of this request. The enclosed approved resolution and vicinity map are 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:



Assessor Parcel Number and Legal Description of subject property:

BEG AT PT ON S BNDRY SD SEC WHICH LIES S 89 DEG 51'15 W 1711.90' FROM S4 COR TH CON T S 89 DEG
51'15 W ALG SD SSEC LN 2639.50'; TH N 00 D EG 08'45 W 2643.09' TO PT O F INTERSEC WITH E-W CEN
SEC LN OF SEC 19; TH N 89 DEG 5 7'45 E 2639.50'; TH S 00 DE G 08

Extension of time checklist	
	Completed application with the signature of all owners of record. If a commercially owned property proof of signers authorization should be included.
	Appropriate fee.
	Notice of hearing letters as described on the cover sheet of this application packet using the proper template. Note there is one for REZONE and a different one for SPECIAL USE PERMIT.
	If ownership has changed since approval a current Proof of Ownership (recorded Grant, Warranty, Joint Tenancy Deed or similar Deed). A Quitclaim Deed <u>must be accompanied by a Title Report</u>
	Title report as needed (REQUIRED for Quit Claim deeds).

SUBMITTAL DEADLINE

Applications will not be considered at a Planning and Zoning Commission meeting sooner than six weeks after the filing deadline. **Applications must be complete and received prior to 12:00 Noon on the last Wednesday of the month.** Incomplete applications will be returned to the applicant or delayed to a later meeting pending completion of the application or receipt of re- quired supplemental information. Filing deadlines for the calendar year 2023 are as follows:

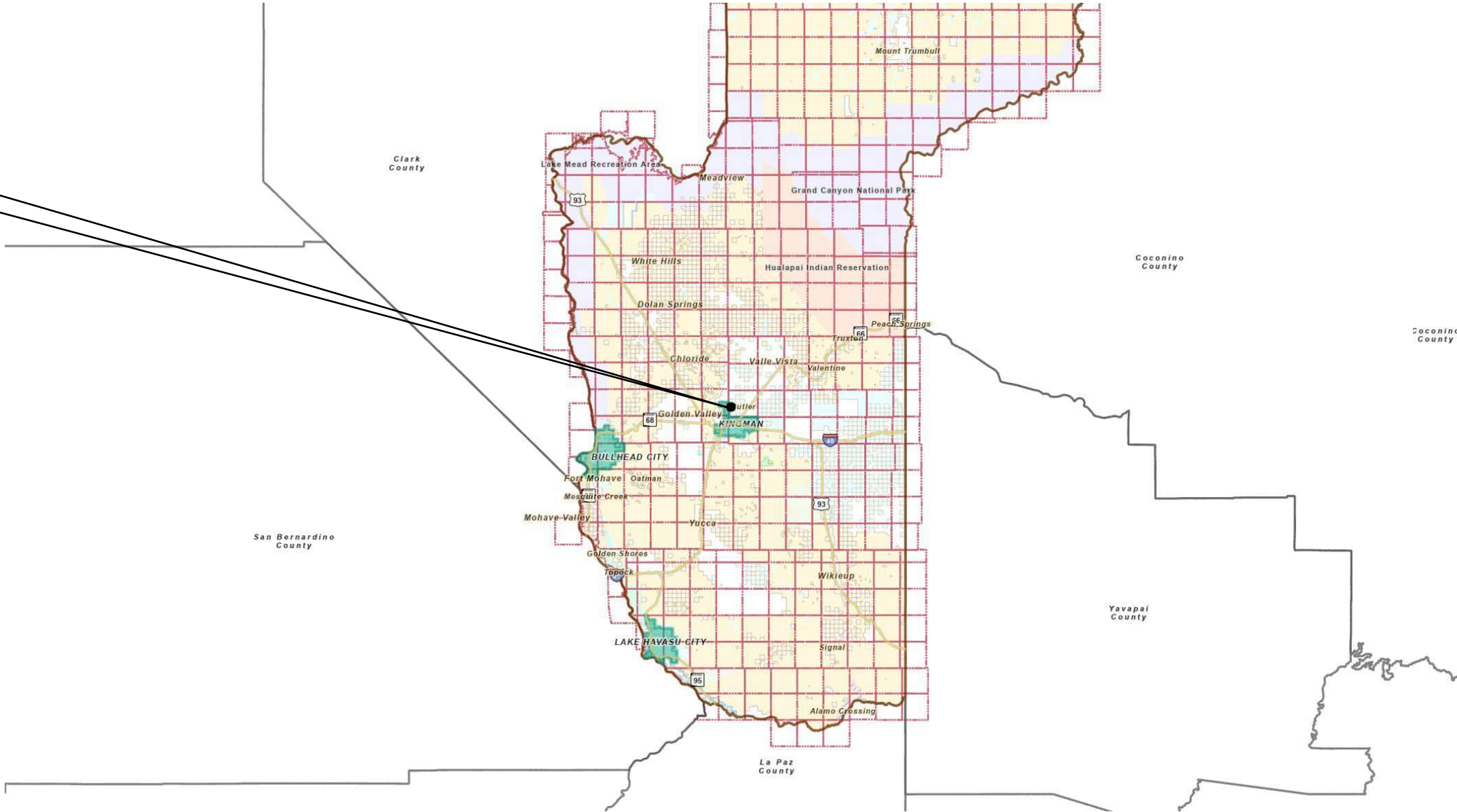
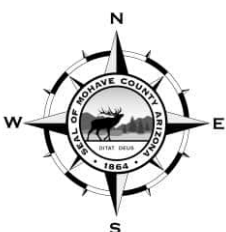
Submittal Deadline	Planning & Zoning Commission Meeting Date	Board of Supervisors Meeting Date
December 28, 2022	February 8, 2023	March 6, 2023
January 25, 2023	March 8, 2023	April 3, 2023
February 22, 2023	April 12, 2023	May 1, 2023
March 29, 2023	May 10, 2023	June 5, 2023
April 26, 2023	June 14, 2023	July 3, 2023
May 31, 2023	July 12, 2023	August 7, 2023
June 28, 2023	August 9, 2023	September 5, 2023
July 26, 2023	September 13, 2023	October 2, 2023
August 30, 2023	October 11, 2023	November 6, 2023
September 27, 2023	November 8, 2023	December 4, 2023
October 25, 2023	December 13, 2023	January 2, 2024
November 29, 2023	January 10, 2024	February 5, 2024

EXTENSION OF TIME FOR B.O.S. RESOLUTION 2022-214

GENERAL MAP

Section 19
T 22 N, R 16 W

Subject
Property

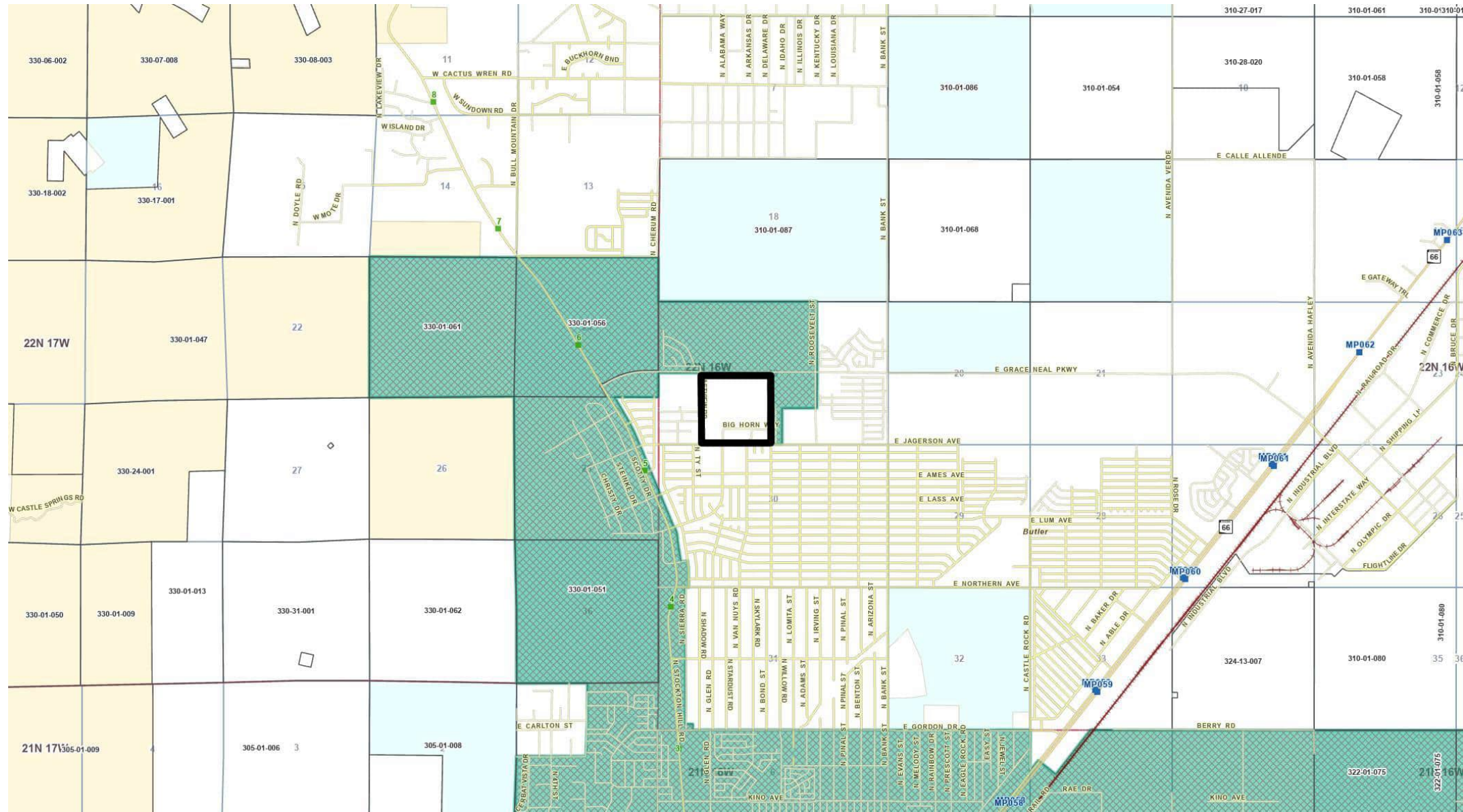


EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 310-26-060, to allow for additional time for the completion of B.O.S. Resolution 2022-214, allowing for a 100-foot tall telecommunications facility in the Kingman vicinity.

