08/24/09

AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 2009
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

Earl Hamlyn, Chairman  Joseph Morabito  Carl Flusche, Vice Chairman
Bill Abbott  Mehdi Azarmi  Kenneth White
Rick Sherwood  Kristal Gibson  Sue Donahue

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 a **RENEWAL OF A ZONING USE PERMIT** on the SE 1/4 of Parcel 325, according to the plat recorded May 20, 1976, at Fee No. 76-14576, in Section 20, Township 21 North, Range 18 West, for a non-commercial dog kennel in an A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) zone, in the Golden Valley Area (south of State Highway 68 between Verde Road and Colorado Road), Mohave County, Arizona.  **Jerlyn Hagar, APN 306-25-018D JM**

1B. Evaluation of a request for an **EXTENSION OF TIME FOR A REZONE** of **RESOLUTION NO. 2008-147**, which approved the Rezone of Parcels 1 through 4, as shown on Parcel Plats Book 26, Page 82, and a portion of the E 1/2 of Section 13, lying east of Interstate 40 and south of the south line of Lake Havasu Estates – Mohave Center, Unit 1, Tract 1168, in Township 17 North, Range 18 West, in the Yucca Portion of the Mohave County General Area (east of Interstate 40 and south of Stephens Drive), Mohave County, Arizona. **AZPRIME, LLC, APN 208-06-033, 034, 035 & 036 JM**

REGULAR AGENDA

2. Evaluation of a request to **NAME TWO (2) NEW ROADS** located in the unincorporated areas of Mohave County, as outlined below, Mohave County, Arizona.

   a. **HANCOCK ROAD**: Approve the historically used road name in Section 28, Township 16 North, Range 13 West, (Intersecting with Chicken Springs Road) in the Mohave County General Area, Mohave County, Arizona.

   b. **FARRIER ROAD**: New road name shown on Parcel Plat for Mohave Ridge Business Park, Book 31, Page 64, in Section 5, Township 20 North, Range 13 West, (Intersecting with Crazy Horse Road and Turquoise Drive) in the Mohave County General Area, Mohave County, Arizona.

ARIZONA STRIP AREA

3A. Evaluation of a request for a **MINOR AMENDMENT TO THE VIRGIN RIVER COMMUNITIES AREA PLAN** and a **MINOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** on the SW 1/4 SW 1/4 of Parcel 8, FRANHI CHAPARRAL ESTATES, in Section 11, Township 39 North, Range 16 West, from a UDA, LDR (Urban Development Area, Low Density Residential) land use designation to a UDA, LI (Urban Development Area, Light Industrial) land use designation, and amending Exhibits VI.4 and VI.5 of the General Plan to match, in the Arizona Strip Area (west of Scenic Boulevard between Toni Drive and Shirley Drive), Mohave County, Arizona.  **Michael T. Black, a managing member of Mesquite Arizona, LLC, APN 402-77-008A RA**

3B. Evaluation of a request for a **ZONING USE PERMIT** on the SW 1/4 SW 1/4 of Parcel 8, FRANHI CHAPARRAL ESTATES, in Section 11, Township 39 North, Range 16 West, for a water treatment plant, in an A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) zone, in the Arizona Strip Area (west of Scenic Boulevard between Toni Drive and Shirley Drive), Mohave County, Arizona.  **Michael T. Black, a managing member of Mesquite Arizona, LLC, APN 402-77-008A RA**
4. Evaluation of a request for an **AMENDMENT TO BOS RESOLUTION NO. 2008-271** setting forth a Rezone of a portion of Section 18, Township 41 North, Range 6 West, to be subdivided and known as CENTENNIAL PARK, Unit 2, Tract 3530, from A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone to R-1 (Single-Family Residential), S-D/R (Special Development/Residential), R-M (Multiple-Residential), R-MH (Single-Family Residential Manufactured Homes), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-RE (Commercial-Recreation), N-P (Neighborhood Park), and M (General Manufacturing) zones, in the Arizona Strip Area (west of State Highway 389 south of Colorado City), Mohave County, Arizona. **John Timpson of Basic Investment Corporation, APN 404-48-005, 011, 014, 017, 019, 032, 061, 081, 082, 083 JM (CONTINUED BY STAFF)**


