AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
JANUARY 14, 2009
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS
Earl Hamlyn, Chairman
Joseph Morabito
Mehdi Azarmi
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 REZONE** of a portion of the SE 1/4 SW 1/4 NW 1/4 in Section 33, Township 41 North, Range 15 West, from a C-2 (General Commercial) zone to R-1/20M (Single-Family Residential/Twenty Thousand Square Foot Minimum Lot Size) zone, in the Arizona Strip Area (north of Zion Boulevard between County Highway 91 and Arizona Avenue), Mohave County, Arizona. **Nancy Jones, APN 402-63-163 JM**

1B. Evaluation of a request for a **RENEWAL OF TIME FOR A ZONING USE PERMIT** on Lot 43 and the west 25 feet of Lot 42, TOPOCK LAKE RANCHEROS, Tract 1037, in Section 17, Township 17 North, Range 21 West, for a non-commercial dog kennel in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the South Mohave Valley Area (south of Courtwright Road and east of Ranchero Lane), Mohave County, Arizona. **Lucy Miller, APN 224-10-043A JM (CONTINUED BY STAFF)**

1C. Evaluation of a request for an **EXTENSION OF TIME FOR A ZONING USE PERMIT** on Lot 18, WINDMILL RANCH, Phase 2, Unit 1, in Section 16, Township 19 North, Range 13 West, for a secondary residence in an A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size) zone, in the Mohave County General Area (east of US Highway 93 between Badger Road and Rabbit Way), Mohave County, Arizona. **Norman & Kathryn Younghusband, APN 253-19-023 JM**

1D. Evaluation of a request for an **EXTENSION OF TIME FOR A REZONE** of Parcel C, as shown on Record of Survey Book 27, Pages 23-23A, in Section 14, Township 22 North, Range 17 West, from A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) zone to A-R/5A (Agricultural-Residential/Five Acre Minimum Lot Size) zone, in the Long Mountain portion of the Mohave County General Area (west of Stockton Hill Road between Anchor Drive and Jordan Ranch Road), Mohave County, Arizona. **Daniel & Melissa Lee, APN 330-14-073 JM**

REGULAR AGENDA

ARIZONA STRIP AREA

2. Evaluation of a request for a **REZONE** of a portion of the W 1/2 NW 1/4 of Section 3, Township 40 North, Range 15 West, from R-M/4A (Multiple-Residential/Four Acre Minimum Lot Size) zone to C-1/20M (Neighborhood Commercial/Twenty Thousand Square Foot Minimum Lot Size) zone, in the Arizona Strip Area (north side of Fleet Street between Palm Drive and River Lane), Mohave County, Arizona. **Steijum Property Leasing, LLC, APN 402-32-170 JM**

3. Evaluation of a request for a **REZONE** of the S 1/2 SE 1/4 SE 1/4 NW 1/4 of Section 13, Township 39 North, Range 16 West, from R-E/10A (Residential-Recreation/Ten Acre Minimum Lot Size) zone to A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Arizona Strip Area (east of Scenic Boulevard and north of Red Hawk Road), Mohave County, Arizona. **Rick & Mary Heider. APN 402-21-024, 025, 026 RA**

4. Evaluation of a request for an **ABANDONMENT** of a portion of JOSHUA TREE AVENUE adjoining Lots 13, 14, 19 and 20, Block 174, VIRGIN ACRES, a portion of IRONWOOD AVENUE adjoining Lots 13 thru 20, Block 173, VIRGIN ACRES, a portion of MIMOSA AVENUE adjoining Lots 13 thru 20, Block 172, VIRGIN ACRES, and a portion of PALO VERDE AVENUE adjoining Lots 13 thru 20, Block 171, VIRGIN ACRES in the NW 1/4 of Section 32, Township 41 North, Range 15 West, in the Arizona Strip Area (east of Old Pioneer Road and south of Spanish Trail), Mohave County, Arizona. **Dick Lungrin KD**
SOUTH MOHAVE VALLEY AREA

5A. Evaluation of a request for a MINOR AMENDMENT TO THE SOUTH MOHAVE VALLEY AREA PLAN for Lot 186, MOHAVE MESA, Tract 1021, in Section 27, Township 19 North, Range 22 West, from A-R (Agricultural-Residential) land use designation to C (Commercial) land use designation, in the South Mohave Valley Area (west of State Highway 95 and south of Torrance Road), Mohave County, Arizona. Mark Young, APN 227-21-186 KD

5B. Evaluation of a request for a REZONE of Lot 186, MOHAVE MESA, Tract 1021 in Section 27, Township 19 North, Range 22 West, from A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone to C-2 (General Commercial) zone, in the South Mohave Valley Area (west of State Highway 95 and south of Torrance Road), Mohave County, Arizona. Mark Young, APN 227-21-186 RA