VICINITY MAP

Section 19
T 22 N, R 16 W

EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 310-26-060, to allow for additional time for the completion of B.O.S. Resolution 2022-214, allowing for a 100-foot tall telecommunications facility in the Kingman vicinity.

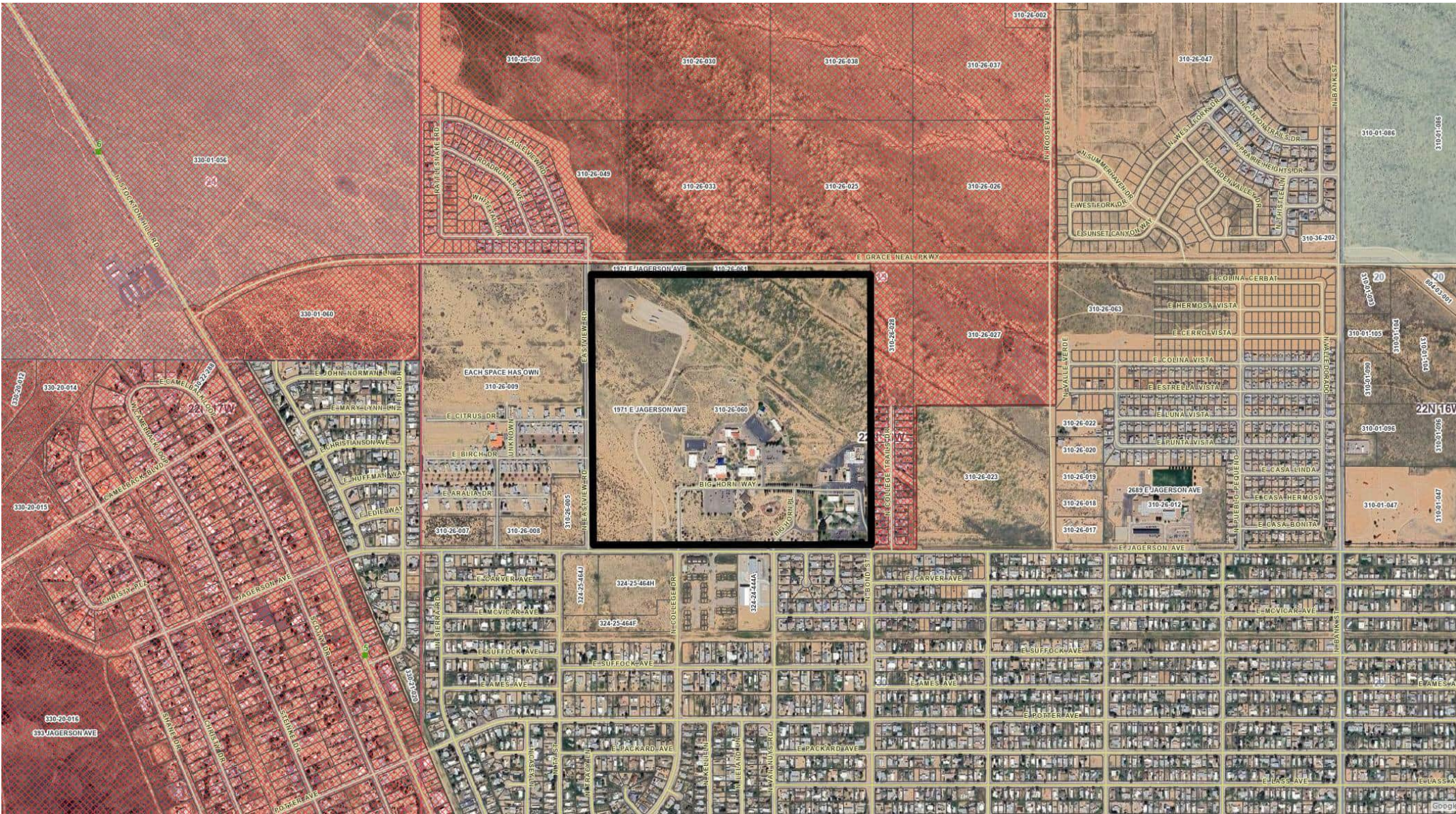


EXTENSION OF TIME FOR B.O.S. RESOLUTION 2022-214

SITE MAP

Section 19
T 22 N, R 16 W

EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 310-26-060, to allow for additional time for the completion of B.O.S. Resolution 2022-214, allowing for a 100-foot tall telecommunications facility in the Kingman vicinity.



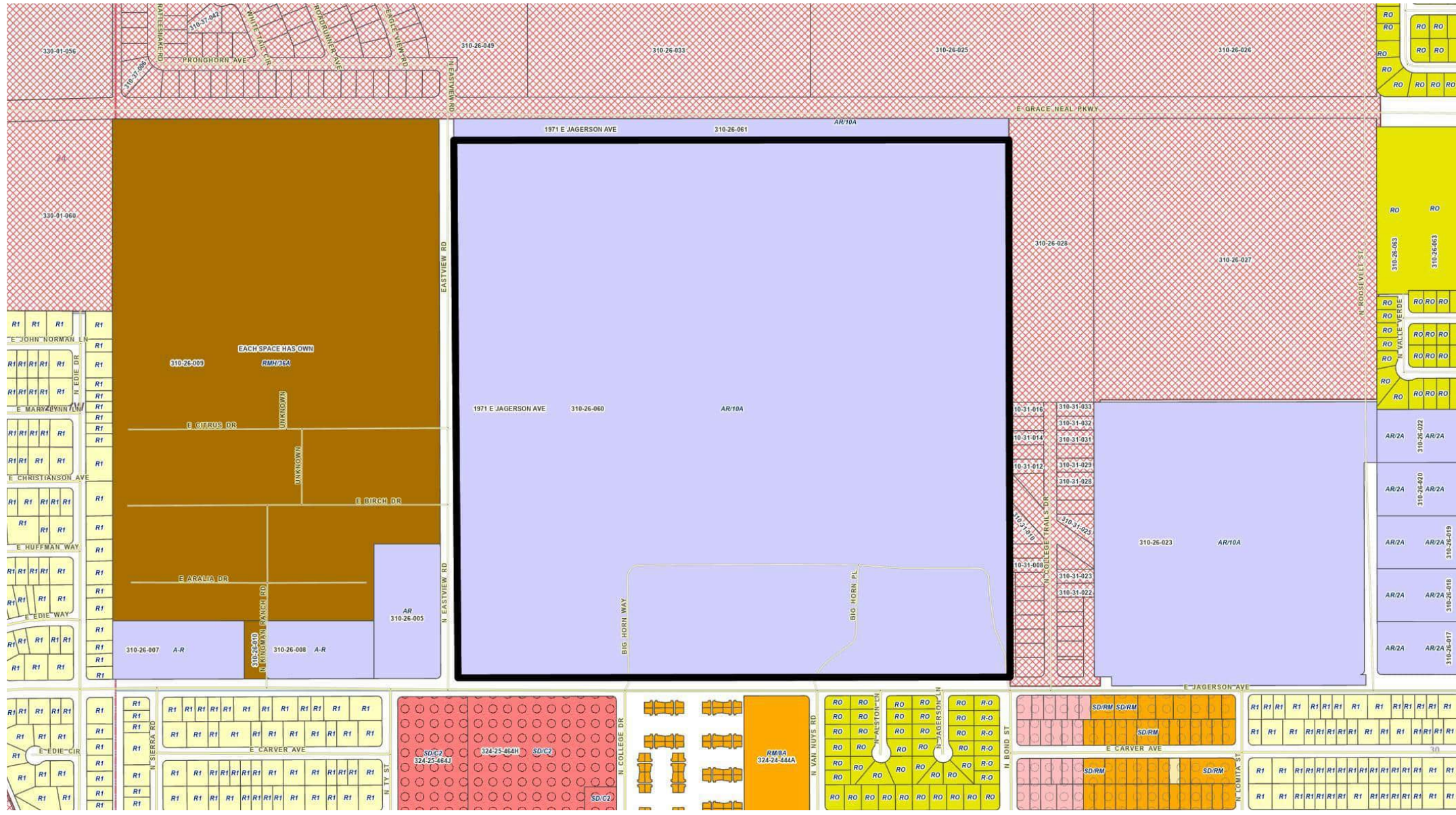
EXTENSION OF TIME FOR B.O.S. RESOLUTION 2022-214

ZONING MAP

Section 19
T 22 N, R 16 W

EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 310-26-060, to allow for additional time for the completion of B.O.S. Resolution 2022-214, allowing for a 100-foot tall telecommunications facility in the Kingman 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 | | |