6. Evaluation of a request for a **ZONING USE PERMIT** on Parcel 2, as shown on Record of Survey Book 24, Page 53, in Section 16, Township 39 North, Range 16 West, for a secondary residence, in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Arizona Strip Area (approximately 1.50 miles west of Scenic Boulevard and approximately .25 mile north of Elbow Canyon Road), Mohave County, Arizona. **Refugio Castro & Jesus Castro, APN 402-24-336 RA (CONTINUED BY STAFF)**

7. Evaluation of a request for a **ZONING USE PERMIT** on Lot 23, Block A, CENTENNIAL PARK, Tract 3505, Unit 1, in Section 18, Township 41 North, Range 6 West, for a secondary residence, in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Arizona Strip Area (west of State Highway 389 on the south side of Airport Road), Mohave County, Arizona. **Merrill Harker & Mary Ann B. Harker, APN 404-49-023 RA**

**SOUTH MOHAVE VALLEY AREA**

8. Evaluation of a request for a **ZONING USE PERMIT** on Lot 7, Block O, GOLDEN SHORES, Unit 7, in Section 11, Township 16 North, Range 21 West, for a wireless communication facility with a 180-foot tower in a C-2 (General Commercial) zone, in the South Mohave Valley Area (west of Oatman Highway and north of Powell Lake Road), Mohave County, Arizona. **John Gall & Saint Charles Tower, Inc., rep. Ronald D. Wilson, APN 210-24-268 JM**

**GOLDEN VALLEY AREA**

9. Evaluation of a request for a **REZONE** of Parcel 285, LEGEND RANCH IN GOLDEN VALLEY, Unit 2, in Section 12, Township 22 North, Range 19 West, from A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size) zone to A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) zone, in the Golden Valley Area (southwest corner of Teddy Roosevelt Road and Mesa Verde Drive), Mohave County, Arizona. **Willa Karen Green, APN 339-46-001 JM**

10. Evaluation of a request for a **ZONING USE PERMIT** on the S 1/2 of Lot 10, Block C, GOLDEN SAGE RANCHOS, Unit 51, in Section 1, Township 21 North, Range 19 West, for a secondary residence in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Golden Valley Area (east side of Stewart Mountain Road and north of Burro Drive), Mohave County, Arizona. **Richard A. & Verna F. Grasso, APN 306-12-037A JM**
11A. Evaluation of a request for a MINOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN on a portion of Lots 71, 74, 86, lying west of State Highway 93, GATEWAY ACRES, Tract 10, in Section 19, Township 25 North, Range 19 West, from a RDA (Rural Development Area) land use designation to a UDA, GC (Urban Development Area, General Commercial) land use designation, and amending Exhibits VI.4 and VI.6 of the General Plan to match, in the Dolan Springs portions of the Mohave County General Area (approximately 800 feet northwest of Pierce Ferry Road on the west side of State Highway 93), Mohave County, Arizona. **Sunland and Associates rep. Hikmat & Layla Salmu, APN: 326-03-086E RA**

11B. Evaluation of a request for a REZONE of a portion of Lots 71, 74, 86, lying west of State Highway 93, GATEWAY ACRES, Tract 10, in Section 19, Township 25 North, Range 19 West, from A (General) zone to C-2H (General Commercial/Highway Frontage) zone, in the Dolan Springs portions of the Mohave County General Area (approximately 800 feet northwest of Pierce Ferry Road on the west side of State Highway 93), Mohave County, Arizona. **Sunland and Associates rep. Hikmat & Layla Salmu, APN: 326-03-086E RA**

12. Evaluation of a request for a REZONE of the W 1/2 SW 1/4 NW 1/4 of Section 17, Township 20 North, Range 14 West, from A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size) zone to A-R/16A (Agricultural-Residential/Sixteen Acre Minimum Lot Size) zone, in the Mohave County General Area (east of Blake Ranch Road and south of Wilson Ranch Road), Mohave County, Arizona. **Johannes Duss, APN 204-43-012 JM**

