AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
DECEMBER 10, 2008
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

Earl Hamlyn, Chairman  Joseph Morabito  Carl Flusche, Vice Chairman
Joe Bibich  Kenneth White  Bill Abbott

Members of the Mohave County Planning and Zoning Commission will attend either in person or by telephone conference call.

Call to Order

Pledge of Allegiance

Announcements

Roll Call

The Commission meeting will be held in the Mohave County Administration Building. We ask persons attending the meeting 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 meeting will be held.

Call to the Public

(This item only authorizes the Commission to receive comments from members of the public on items not on the agenda. Because of open meeting law requirements, Commission members cannot discuss or respond to the comments. A Commission member may, however, refer the member of the public to staff so that staff may provide him/her with assistance or response outside of the meeting or direct staff to schedule the matter for consideration and decision at a later date.)

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 A.R.S. 38-431.03 (A) (3).

Approval of Minutes if available.
CONSENT AGENDA

1A. Evaluation of a request for an EXTENSION OF TIME FOR A ZONING USE PERMIT on the S 1/2 of Parcel 30, as shown on Record of Survey Book 1, Page 34, in Section 9, Township 21 North, Range 18 West, for a recreational vehicle park in an A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) zone, in the Golden Valley Area (south of State Highway 68 between Mobile Road and Morenci Road), Mohave County, Arizona. Lovely, APN 306-32-002A JM

1B. Evaluation of a request for an EXTENSION OF TIME FOR A ZONING USE PERMIT on a portion of the S 1/2 of Section 4, Township 16 North, Range 13 West, for a recreational vehicle park in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Mohave County General Area (west of US Highway 93 approximately three and one-half miles north of Wikieup), Mohave County, Arizona. Fountain Vista, APN 203-03-012 JM

ARIZONA STRIP AREA

2. Evaluation of a request for a REZONE of a portion of the NE 1/4 NE 1/4 SE 1/4 of Section 31, in Township 41 North, Range 4 West, from R-E/10A (Residential-Recreation/Ten Acre Minimum Lot Size) zone to R-1 (Single-Family Residential) zone, in the Arizona Strip Area (west of Pipe Spring Road and north of Center Street), Mohave County, Arizona. Sawyer, APN 405-46-054 RA

3. Evaluation of a request for an ABANDONMENT of the outermost 50-foot portion of the roadway right-of-way/easement lying westerly of the centerline of the 200-foot right-of-way known as Highway 91, beginning at the extension of the south right-of-way line of Rio Virgin Road and its intersection with the centerline of said Highway 91 and extending northerly 300 feet, as measured along the right-of-way centerline to a point on the westerly side of said Highway 91 in the NW 1/4 SW 1/4 Section 33, Township 41 North, Range 15 West, in the Arizona Strip Area (north of McKnight Road between Rio Virgin Road and the adjoining private property to the north), Mohave County, Arizona. Taylor/King’s Court KD

SOUTH MOHAVE VALLEY AREA

4. Evaluation of a request for a ZONING USE PERMIT on the W 1/2 of the South 215.12 feet of Lot 34, Block B, FORT MOHAVE MESA RANCHOS, in Section 26, Township 19 North, Range 22 West, for a secondary residence in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the South Mohave Valley Area (north side of Joy Lane between Mountain View Road and State Highway 95), Mohave County, Arizona. Nickerson, APN 227-16-034B RA

GOLDEN VALLEY AREA

5. Evaluation of a request for a REZONE of the N 1/2 of Lot 15, Block G, GOLDEN SAGE RANCHOS, Unit 65, in Section 9, Township 21 North, Range 18 West, from A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone to C-2 (General Commercial) zone, in the Golden Valley Area (east side of Mc Neal Road between State Highway 68 and Chino Drive), Mohave County, Arizona. Valley Pioneers Water Company, APN 306-06-092 RA