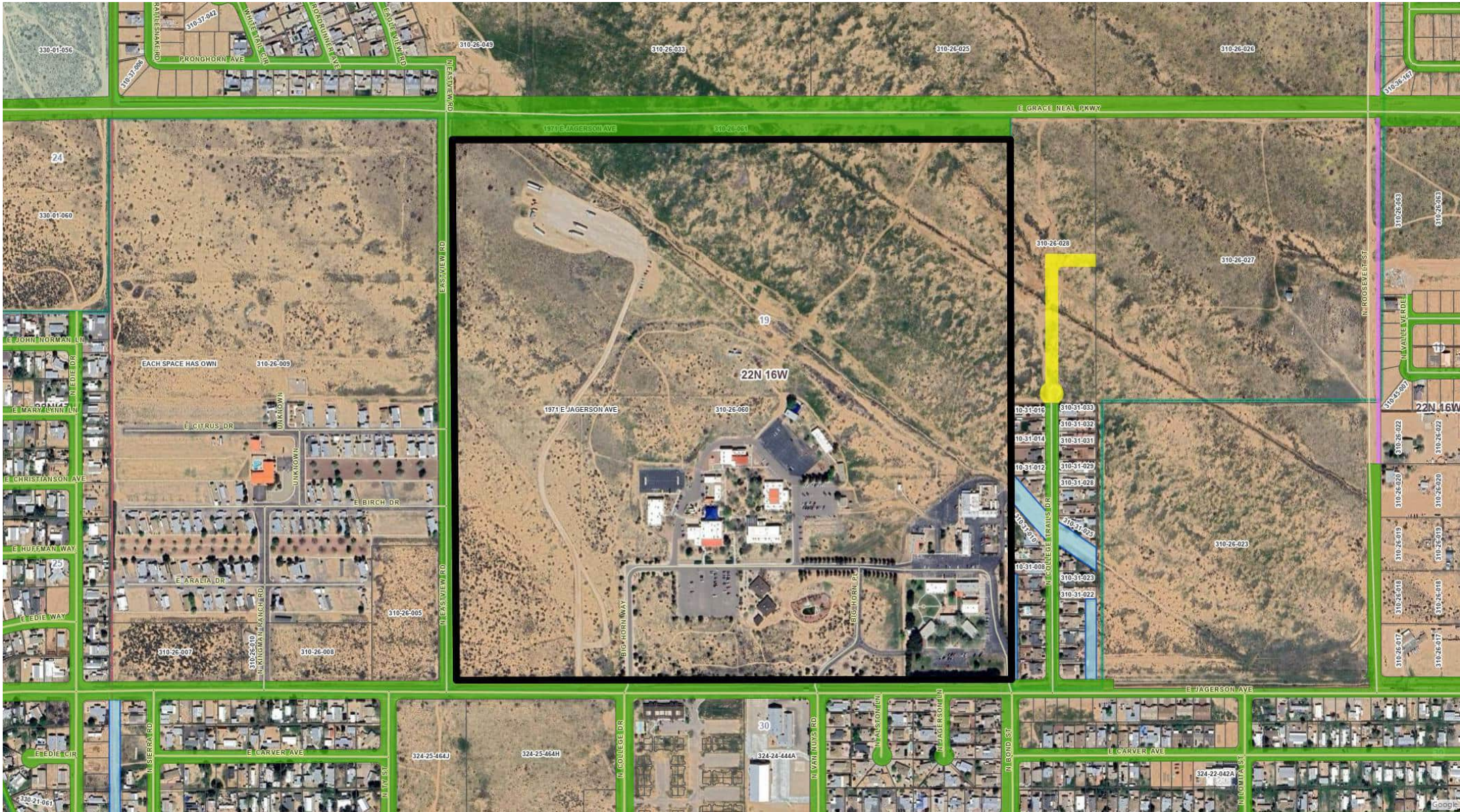


EXTENSION OF TIME FOR B.O.S. RESOLUTION 2022-214

RIGHT OF WAY MAP

Section 19
T 22 N, R 16 W

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



EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Assessor's Parcel No. 310-26-060, to allow for additional time for the completion of B.O.S. Resolution 2022-214, allowing for a 100-foot tall telecommunications facility in the Kingman vicinity.

Section 19
T 22 N, R 16 W





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 9th day of July 2025, at 3:00 P.M.

EXEMPTION IN TIME FOR A

REVISIONS TO THE ZONING ORDINANCE

The Planning and Zoning Commission of Mohave County, Arizona, is currently reviewing the proposed amendments to the Zoning Ordinance, which are being submitted by the applicant, [Name], for the purpose of [Purpose]. The Commission is holding a public hearing on the proposed amendments on the date and time specified above. The Commission is also holding a public hearing on the proposed amendments on the date and time specified above. The Commission is also holding a public hearing on the proposed amendments on the date and time specified above.

The Planning and Zoning Commission of Mohave County, Arizona, is currently reviewing the proposed amendments to the Zoning Ordinance, which are being submitted by the applicant, [Name], for the purpose of [Purpose]. The Commission is holding a public hearing on the proposed amendments on the date and time specified above. The Commission is also holding a public hearing on the proposed amendments on the date and time specified above. The Commission is also holding a public hearing on the proposed amendments on the date and time specified above.

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 9th day of July 2025, at 10:00 A.M.

As Follows:
Evaluation of a request for an EXTENSION OF TIME FOR A SPECIAL USE PERMIT for Annexes to Parcel No. 110-26-000, to allow for additional time for the completion of DOS Resolution 2022-214 allowing for a Wireless Communication Facility in the Kingman vicinity (north of Lagrange Ave, east of Eastview Road, Mohave County, Arizona Atlas Tower I, LLC for Mohave Community College MS.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DIVISION AT (928) 797-4903 OR PLANNERS@MOHAVE.COV

15. **Evaluation of a request for a PETITION OF EXCEPTION to not require sidewalks or streetlights for Bull Mountain Acres, Tract 3087 – a proposed subdivision of Assessor’s Parcel Nos. 330-32-018, -020, and -021 in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to approve this Petition of Exception for Bull Mountain Acres, Tract 3087, as requested by High Desert Land Holdings, of Kingman, Arizona.

Bull Mountain Acres, Tract 3087 is a subdivision located in a portion of Section 13, Township 22 North, Range 17 West.

The Preliminary Plat for Tract 3087 was approved on March 17, 2025. Typically, subdivisions of this density to not require sidewalks and streetlights.

The Mohave County Land Division Regulations require sidewalks and streetlights in urban development areas. The existing General Plan designation for this subdivision is Low Density Residential; however, the proposed development is for lots one (1) acre or larger in size, which would be considered a suburban density.

The applicant requests this Petition of Exception to waive the requirement for sidewalks and streetlights, due to the density of the project fitting more closely with a Suburban Development Area rather than an Urban Development Area.

Mohave County Public Works has reviewed this petition of exception request, and has no objection.

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 will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. There do not appear to be any significant environmental features affecting the site.

STAFF RECOMMENDATION:

Staff finds that this Petition of Exception is proper for consideration, subject to the following:

1. Sidewalks and streetlights are not required for Bull Mountain Acres, Tract 3087



MOHAVE COUNTY DEVELOPMENT SERVICES

P. O. Box 7000, Kingman, Arizona 86402-7000 3250 E. Kino Avenue, Kingman www.Mohave.gov Telephone (928) 757-0903

Timothy M. Walsh, Jr., P. E.
Department Director

Sam Elters, P. E.
County Manager

Subdivision Application

Instructions: Please complete this form and include it with your Plat submittal. If you have any questions, please contact (928) 757-0903 or email Planners@Mohave.gov Attention: Subdivision Coordinator.

The Plat will be reviewed by the Development Services Department and, if found necessary, will be circulated for review and comments to the Public Works Department, Flood Control District, Division of Environmental Quality, and to the appropriate agencies, utility, and public safety providers.

APPLICANT/DEVELOPER

Organization Name: High Desert Land Holdings, LLC

Mailing Address: 2800 Hualapai Mountain Rd, Ste A, Kingman, AZ 86401

Contact Person: Travin Pennington

[REDACTED]

[REDACTED]

PROJECT ENGINEER

Name: Mohave Engineering Associates, Inc

Mailing Address: PO BOX 6547, Kingman, AZ 86402

Contact Person: Peter Proffit

[REDACTED]

[REDACTED]

PROPERTY OWNER (IF DIFFERENT FROM APPLICAN/DEVELOPER)

Name:

Mailing Address:

Contact Person:

Phone:

E-Mail:

STAGE OF DEVELOPMENT (PLEASE CHECK)

Pre-Application

☐

Preliminary Plat

☒

Final Plat

☐

PROPERTY INFORMATION		
APN(s): 330-32-020		
Township: 22N	Range: 17W	Section: 13
Subdivision Name: Bull Mountain Acres		
Tract #:		
General Location: APN#330-32-020, DUE NORTH OF FOUNTAIN HILLS ESTATES TRACT 3050		
Number of Lots proposed: 69		
Number of Units proposed: 69		
Number of Parcels proposed: 1		
Total Acreage: 86.36 out of 157.96		
Proposed Access: N Sun Mountain BLVD		

PLANNING AND ZONING INFORMATION	
Current General Plan Designation:	
Proposed General Plan Designation:	
Current Area Plan Designation:	
Proposed Area Plan Designation:	
Current Zoning:	AR/10
Proposed Zoning: Residential minimum 1ac	
Existing Resolutions affecting the site, if any:	

EXISTING AND PROPOSED UTILITIES	
Water: Truxton Canyon Water	
Sewer: Company On-site Septic	
Electric Unisource	
Telephone: TBD- Optimum, Frontier provide phone and internet to the area	
Trash-Pick Up Bulldog Disposal	
Fire: Northern Arizona Fire District	
Landfill: Cerbat, Mohave County	

FORM OF ASSURANCE: Property Escrow Trust Agreement


Signature of Applicant



Date

8-25-23

Signature of Property Owner



Date

8/25/23

Bull Mountain Acres Prelim Plat and Sidewalk Requirement

From Travin Pennington<travin@anglehomes.com>
To Sergio Gudino<GudinS@mohave.gov>
Cc Matthew Gunderson<GundeM@mohave.gov>, Randy
Gremlich<GremlR@mohave.gov>, Steven
Latoski<latoss@mohave.gov>, Tyler Angle<tyler@anglehomes.com>
Date 2024/10/28 16:48
Subject: Bull Mountain Acres Prelim Plat and Sidewalk Requirement
Attachments: 5_21-157 PP-1-PP-1 (1).pdf

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.