13. Evaluation of a request for a REZONE of a portion of the SW 1/4 SW 1/4 lying easterly of U.S. Highway 93, in Section 13, Township 27 North, Range 21 West, from C-RE (Commercial-Recreation) zone to C-2H (General Commercial Highway Frontage) zone, in the White Hills portion of the Mohave County General Area (east of U.S. Highway 93 and north of White Hills Road), Mohave County, Arizona. **Linda Eversole, Trustee, APN 317-55-002, 004 JM**

14. Evaluation of a request for a REZONE of the SE 1/4 SE 1/4 of Section 15, Township 14 North, Range 13 West, from A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size) zone to A-R/8A (Agricultural-Residential/Eight Acre Minimum Lot Size) zone, in the Mohave County General Area (west of Signal Road and approximately 2 miles north of the Signal Road and 17 Mile Road intersection), Mohave County, Arizona. **Randel & Linda Sortor, Cathy Smith, John & Gerry Byler, Ernest & Ruby McCluskey, APN 102-71-020 RA (CONTINUED BY STAFF)**

15. Evaluation of a request for an AMENDMENT TO BOS RESOLUTION NOs. 95-194 and 2000-75, setting forth a Rezone and an Amendment to a Rezone of a portion of Section 25, lying west of Interstate 40, in Township 18 North, Range 18 West, from A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) zone to R-1 (Single-Family Residential), R-MH (Single-Family Residential Manufactured Homes), C-2 (General Commercial), C-2H (General Commercial Highway Frontage), and C-MO (Commercial-Manufacturing/Open Lot Storage) zones, in the Yucca portion of the Mohave County General Area (west of Interstate 40 and north of the Yucca Townsite), Mohave County, Arizona. **Todd Bremner of Double R Development, Inc., APN 208-40-029, 030, 031 JM**

16. Evaluation of a request for a ZONING USE PERMIT on Parcel 17-E, HIDDEN MEADOWS, Unit 1, in Section 34, Township 24 North, Range 16 West, for a secondary residence in an A-R/15A (Agricultural-Residential/Fifteen Acre Minimum Lot Size) zone, in the Mohave County General Area (east of Stockton Hill Road between Calle Valdez and Calle Nancy), Mohave County, Arizona. **Richard & Virginia Baris, APN 344-16-018 JM**

18. 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. 2006-689 and 2007-476, which approved the Rezone and Amendment to a Rezone of Parcel 1, except the W 1/2 NW 1/4 NW 1/4 thereof, and Parcel 2, SACRAMENTO VALLEY RANCHES SOUTH, in Section 24, Township 19 North, Range 18 West, in the Mohave County General Area (west of Interstate 40 approximately one-half (1/2) of a mile south of Griffith Road), Mohave County, Arizona. Sirius Land Holdings, LLC, APN 209-23-001C & 002 JM

19. 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. 2004-092, which approved the Rezone of Lot 12, PLEASANT VALLEY ACRES, in Section 20, Township 25 North, Range 19 West, in the Dolan Springs portion of the Mohave County General Area (northwest side of Pierce Ferry Road between Canyon Drive and Bullhead Road), Mohave County, Arizona. Charles E. Haslett, APN 326-04-012B JM