6. Evaluation of a request for an AMENDMENT TO BOS RESOLUTION NO. 2005-165, which set forth the conditional approval of a SUBDIVISION PRELIMINARY PLAN AND PETITION OF EXCEPTION, for MOUNTAINSIDE VILLAGE, TRACT 4193, being a proposed subdivision of a portion of Section 6, Township 18 North, Range 21 West, in the South Mohave Valley Area (West of State Highway 95 and North of Boundary Cone Road), Mohave County, Arizona. John Reed of CMA Loans & Jim Bellino, PMI, SS

7. Evaluation of a request for a ZONING USE PERMIT on Units 101, 102, 103, 116, 117, and 118, PINION PLAZA CONDOMINIUMS, being a portion of Lot 4, Block 1, SUNRISE ESTATES, Tract 4057, in Section 35, Township 19 North, Range 22 West, for an indoor swap meet in a C-2H (General Commercial Highway Frontage) zone, in the South Mohave Valley Area (east of State Highway 95 and north of Pinion Road), Mohave County, Arizona. Pinion Plaza, LLC, & Bruce D. Collins, APN 226-39-001, 002, 003 & 016, 017, 018 RA

8. Evaluation of a request for an ABANDONMENT of the eastern 1,267.4 feet of the 40-foot Ingress and Egress Easement within Parcels A and B as shown in Official Records, Book 2587, Page 852 in Section 27, Township 19 North, Range 22 West, in the South Mohave Valley Area (west of State Highway 95 along Joy Lane alignment), Mohave County, Arizona. SKG Enterprises, Inc., & Robert Kaplan Trust, APN 227-20-037 KD

GOLDEN VALLEY AREA

9. Evaluation of a request for a ZONING USE PERMIT on the N 1/2 of Lot 15, Block G, GOLDEN SAGE RANCHOS, Unit 65, in Section 9, Township 21 North, Range 18 West, for a veterans’ organization office in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Golden Valley Area (east side of McNeal Road between State Highway 68 and Chino Drive), Mohave County, Arizona. Valley Pioneers Water Company, APN 306-06-092 RA

10. Evaluation of a request for a ZONING USE PERMIT on Lot 86, PARADISE ACRES, Unit 2, in Section 27, Township 20 North, Range 18 West, for a communications facility with a 80-foot tower in an A-R/2A (Agricultural-Residential/Two Acre Minimum Lot Size) zone, in the Golden Valley Area (north of Oatman Highway between Sacramento Road and Centennial Road), Mohave County, Arizona. Wecom Inc., APN 215-11-086 RA

12. Evaluation of a request for a REZONE of Lot 530, MEADVIEW, Unit 2, in Section 11, Township 30 North, Range 17 West, from C-2 (General Commercial) zone to C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Meadview portion of the Mohave County General Area (west of Sandy Point Drive between Meadview Boulevard and Silver Creek Lane), Mohave County, Arizona. Michael Layden, APN 343-02-362 JM

13. Evaluation of a request for a REZONE of a portion of the W 1/2 W 1/2 NW 1/4 SE 1/4 of Section 35, Township 14 North, Range 13 West, from A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size) zone to A-R/7A (Agricultural-Residential/Seven Acre Minimum Lot Size) zone, in the Mohave County General Area (approximately 1/2 mile southeast of the 17 Mile Road and Signal Road intersection), Mohave County, Arizona. Darryl & Leslie Little, APN 102-29-056 RA


15. Evaluation of a request for a REZONE of Parcel 97, as shown on Record of Survey Book 20, Page 08G, MOUNTAIN VISTA RANCHES, Phase III, in Section 24, Township 24 North, Range 15 West, from A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size) zone to A-R/7A and A-R/20A (Agricultural-Residential/Seven and Twenty Acre Minimum Lot Size) zones, in the Mohave County General Area (west of Antares Road and south of Yeargin Drive) Area, Mohave County, Arizona. CSNA rep. Dianne Garret-Smith & Clarence Smith, APN 333-42-021 & 022 RA

16. 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. 2006-175, which conditionally approved the Rezone of Lot 2, Block B, MOHAVE COUNTY INDUSTRIAL CENTER, in Section 7, Township 22 North, Range 15 West, in the Mohave County General Area (south side of Jan Road between State Highway 66 and Charles Drive), Mohave County, Arizona. Judith Beall & Wendell Jorgensen, APN 313-08-002 JM

OTHER ITEMS

17. Discussion of a request to AMEND SECTION 31.H.5 OF THE MOHAVE COUNTY ZONING ORDINANCE PROVIDING FOR OFF-PREMISE COMMUNITY SIGNS to adjust the standards and criteria for off-premise community signs and correct paragraph numbering.


19. 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 Development Services Department at (928) 757-0903.