Hello Sergio,

I hope you're doing well. I'm reaching out regarding the upcoming agenda items for Bull Mountain Acres Preliminary Plat (Tract 3087) on November 13th, when we're scheduled to appear before the County Planning and Zoning Commission. At that time, we'll request a rezone from AR to R-E/1A, followed by consideration of our preliminary plat.

This morning, our team learned of a map discrepancy in the general plan indicating that Bull Mountain Acres spans both Suburban Residential and Low-Density Residential land use designations. Per Matthew Gunderson, there's a County rule mandating sidewalks for subdivisions over 40 acres in low-density areas. This requirement was new to our team, as our administratively approved preliminary plat (see attached) includes no sidewalks and only limited curb installations in select areas for runoff management.

Matt suggested that one approach would be to move forward with the November 13th meeting as scheduled and then submit a Petition of Exception specific to the sidewalk requirement at a later date. We've already collaborated extensively with Flood Control to bring these plans to their current form, and, given the lot sizes, slope of the roads, and lack of curbs and gutters, sidewalks would not be appropriate or feasible in this setting.

Could you confirm if Public Works would be able to support a Petition of Exception for Bull Mountain Acres related to the sidewalk requirement? Any additional guidance on requirements or steps for this process would be greatly appreciated.

Thank you very much for your time and assistance.

Travin

--

Travin Pennington



Office: 928-718-1550 **Fax:** 928-718-1556

2800 E. Hualapai Mountain Rd., Ste A
Kingman, AZ 86401

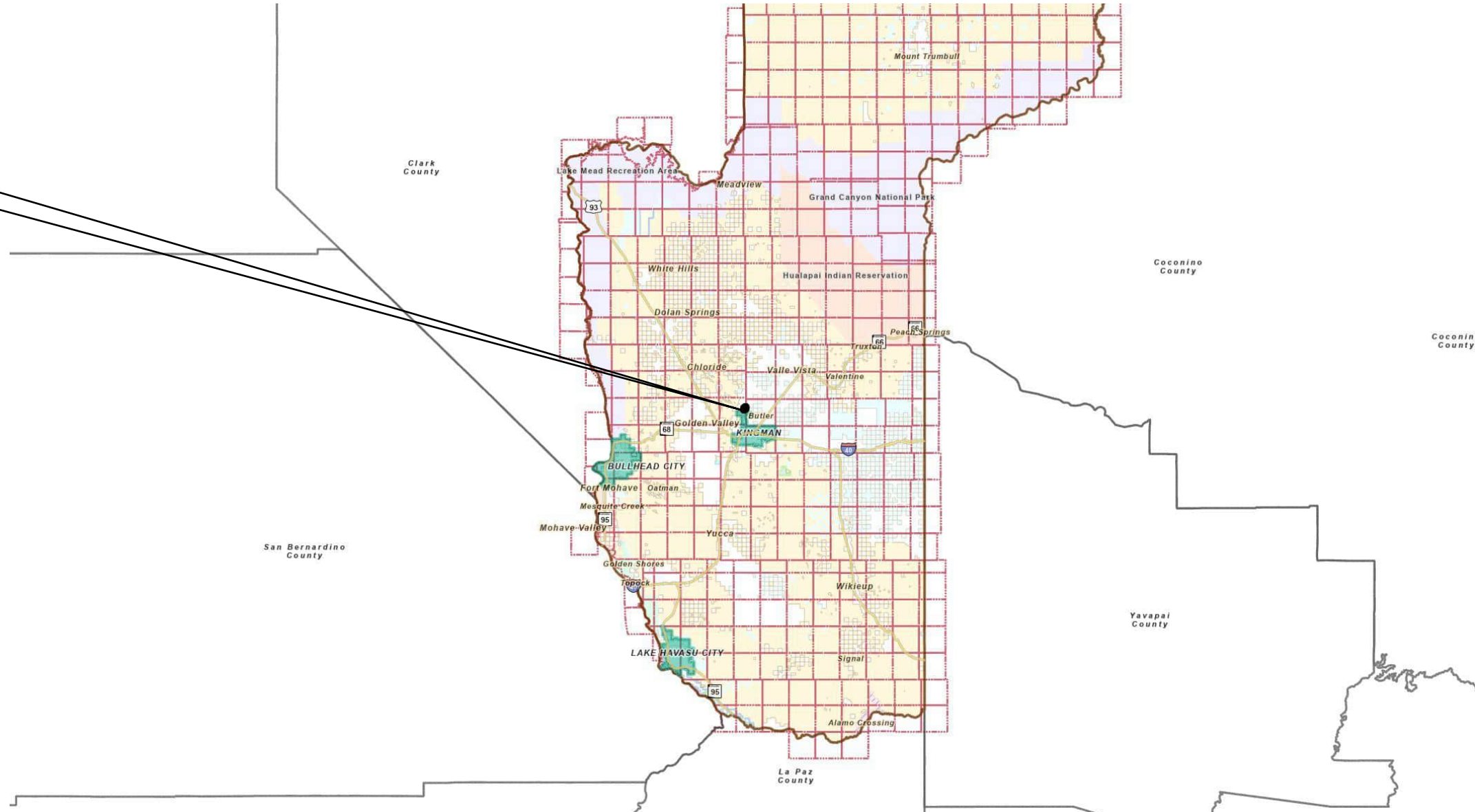
PETITION OF EXCEPTION BULL MOUNTAIN ACRES TR 3087

GENERAL MAP

Section 13
T 22 N, R 16 W

Subject
Property

PETITION OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, to not require sidewalks and streetlights within the subdivision in the Kingman vicinity.



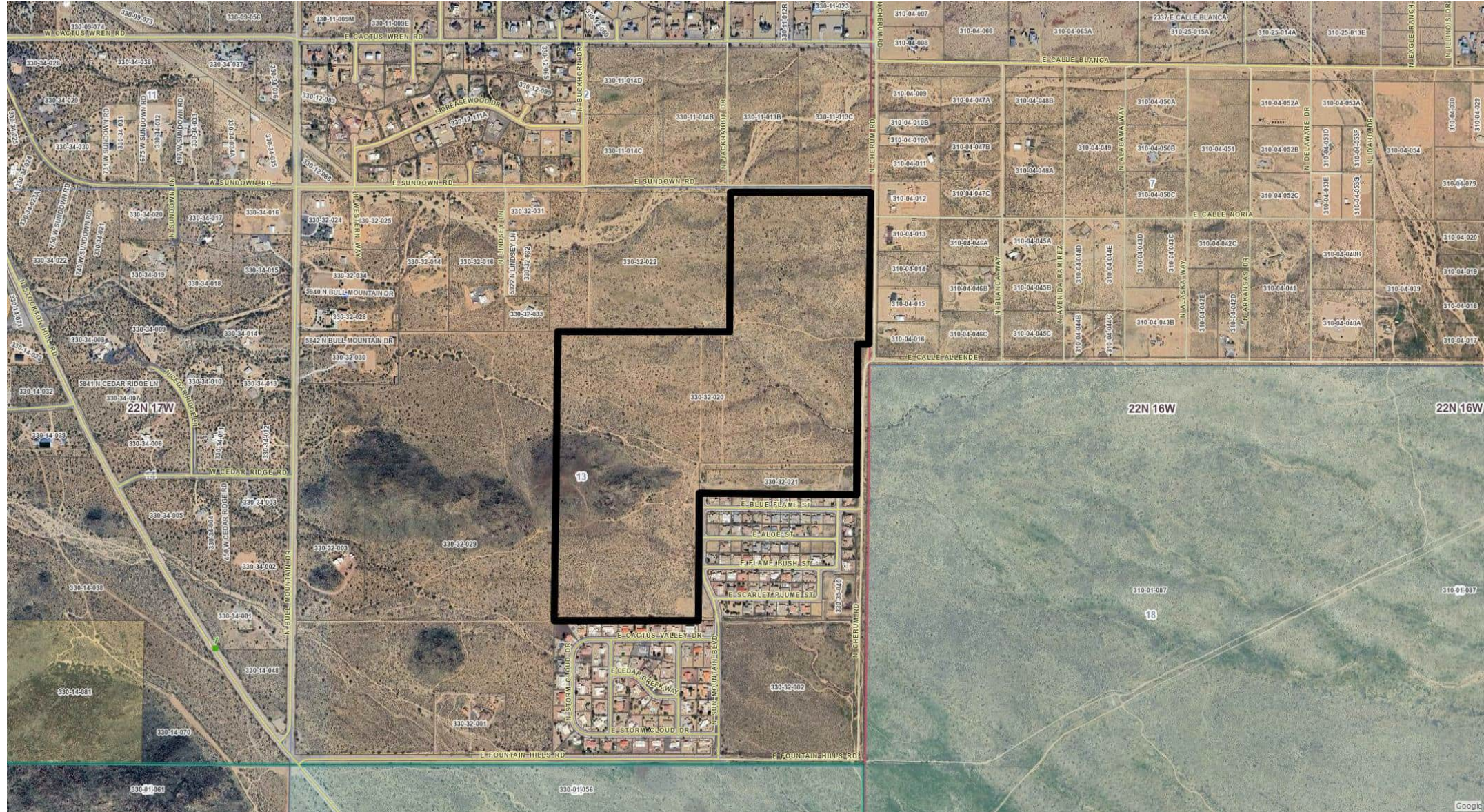
Section 13
T 22 N, R 16 W

PETITION OF EXCEPTION BULL MOUNTAIN ACRES TR 3087

SITE MAP






































Section 13
T 22 N, R 16 W

PETITION OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, to not require sidewalks and streetlights within the subdivision in the Kingman vicinity.