6. Evaluation of a request for a ZONING USE PERMIT on Lot 2, Block P, GOLDEN SAGE RANCHOS, Unit 55, in Section 11, Township 21 North, Range 18 West, for a swap meet in a C-2H/1A (General Commercial Highway Frontage/One Acre Minimum Lot Size) zone, in the Golden Valley Area (northwest corner of Bacobi Road and State Highway 68), Mohave County, Arizona. Buckelew, APN 306-07-216 RA

7. Evaluation of a request to grant an extension, to determine compliance with the schedule for
development, or cause the property to revert to its former zoning classification as specified in BOS RESOLUTION NO. 2007-422, which conditionally approved the Rezone of the NE 1/4 of Lot 28, PARADISE ACRES, Unit 1, in Section 14, Township 21 North, Range 18 West, in the Golden Valley Area (southeast corner of Miramar Drive and Hope Road), Mohave County, Arizona. Hogge, APN 306-09-054F & 054G JM

8. Evaluation of a request to grant an extension, to determine compliance with the schedule for development, or cause the property to revert to its former zoning classification as specified in BOS RESOLUTION NOS. 2006-356 and 2007-457, which conditionally approved the Rezone and Extension of Time for a Rezone of Lot 9, Block F, GOLDEN SAGE RANCHOS, Unit 84, in Section 21, Township 21 North, Range 19 West, in the Golden Valley Area (south of State Highway 68 between Egar Road and Guthrie Road), Mohave County, Arizona. JASA, APN 306-17-082 JM

9. Evaluation of a request to grant an extension, to determine compliance with the schedule for development, or cause the property to revert to its former zoning classification as specified in BOS RESOLUTION NOS. 2006-429 and 2007-455, which conditionally approved the Rezone and Extension of Time for a Rezone of the S 1/2 NW 1/4 of Parcel 326, according to the plat recorded May 20, 1976 at Fee No. 76-14579, in Section 20, Township 21 North, Range 18 West, in the Golden Valley Area (south of State Highway 68 between Verde Road and Colorado Road), Mohave County, Arizona. Sterling, APN 306-25-019J JM

MOHAVE COUNTY GENERAL AREA

10A. Evaluation of a request for a MINOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN of Parcel 2, as shown on Record of Survey Book 28, Page 16, in Section 1, Township 23 North, Range 15 West, from an RDA, RR (Rural Development Area, Rural Residential) land use designation to an UDA, GC (Urban Development Area, General Commercial) land use designation and amending Exhibits VI.7 and VI.16 of the General Plan to match, in the Mohave County General Area (northwest side of State Highway 66 between Valle Vista and Antares Road), Mohave County, Arizona. Ruffner, APN 313-21-010 KD

10B. Evaluation of a request for a REZONE of Parcel 2, as shown on Record of Survey Book 28, Page 16, in Section 1, Township 23 North, Range 15 West, from A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) zone to C-2H (General Commercial Highway Frontage) zone, in the Mohave County General Area (northwest side of State Highway 66 between Valle Vista and Antares Road), Mohave County, Arizona. Ruffner, APN 313-21-010 JM

11. Evaluation of a request for a REZONE of Parcel 15A, as shown on Parcel Plats Book 29, Page 80, in Section 7, Township 24 North, Range 16 West, from A-R/15A (Agricultural-Residential/Fifteen Acre Minimum Lot Size) zone to A-R/5A (Agricultural-Residential/Five Acre Minimum Lot Size) zone, in the Mohave County General Area (east of Stockton Hill Road and north of Buckeye Road), Mohave County, Arizona. McCafferty for Hernandez, APN 344-02-042 RA