ZONING MAP

Section 13
T 22 N, R 16 W

	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		



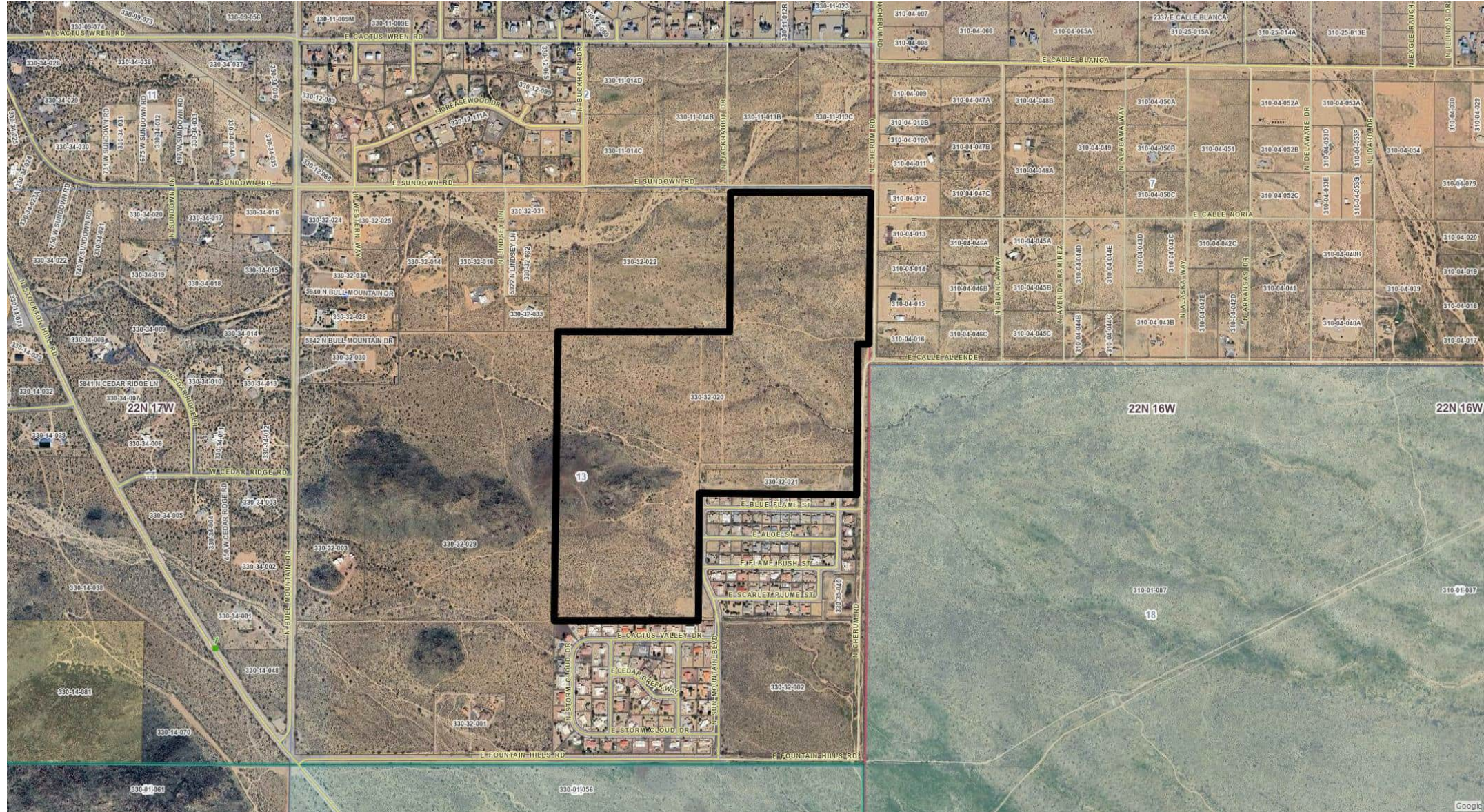
PETITION OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, to not require sidewalks and streetlights within the subdivision in the Kingman vicinity.

PETITION OF EXCEPTION BULL MOUNTAIN ACRES TR 3087

REQUEST

Section 13
T 22 N, R 16 W

PETITION OF EXCEPTION for Bull Mountain Acres, Tract 3087, being a proposed subdivision of Assessor's Parcel Nos. 330-32-018, -020, and -021, to not require sidewalks and streetlights within the subdivision in the Kingman vicinity.





ZONING NOTICE

NOTICE TO PROPERTY OWNERS
ZONING MAP
ZONING DISTRICT
ZONING CODE
ZONING COMMISSION
ZONING DEPARTMENT
ZONING OFFICE
ZONING DIVISION
ZONING SECTION
ZONING UNIT
ZONING BRANCH



ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at 100 W. Beale Street, Kingman, Arizona, on the 8th day of July 2025, at 10:00 A.M.

to consider a petition for a VARIANCE to the Zoning Ordinance of Mohave County, Arizona, to allow a residential use in the R-100 Zoning District, located on the corner of 100 W. Beale Street and 100 N. 1st Street, Kingman, Arizona.

Any person who wishes to object to the granting of the variance should appear at the hearing and state their objections in writing to the Planning and Zoning Commission.

16. **Evaluation of a request to adopt the 2025 MOHAVE COUNTY GENERAL PLAN, to replace the 2015 Mohave County General Plan, as required by Arizona Revised Statutes**

This evaluation is to determine whether approval should be granted to adopt the 2025 Mohave County General Plan, to replace the 2015 Mohave County General Plan, as requested by Mohave County.

Arizona Revised Statutes 11-805 states that the General Plan is effective for up to ten (10) years after the date the plan was initially adopted, and then on or before the tenth (10th) anniversary of the plan's adoption, the Board shall either readopt the existing plan for an additional term of up to ten (10) years or shall adopt a new plan.

The intent of the General Plan is to identify goals and policies, and areas for future growth of the County, and is also intended to be a living document, amended over time to keep up with the changing needs of the County.

Public input is critical to the formation of a General Plan to ensure that the document reflects the goals and policies of the residents of Mohave County, and Arizona Revised Statutes requires that the process shall provide for a broad dissemination of proposals and alternatives, the opportunity for written comments, public hearings after effective notice, open discussions communication programs and information services, and consideration of public comments.

Staff held community meetings throughout Mohave County to provide details about the update process and to receive input from residents to implement into the plan, these meetings began in May 2024, and were held in Beaver Dam, Colorado City, Lake Havasu City, Golden Valley, Dolan Springs, Yucca, Kingman, Wikieup, Fort Mohave and Valle Vista.

Staff wanted to update the land use designations for the General Plan to better reflect current development trends, as well as to align with the comments received from the public throughout the update process, with the majority of the proposed changes occurring with the land use designations in Golden Valley and the Arizona Strip area.

The Goals and policies were also looked at with an attempt to update them to meet the current goals and policies of the County. These changes include water and renewable energy among others, while many of the goals and policies of the previous plan remain in place with this update.

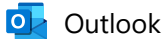
FINDINGS OF FACT:

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 Arizona Revised Statutes

STAFF RECOMMENDATION:

Staff finds that the 2025 Mohave County General Plan is property for consideration.



Outlook

Re: 6/11/25 P&Z meeting agenda item # 19

From Jamie Arney <ArneyJ@mohave.gov>
Date Thu 6/5/2025 8:14 AM
To Kathy Joye <omeathkathy@aol.com>

Received. Thank you



Mohave County Development Services
 office hours are Mon-Fri; 7AM-6PM
 My hours are Mon-Thu; 7AM-6PM

From: Kathy Joye <omeathkathy@aol.com>
Sent: Wednesday, June 4, 2025 8:16 AM
To: Jamie Arney <ArneyJ@mohave.gov>
Subject: 6/11/25 P&Z meeting agenda item # 19

You don't often get email from omeathkathy@aol.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.

My name is Kathleen Joye and I live at 3620 N. Mormon Flat Road, Golden Valley AZ. I am writing to you about Agenda item number 19 on the Mohave County P&Z meeting on June 11, 2025.

Many of us attended the original proposal of the general plan for Golden Valley and were satisfied with the county's results. They had removed The Dorado land use designation (the area where Angle Homes wants to build 3,000+ homes on the N side) and reverted it back to suburban development which supports A/R 1 + acre lots. They listened to the community.

Unfortunately, after we were told it was going to revert back, Angle Homes submitted a new land use proposal with 30 signatures of support so the county changed the land use back without noticing any of the residents about the changes. I found out all their petition signatures came from property owners inside of the Shipp Estates on the south side. Residents in Shipp Estates are a small fraction of the population here and a lot of them obviously would like to see Golden Valley turned into another Phoenix or large city. I do not want that! Dorado development is a few blocks from my home. Again, I would like this land reverted back to suburban development . I support building of homes on A/R1+ acre lots, no less. Responsible growth that fits in with our existing suburban / rural community is what I support.

I am asking that the Angle Homes land use be removed since they added it on after we were told the area was going to be kept suburban! Do we have to fight this forever?

Please forward this email to all the commissioners and BOS members and I would like to have a confirmation that my email has been received seeing there has been problems with the county website receiving my emails in the past.

Thank you for your time,

Kathleen Joye

Golden Valley, AZ

[Sent from the all new AOL app for iOS](#)



Fw: re upcoming meeting and item #19

From sms47ljs@sbcglobal.net <sms47ljs@sbcglobal.net>

Date Thu 6/5/2025 9:28 AM

To Jamie Arney <ArneyJ@mohave.gov>

You don't often get email from sms47ljs@sbcglobal.net. [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.

----- Forwarded Message -----

From: "sms47ljs@sbcglobal.net" <sms47ljs@sbcglobal.net>

To: "arneyj@mihave.gov" <arneyj@mihave.gov>; "skubal@mohave.gov" <skubal@mohave.gov>

Sent: Thursday, June 5, 2025 at 09:22:25 AM MST

Subject: re upcoming meeting and item #19

Good morning We are residents of Golden Valley and came here from overcrowded, poorly managed cities in California. We would like to address our opinion of item #19. Please keep the zoning as is and lot size at 1acre. Assure that growth stays consistent with current needs! The needs right now are many including water, land use (zoning changes),crime , schools and fire protection. Please address these concerns before any new land use changes.
Thank you Les and Susan Stromen.

Clerk please forward this email to all commissioners and supervisors.
Thank you

Cynthia Anthony
4831 Rainbow Ave.
Chloride, AZ 86431
928-856-0847

June 5, 2025

Attn: Mohave County Board
of Supervisors
Mohave County Planning &
Zoning Commission

Re: Proposed General Plan Upgrade

At the May 6, 2024 Mohave County Board of Supervisors Meeting in Kingman, AZ, approximately 100 plus people attended and voiced their negative concerns regarding the proposed Dorado Subdivision in the Golden Valley area whereby homes were to be constructed on less than 1 acre lots, many proposed even on 6,000 square foot lots utilizing a sewage treatment plant.

Prior to this meeting, a petition containing more than 100 signatures was presented to the Mohave County Board of Supervisors in opposition to the Dorado planned subdivision.

Since the Dorado Subdivision proposing the construction of homes on less than 1 acre lots was not acceptable to most of the Golden Valley residents attending that meeting, it was decided by the Mohave County Board of Supervisors that the Mohave County General Plan was to be upgraded with the input of all the community members in Mohave County.

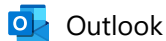
During June of 2024, the Mohave County Development Services met with the Golden Valley residents who once again voiced their concerns for the construction of homes on less than 1 acre lots in Golden Valley. Recently when the General Plan Draft was distributed, it once again included the Dorado Plan. This completely disregarded the input from the Golden Valley residents (allowing more than 1 house per acre on lots in Golden Valley).

Thus, I urge the Mohave County Board of Supervisors to hold the Mohave County Planning and Zoning General Plan Sub Committee and Development Services accountable to the desires of the majority of the Golden Valley residents, especially those who live adjacent to the proposed subdivisions by not allowing construction of more than one house on 1 acre lots.

Please, listen to your constituents.

Sincerely,

Cynthia Anthony



Dorado land

From heath sakusky <balesy01@gmail.com>

Date Mon 6/9/2025 6:21 AM

To Jamie Arney <ArneyJ@mohave.gov>

You don't often get email from balesy01@gmail.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.

Good morning,

Could you please forward to all the Planning & Zoning committee members, thank you.

I am writing in opposition of the Dorado land use in Golden Valley. I am asking you to please remove that from the general plan update and keep it as a suburban land use. There has been over 400 signatures going against this "development" area and yet somehow it passed your subcommittee with only 30 signatures in favor of it. And all of those signatures don't live anywhere close to this proposed development and coincidentally are all living in Angle homes.... So, if you can, please tell me how why this was overturned with that amount of difference in signatures.

Thank you,
Heath Sakusky
3694 N. Salt Rd.
Golden Valley, AZ



Outlook

Item 19 Golden Valley

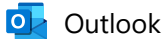
From Renee <rpresley77@yahoo.com>**Date** Mon 6/9/2025 8:13 AM**To** Jamie Arney <ArneyJ@mohave.gov>; Laura Skubal <SkubaL@mohave.gov>

You don't often get email from rpresley77@yahoo.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.

As residents of Golden Valley, AZ (3225 S. Turquoise Rd) we are urging the Angle Homes land use be removed since they added it on after we were told the land would be kept suburban and there has been no communication with surrounding property owners. A fraction of 30 signatures has overrode 450+ signatures opposed to Angle Homes rezone attempt and no one was notified surrounding this parcel. This is not what the dedicated citizens of Golden Valley want, NO track housing, no lots smaller than 1 acre, no malfunctioning sewage problems (like currently in Shipp Estates), no more crime, traffic, schooling needs, Healthcare needs without any added infrastructure. Keep Golden Valley rural and unincorporated. Please forward this email to all commissoners and supervisors. Thank you, Renee Presley-Taulbee and Raymond Taulbee

[Yahoo Mail: Search, Organize, Conquer](#)



Outlook

Re: Item #19

From Jamie Arney <ArneyJ@mohave.gov>
Date Mon 6/9/2025 10:16 AM
To Christine Pfeiffer <cpfei64@gmail.com>

Received. Thank you



Mohave County Development Services
office hours are Mon-Fri; 7AM-6PM
My hours are Mon-Thu; 7AM-6PM

From: Christine Pfeiffer <cpfei64@gmail.com>
Sent: Monday, June 9, 2025 10:15 AM
To: Jamie Arney <ArneyJ@mohave.gov>
Subject: Item #19

You don't often get email from cpfei64@gmail.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.

I am writing to ask that you deny the rezoning in Golden Valley. Over the last few years, the residents of Golden Valley have asked that you keep zoning at 1 acre lot minimum, with individual septic systems. Golden Valley does not have a county run sewer system, nor do we have adequate water for all the homes angle wants to build. We do not have a large enough school system, nor do we have enough police presence. There were 450 signatures against rezone. Yet 30 signatures from Angle home owners have changed the ruling that zoning would not be changed. Shipp estates is not even near where Angle wants to build! I live on north Mormon flat and I am totally against it. Please forward this email to all board members and members of planning and zoning. Thank you, Christine Pfeiffer.



Outlook

Meeting June 11th - Item #19

From Tonia Collevechio <toniacollevechio@gmail.com>**Date** Mon 6/9/2025 11:37 AM**To** Laura Skubal <SkubalL@mohave.gov>; Jamie Arney <ArneyJ@mohave.gov>

Some people who received this message don't often get email from toniacollevechio@gmail.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.

Good morning,
Kindly forward this email to all commissioners and supervisors.
Thank you.

Board of the Planning & Zoning Commission,

RE: June 11, 2025 Meeting - Item #19

I am a resident and property owner in Golden Valley, AZ and I am asking wholeheartedly for the Commission to **REMOVE** and **DENY** Angle Homes land use from the general plan effective immediately. Golden Valley is a rural area and the citizens that live here wish to keep the original zoning, A/R 1+ acre lot per house.

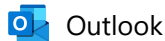
Per my knowledge there was a meeting regarding the general plan which resulted in a petition in support of A/R 1+acre lots and the preservation of the current A/R zoning that had over 250 signatures, which now has over 450. After that point the "Dorado" land use was removed and reverted back to the original zoning. I am baffled to hear that the county changed the land use again without notifying anyone due to Angle Homes presented a new petition signed by only 30 (THIRTY) citizens in support of their new land use proposal to which these signatures came from property owners inside the Shipp Estates on the South Side! How does 30 signatures trump 450? It absolutely does not. Those citizens that live on the South Side should not have any say as to what happens on the North Side when it doesn't affect them. It affects my property and I don't want to see the lands rezoned for profit and undo what originally brought all of us to Golden Valley in the first place! I'm ok with people purchasing property and keeping to the current zoning - I'm not ok with mass purchase of land to then not like how it is set up because there's no profit in it so the corporations turn around and try to rezone for their gain; Golden Valley does not need 3,000+ homes in a 1,400 acre area. Our infrastructure is not able to support that mass of volume. I do not want to live in a construction zone, do not want to see more wildlife killed because of more negligent driving, do not want more people

tearing up our unmaintained roads, and I'm not willing to give up the dark sky that we love that is protected in ARS 49-1101 to 49-1106. This law protects not just our view of the sky for astronomical observation but is beneficial for the wildlife that we share our lands with!

Please do the right thing and help the citizens that LIVE in Golden Valley keep our rural lifestyle; keep our suburban A/R 1+ acre lot zoning and say NO to Angle Homes' land use proposal to rezone. I hope you all will unanimously recommend the immediate removal of the Angle Homes/Dorado land use proposal from the general plan update and to stay suburban land use designated to support A/R zoning like the surrounding areas.

Sincerely,

Tonia Sakusky
3694 N Salt Rd.
Golden Valley, AZ



Golden Valley

From Jamie Taylor <sweatythreads23@gmail.com>

Date Tue 6/10/2025 8:05 AM

To Jamie Arney <ArneyJ@mohave.gov>

You don't often get email from sweatythreads23@gmail.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.

Protecting Golden Valley's Rural Character

Dear Board of Supervisors,

I am writing to you today to express my deep concern regarding the preservation of Golden Valley's unique way of life. Many of us have chosen to live here specifically for its rural character, which includes:

- **Large Lots:** Our properties are typically a minimum of one to two acres, providing ample space for nature, horses, and dogs.
- **Low Population Density:** We value the quiet and privacy that comes with having no immediate neighbors.
- **Agricultural Zoning:** This zoning is fundamental to maintaining the open spaces and rural activities that define our community.
- **Low Traffic Volume:** The current low traffic levels are essential for our safety and enjoyment of the area.