12. Evaluation of a request for a REZONE of Parcel 21-12, MOUNTAIN VISTA RANCHES, Phase II, in Section 21, Township 24 North, Range 15 West, from A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size) zone to A-R/18A and A-R/5A (Agricultural-Residential/Eighteen and Five Acre Minimum Lot Size) zones or A-R/7A (Agricultural-Residential/Seven Acre Minimum Lot Size) zone, in the Mohave County General Area (north of State Highway 66 and west of Antares Road), Mohave County, Arizona. MEAI for Trujillo, APN 333-35-060 RA (BOS referred back to P&ZC at their 11-3-08 mtg.)
13. Evaluation of a request for an AMENDMENT TO BOS RESOLUTION NO. 2008-313 setting forth a MINOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN in a portion of Section 12, Township 22 North, Range 16 West, including Lots 1 through 22 of 66 BUSINESS FRONTAGE, from a SDA (Suburban Development Area) to an UDA (Urban Development Area) with LR (Low Density Residential), MR (Medium Density Residential), HR (High Density Residential), GC (General Commercial), LI (Light Industrial) and PF (Public Facility) land uses and for Parcels A, B and C, Book 3, Page 77 of Parcel Plats in Section 7, Township 22 North, Range 15 West lying northwesterly of the State Highway 66 Right-of-Way from a SDA (Suburban Development Area) land use designation to an UDA, GC (Urban Development Area, General Commercial) land use designation and amending Exhibits VI.4 and VI.7 of the General Plan to match, consisting of approximately 200 acres in the Mohave County General Area, (west of Hwy 66 and north of Kingman Airport), Mohave County, Arizona. Davis for Ritter Family Trust, APN 310-06-009 plus 310-06-001, 005, 006 & 007; 310-07-002A, 003, 004, 005A, & 009A; 313-08-341, 342 & 343 KD (CONTINUED BY APPLICANT)

14. Evaluation of a request for a ZONING USE PERMIT on Lot 16, SUNWARD HO! RANCHES, No. 2, TORO ACRES, in Section 19, Township 23 North, Range 16 West, for an electrical substation, in an A-R/4A (Agricultural-Residential/Four Acre Minimum Lot Size) zone, in the Long Mountain portion of the Mohave County General Area (east of Stockton Hill Road and north Calle Charcas), Mohave County, Arizona. UNS for Toro Acres, LLC, APN 331-15-016 RA

15. Evaluation of a request for a ZONING USE PERMIT on Lot 42, SANTA CLAUS, No. 2, as shown on Record of Survey Book 9, Page 10, in Section 19, Township 23 North, Range 18 West, for a secondary residence in an A-R/5A (Agricultural-Residential/Five Acre Minimum Lot Size) zone, in the Mohave County General Area (west of State Highway 93 and approximately 3 1/2 miles north of Mineral Park Road), Mohave County, Arizona. Colley, APN 308-21-085B RA

16. Evaluation of a request for a ZONING USE PERMIT on Parcel A-1, as shown on Parcel Plats Book 16, Page 52, in Section 29, Township 23 North, Range 16 West, for a secondary residence in an A-R/5A (Agricultural-Residential/Five Acre Minimum Lot Size) zone, in the Long Mountain portion of the Mohave County General Area (east of Stockton Hill Road between Calle Sonoita and Calle Perral), Mohave County, Arizona. Grubaugh, APN 331-32-003H JM

17. Evaluation of a request to grant an extension, to determine compliance with the schedule for development, or cause the property to revert to its former zoning classification as specified in BOS RESOLUTION NOs. 2004-266, 2004-476 and 2006-219, which conditionally approved the Rezone and Amendments to the Rezone of Parcel 15-16, MOUNTAIN MEADOW ESTATES, Unit 3, in Section 15, Township 24 North, Range 16 West, in the Mohave County General Area (east of Stockton Hill Road and south of Allspice Road), Mohave County, Arizona. Riggenbach, APN 344-23-004 & 005 JM

OTHER ITEMS

18. Discussion and possible action: Amendment to Section III.B.2 of the Planning and Zoning Commission Bylaws concerning the terms of Chairman and Vice Chairman.

20. Commissioners’ comments – limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

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 an accommodation for this meeting, please contact the Planning & Zoning Department at (928) 757-0903.