Our primary concern is the influx of development that brings a "city" mindset to our rural community. New residents often arrive with expectations of a traditional neighborhood, which fundamentally clashes with our established way of life. This cultural disconnect is already leading to, and will continue to cause, significant problems, including:

- Increased calls to law enforcement
- Neighborhood disputes and feuds
- Higher traffic volumes and a greater risk of accidents and fatalities, which we are already beginning to observe.

Many of us purchased land in Golden Valley with the explicit understanding and expectation that it would remain rural, free from the encroachment of dense housing developments. We fear that the agenda of large development companies, such as Angle Homes, is solely driven by profit, with no regard for the preservation of our cherished way of living. They see Golden Valley as an easy target for their development plans, and we, the residents, strongly oppose this.

We urge you to consider the long-term consequences of allowing high-density development to erode the very essence of what makes Golden Valley a desirable place to live for those who value its rural charm. Please prioritize the protection of our existing community's values and way of life over the interests of outside developers.

Thank you for your time and consideration of this critical matter.

Sincerely

Jamie Taylor 795 S Verde Rd GV, AZ



Outlook

Fwd: regarding Planning and zoning meeting on June 11

From linbeau327 <linbeau327@frontier.com>**Date** Mon 6/9/2025 10:18 PM**To** Jamie Arney <ArneyJ@mohave.gov>

You don't often get email from linbeau327@frontier.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.

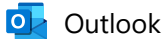
----- Original Message -----

Subject: regarding Planning and zoning meeting on June 11**From:** linbeau327 <linbeau327@frontier.com>**Sent:** Monday, June 9, 2025, 9:48 PM**To:** arney@mohave.gov**CC:** skubal@mohave.gov

To whom this may concern:

It is my understanding that planning and zoning have again revisited adding 3000 new family residential homes that would be developed north of Zuni Rd and east of Estrella. I was against this the first time around and my opinion has not changed. This is not what the residence in the area signed up for when we purchased our homes. Please keep this in mind when planning our future here in Golden Valley.

Thank you
Howard and Linda Beauchamp
4482 N Canelo Rd



Outlook

Letter for the Planning and Zoning Commissioners regarding Wednesday's meeting

From Patrick Devlin <pdevlin421@gmail.com>**Date** Mon 6/9/2025 8:53 PM**To** Jamie Arney <ArneyJ@mohave.gov>; Laura Skubal <SkubaL@mohave.gov>

Some people who received this message don't often get email from pdevlin421@gmail.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.

Please forward this email to all the Planning and Zoning Commissioners and Board of Supervisor members. Also, I request confirmation that my email has been received. Thank you for your help.

To whom it may concern,

My name is Patrick Devlin, and I am a Golden Valley resident. My family and I have concerns regarding item number 19 of the Wednesday June 11th planning and zoning meeting. First, we request that all new housing developments be on 1+ acre lots. Thus, we are against the medium density residential areas included in the proposed Dorado development. Second, we are opposed to any urban development areas in the Golden Valley South region. We live in this area of town and enjoy the peace and quietness of how it is now.

My family and I moved here to escape the hustle and bustle of the East Coast. We love Golden Valley as it is and feel that large developments, such as Dorado, will negatively alter the character of our town. Please take our opinions into consideration for Wednesday's meeting.

Sincerely,

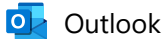
Patrick Devlin

Joseph Devlin

Sheila Devlin

2282 South Verde Road

Golden Valley, AZ 86413



Outlook

Opposition to the Mohave County General Plan Draft

From Roland Hulse <heatstroke.hulse@gmail.com>**Date** Mon 6/9/2025 5:56 PM**To** Jamie Arney <ArneyJ@mohave.gov>

You don't often get email from heatstroke.hulse@gmail.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.

Mohave County Planning and Zoning Commision,

I am writing to express my staunch opposition to the 2025 Mohave County General Plan Update as proposed. Specifically, I stand averse to the continued proliferation of the now defunct Dorado Plan, which would see vast parcels adjacent to my residence in the North Golden Valley area zoned as R-1 (6,000 sq ft minimum), R-2 (4,000 sq. ft. minimum) and C-2 (general Commercial). The North Golden Valley area as proposed in the General Plan Update raises significant concerns to the community as the proposed urban zoning presents a blatant stark contrast to the surrounding properties, all of which are exclusively zoned no smaller than a 1-acre minimum. Aside from the obvious zoning disparity, I also protest the proposed zoning of North Golden Valley on the grounds that it has not garnered any support from adjacent property owners, the proposed method of septic treatment consists of an open air wastewater reclamation site and that it will introduce an excessive burden on the local transportation infrastructure as well as have an unsustainable negative effect on available water resources in the area

The proposed rezoning has not garnered support from neighboring property owners, who value the existing 1-acre medium zoning for its low-density, rural character. Reducing lot sizes to 6,000 square feet would disrupt the established community aesthetic and lifestyle, which many residents chose specifically for its spacious and open environment. A fact that was strongly emphasized during the public outreach held in Golden Valley in June of 2024.

The proposed open-air community septic system is a major concern. Such systems pose potential risks to groundwater quality and public health, particularly in an area where residents rely on wells and septic systems. The scale and impact of this system have not been adequately addressed, and it is unsuitable for the rural character of the surrounding properties.

The existing infrastructure, including water supply and road networks, is not equipped to support the increased density that 6,000 square foot lots would bring. The current water resources and road systems are designed to accommodate the low-density zoning of 1-acre lots. Higher density could strain these systems, leading to potential water shortages, increased traffic, and road maintenance challenges, all of which would negatively impact the quality of life for residents.

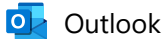
In conclusion, considering the reasons stated above and seeing as the voice of the contiguous property owners has been so flagrantly disregarded during the preparation of this plan in order to cater to the interests of unbridled urban development in our rural community, I respectfully request that the Mohave County Planning and Zoning Commission deny the 2025 General Plan Update as proposed.

Thank you for considering this opposition and for your commitment to the well-being of Mohave County residents.

Sincerely,

Roland Hulse,

Mohave County tax payer and resident of 4455 North Laguna Rd., Golden Valley



Outlook

General plan update letter

From Conni Hulse <conni.hulse@gmail.com>**Date** Mon 6/9/2025 5:16 PM**To** Jamie Arney <ArneyJ@mohave.gov>; Laura Skubal <SkubalL@mohave.gov>

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.

Good morning,

I am writing to express my extreme disappointment with the Development Services General Plan sub committee decision to go against the overwhelming desire of the residents in rural Golden Valley and include the urban development known as the Dorado Plan in the General Plan update.

At the sub-committee meeting held in August of 2024, the Development Service's Director stated that the Dorado Plan would be removed from the forthcoming General Plan update. Yet, when the final draft of the General Plan was disseminated for review, the Dorado Development was still included. Why? The General Plan is supposed to reflect the values and desires of the residents of the area while also allowing for well planned, responsible growth. The plan that was presented to the sub committee in August did just that. It allowed for responsible growth within Golden Valley with a more reasonable approach by creating commercial and higher density areas along the Hwy 68 corridor as requested by the County while keeping the remainder of Golden Valley an agricultural area with 1-acre minimum lot sizes.

Why is the desire of one developer allowed to usurp the desires of the many local residents who are then forced to live with the long-lasting detrimental consequences of irresponsible, unrestrained development? The developer who is championing the Dorado inclusion does not even reside in Golden Valley, and who, I am sure, has no intention of ever residing there.

Development Services received hundreds of letters requesting that the general plan keep to the agricultural zoning with 1-acre minimum lot sizes for everywhere except the Hwy 68 corridor. Yet the developer brought to the sub-committee 30 signatures, all from the new phase the developer's own project, nowhere near the Dorado location. Why were these signatures enough to make such a catastrophic change? This meeting was not advertised, nor was the change noted in the recommendation.

No one can deny that our area is growing, and no one in Golden Valley is against growth...what we are against is changing the culture of our area from open agricultural 1-acre minimum lot sizes to another urban, block wall subdivision, so common in Kingman, Bullhead City, and Lake Havasu City.

Golden Valley does not have a sewer system and the, now infamous, local wastewater treatment plant that services the Shipp Estates area has many problems that have been documented thoroughly. The developer built homes that share a parcel boundary with this wastewater treatment plant. I am astonished that that would even be allowed based off safety alone! Look at the locations of the wastewater treatment plants for Kingman, they are not located anywhere near residences. Until such time as Golden Valley residents vote in favor of incorporation, community wastewater treatment plants should be outlawed in all unincorporated areas of Mohave County.

Mohave County should be working to protect ALL residents. Some people want to live in tight close communities where you have block walls, sidewalks, paved streets, and shopping right outside their door. That is fine. There are incorporated cities for those folks to reside. There are also citizens that want to live rurally, they want space between them and their neighbors, not interested in shopping, sidewalks and paved streets. They deeply love living in a quiet place away from the hustle and bustle. These residents should also be protected.

Many people, like me, intentionally moved to Golden Valley BECAUSE it was an agricultural area. We purchased where we did BASED on the protection of ZONING. We built our homes and invested in our property.

It is not the responsibility of the residents of agricultural areas to make developers SPECULATIVE property acquisitions profitable. They are speculating on the land. They purchased AGRICULTURALLY ZONED PROPERTY.

A quick query on the Mohave County GIS will show that there is PLENTY of VACANT land residing within the city limits of Kingman for developers to build their subdivisions. This makes more sense as the infrastructure to support these

subdivisions is already in place or within a reasonable distance. The query limit that is set by the system is 2000 parcels. I had to do 3 different sections of the city to see all the vacant parcels! Just take a drive down Bank Street or East Airway, vacant with huge for sale signs.

Please show the RURAL residents that you in fact represent them and not just the incorporated cities and developers. The majority of Mohave County is in fact RURAL. Please remember that there is VALUE in protecting AGRICULTURAL communities as well as the people residing within.

Thank you,
Conni Hulse



No new housing

From Jim Tuttle <executiveai2014@yahoo.com>

Date Tue 6/10/2025 4:29 PM

To Jamie Arney <ArneyJ@mohave.gov>

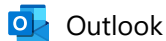
Cc General Plan <generalplan@mohave.gov>

You don't often get email from executiveai2014@yahoo.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.

I moved out here to have some room and get away from the city lights to enjoy the stars and get away from the noise. We do not want a new housing track in our area. it would bring more traffic. more noise, that is not why i moved here. please do not allow this project to go through. There should be no new housing on less then 1-2 acre lots.

Thank You
Jim Tuttle
4483 N Cibola rd
Golden valley Az.




Golden Valley General Plan Letter to Planning and Zoning Commission for item 19

From Danielle Ohle <yellieohle@yahoo.com>

Date Tue 6/10/2025 7:32 PM

To Laura Skubal <Skubal@mohave.gov>; Jamie Arney <ArneyJ@mohave.gov>

 6 attachments (19 MB)

Public Record Shipp Estates (1).zip; Dorado_Area_Plan_Amendment_2006-Feb (1).pdf; Resoloution 2006-657A.pdf; Golden Valley General Plan Petition from Angle (2).pdf; PETITION SIGNATURES TO INCLUDE DORADO PLAN (1).pdf; shipp estates sewage letter (1).jpeg;

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.

Please forward my letter to all BOS and P&Z Commissioners,

Hello and Thank you Chairman and commissioners for your time and volunteer service,

I am Danielle Ohle-Keck and I represent over 300 Golden Valley residents who would like to have our community values considered during this general plan update. The group of residents I am representing do not have a "no growth" mindset but a mindset to preserve what we love about Golden Valley while allowing for respectful and responsible growth.

Many of us have been participating in the development conversation for much longer than a year. We have attended county meetings, community meetings, developer meetings, district meetings, and more. We have submitted notes, emails, and publicly commented. During this time there has been a very clear echoing of the same community values and concerns heard repeatedly.

We have listed 10 items in our support petition to hopefully help guide the development over the next 10 years in Golden Valley. Those items are...

1. **Protection and preservation of current A/R zoning.** – Agricultural zoning is a highly desirable quality about the area. We love our animals and open space. It would be wonderful to work with developers that are willing to help the community preserve what makes it special while helping the county fill it's housing needs without feeling like we are getting rolled over by developers.

2. **Keeping lot sizes at 1 + acre minimum** - This is the vision we bought into with the current zoning.

3. **No high-water consumption development.** -Many residents express concerns about the amount of water that is already being pulled from our aquifer. The mine, Griffith Energy, and the prison are some examples. Especially, the mine which is believed to use around 1 million gallons per day when running at full capacity. Even if there is an "adequate supply" we hope that the the county and developers will still make responsible decisions looking beyond the 100-year requirement.

4. **No wastewater treatment plants in unincorporated areas.** Due to the past and current issues that have arisen from the Shipp Estates treatment plant there is huge distrust with the developer's ability to manage a successful operation when it comes to waste water. Most properties in Golden Valley are served with private septic's and that seems to be working in the unincorporated areas on acre + lots.

The public records I have obtained show that the county has been monitoring odor complaints since 2023.

In 2024, our current district 4 commissioner, Mr. Pattillo, stated in a letter to our previous supervisor that he has aided AQED in inspections of that plant and at no time found any of the complaints valid and that the facility was being well-maintained.

Come 2025, a new owner purchased the plant and letters were sent to homeowners explaining the status of the failing system and lack of proper maintenance over the years.

What is the truth? Is the system functioning properly? Can it support additional development? Who is financially responsible for getting it repaired? Should the county report this to ADEQ or is it the sole responsibility of the community?

We do hope that there is a solution to this issue and that other property owners are protected from something like this happening again. Many have expressed that until there is a county operated facility they do not belong in the unincorporated areas.

5. Keeping commercial zones along highways/interstates. – We would like to keep commercial zones out of the neighborhoods and along the highway to help keep our homes safe, quiet, and keep reduce traffic on under maintained roads. Currently, there is ample undeveloped commercially zoned property along highway 68. Right now, there are 10 parcels for sale totaling over 26 acres along the corridor. We hope to see those current parcels develop over the next 10 years before approving commercial zones in our neighborhoods.

6. Reverting The Dorado area plan back to rural/suburban. – The Dorado development was an Area Plan Amendment approved with many conditions by Mohave County BOS under resolution 2006-657A. One of those conditions was, "Development of THE AREA PLAN shall show sufficient progress by the next decennial update of the General Plan. Sufficient progress is the development of a single village or unit. Without such progress, THE AREA PLAN, will be recommended for reduction in scope or rescission." The property was defaulted on and the project never broke ground. Now a new developer is attempting to use the same area plan without any of the same conditions given to the previous developer and with very limited details. We hope the county holds all developers to the same process and standards when it comes to rezones and major land amendments. The current zoning is A/R 36 which is aligned with the rural and suburban land use the local community would like to see.

7. No urban/high density housing in unincorporated areas. – If there has to be higher density housing/urban development we ask that it be kept along the highways and close to city limits. It does not make sense to drop these types of developments in areas that lack proper services and amenities.

8. Preservation of dark skies (Mohave County Ordinance 1987-01). – One of the most precious things we have in Mohave County are our beautiful dark skies. We want to encourage Mohave County development services to help educate and share awareness about the ordinance, not just with developers but all residents.

9. Requiring impact studies for large development proposals. – Residents are concerned that right now Mohave County does not require any impact studies for large development proposals. Residents have expressed they would like to see these submitted with rezone applications.

10. High support for locally owned businesses. – Small businesses make up the heart of the Valley. If we over develop the corridor with large corporations that will crush small business owners.

At the Golden Valley review subcommittee workshop most residents were pleased with the original proposal presented by P&Z. The plan took into consideration our comments and reflected our values.

Unfortunately, after that meeting there was a change to the plan we were shown. Resurrected Properties/Angles Homes submitted a new proposal with 30 petition signatures of support. That information was submitted to the subcommittee members, and the Dorado Land use was added back into the general plan. We were never given a notice or opportunity for discussion by the time it came to light.

After taking a closer look at the petitions Angle Homes submitted, we noticed that all 30 signatures came from inside of their subdivision Shipp Estates. The question must be asked. How does 30 signatures from a concentrated area trump over 300 voices from all over the valley? When and who made this decision? Do the over 30% of surrounding property owners who previously opposed this development not matter

anymore? At the time of the rezone hearing, Supervisor Lingenfelter expressed that he would like to see the developers and community work together to find a reasonable solution before the general plan update.

From our knowledge, the developers have not made any attempt to reach out to find that solution, especially with the property owners within 300ft of the proposal. At this time, we are asking that the land use for The Dorado/Angle Homes area revert to rural and suburban development areas before approving the 2025 General Plan.

Also, in the future we would like to see Development Services build a better subcommittee model. We believe, one representative from the planning and zoning commission from each district did not sufficiently represent all the voices in each area. In the past, Mohave County has done a much better job utilizing residents and professionals from diverse sectors to help develop the general plan. Our subcommittee representative never attended any of our local community meetings which has added to the disappointment and disconnect between our representative and constituents.

We are hopeful to work together to protect current residents, create a healthy and sustainable community, all while still supporting the county's development needs in a responsible manner. Remember it is not the county or residents' responsibility to make sure developers are profitable. We are not responsible for their speculative investments when they acquire land that they intend to rezone in the future. Property rights are inherited with the zoning that it was purchased with.

Thank you! Have a wonderful day.

Danielle Ohle-Keck

951-703-9388



Outlook

Item 19

From Steven Ipsen <sipsen05@gmail.com>

Date Wed 6/11/2025 9:51 AM

To Jamie Arney <ArneyJ@mohave.gov>; skulbal@mohave.gov <skulbal@mohave.gov>

You don't often get email from sipsen05@gmail.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.

Dear Sirs:

I am a native resident of Golden Valley for over 70 years.

I approve of you all passing the General Plan that includes the Angle Homes Development.

I am concerned that in this current contentious climate that the commission is being swayed by a very vocal minority that show up in mass and present you a signed petition of 250-450 people who oppose this.

I would remind you that as of the 2020 census, there are approximately 9000 residents in our Valley. Therefore, a petition would need to have approximately 4500 signatures to accurately be called a Majority mandate! They have also claimed that water available is an issue. That is just not so as the AZDWR states that the Sacramento Valley aquifer is the 2nd largest in the country. They have also claimed that our roads cannot handle the additional traffic from homes built on lots less than 1 acre. I could not find any statistics from the AZ DOT to substantiate this claim. Lastly they claim that there will be an increase in crime that I could find no evidence of.

In closing, please allow Item 19 be included in the General plan.

Respectfully,
Steven Ipsen



Golden Valley Development

From Brian B. <brianb@wizzards.net>
Date Wed 6/11/2025 11:29 AM
To Jamie Arney <ArneyJ@mohave.gov>

You don't often get email from brianb@wizzards.net. [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.

As a resident of Golden Valley I am not happy with the way Mohave County flip-flopped and reversed their prior decision of last week regarding zoning changes.

The way today's meeting was scheduled is not conducive to receiving feedback from our community, as most people during the week are working and could not attend. Not to mention the short notice given to the "new" agenda of the zoning changes.

Let it be known that the citizens of Golden Vallay are in the process of organizing our efforts, and will be challenging these scheduling hours, in order to facilitate more complete participation of the citizens in our community who previously couldn't attend. (due to time-conflicts with employment).

Thank you for your time and consideration.
Brian Burke