20A. Evaluation of a request for the approval of a MAJOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN for portions of Sections 5 and 8 to change the land use designation from UDA, LI (Urban Development Area, Light Industrial) to UDA, PF (Urban Development Area, Public Facility), for a portion of Section 8 to change the land use designation from UDA, LI (Urban Development Area, Light Industrial) to UDA, GC (Urban Development Area, General Commercial), for a portion of Section 16 to change the land use designation from UDA, MR (Urban Development Area, Medium Density Residential) to UDA, GC (Urban Development Area, General Commercial), for a portion of Section 17 to change the land use designation from UDA, LR (Urban Development Area, Low Density Residential) to UDA, GC (Urban Development Area, General Commercial), for a portion of Section 21 to change the land use designation from a UDA, MR (Urban Development Area, Medium Density Residential) to an UDA, GC (Urban Development Area, General Commercial), and UDA, LR (Urban Development Area, Low Density Residential) all in Township 14 North, Range 20 West, and with land uses in Sections 6, 7, 18, 19 and 20, Township 14 North, Range 20 West, as well as the various Sections of Township 14 North, Range 19 West, Township 14 North, Range 20.5 West, Township 15 North, Range 19 West, Township 15 North, Range 20 West, and Township 16 North, Range 20 West within the area plan boundary remaining unchanged and amending Exhibits VI.4, VI.10 and VI.19 of the General Plan to match, consisting of approximately 72 square miles in the Lake Havasu Area and Mohave County General Area (south of I-40 and along Hwy 95), Mohave County, Arizona. Desert Hills Area Plan Committee KD
20B. Evaluation of a request for the approval of **DESER T HILLS FIRE DISTRICT AREA PLAN** consisting of properties located in Sections 5, 6, 7, 8, 17 and 18, Township 14 North, Range 19 West, Sections 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 16, 17, 18, 19, 20 and 21, Township 14 North, Range 20 West, excepting the City of Lake Havasu, Sections 1 and 2, Township 14 North, Range 20.5 West, Sections 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31 and 32, Township 15 North, Range 19 West, Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, Township 15 North, Range 20 West, Sections 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, Township 16 North, Range 20 West, excepting portions of Section 13, 15 and 17 lying north of Interstate 40, within the Sterling Area Plan, for a community comprised of commercial, light industrial, recreational, multi-family, single-family and rural land uses consisting of approximately 72 square miles in the Lake Havasu Area and Mohave County General Area (south of I-40 and along Hwy 95), Mohave County, Arizona. **Desert Hills Area Plan Committee KD**

21A. Evaluation of a request for the approval of a **MAJOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** for Section 29, Township 20 North, Range 13 West to change the land use designation from an UDA (Urban Development Area) with CR (Commercial Recreation), LR (Low Density Residential), MR (Medium Density Residential) and PF (Public Facility) land uses to an UDA, HI (Urban Development Area, Heavy Industrial) land use designation, for a portion of Section 28, Township 20 North, Range 13 West to change the land use designation from an UDA (Urban Development Area) with CR (Commercial Recreation) and LR (Low Density Residential) land uses to an UDA, LI (Urban Development Area, Light Industrial) land use designation and to add Section 20 and S 1/2, S 1/2 N 1/2 of Section 17, Township 20 North, Range 13 West, excluding that portion of Silverado Acre Estates, Unit 1, Tract 3805, lying north of the McGarry’s Wash, and changing the land use designation from a SDA (Suburban Development Area) to an UDA, HI (Urban Development Area, Heavy Industrial) land use designation, and amending Exhibits VI.4 and VI.11 of the General Plan to match, consisting of approximately 3.0 square miles in the Mohave County General Area (west of U.S. Highway 93 and near the Hackberry Road/Old Highway 93 intersection), Mohave County, Arizona. **Mark Beck rep. Leo A. Horner of Silver Ranch Corporation KD**

21B. Evaluation of a request for the approval of a **MAJOR AMENDMENT AND BOUNDARY ADJUSTMENT TO THE SILVERADO AREA PLAN** consisting of properties located in Sections 28 and 29, Township 20 North, Range 13 West to change the land use designation from a Low Density Residential, Medium Density Residential, Golf Course, Commercial Recreation, and Wastewater Treatment Plant to Heavy Industrial and Light Industrial and adding Section 20 and S 1/2, S 1/2 N 1/2 of Section 17, Township 20 North, Range 13 West, excluding that portion of Silverado Acre Estates, Unit 1, Tract 3805, lying north of the McGarry’s Wash, to a Heavy Industrial land use designation for a concentrating solar power plant on approximately 3.0 square miles in the Mohave County General Area (west of U.S. Highway 93 and near the Hackberry Road/Old Highway 93 intersection), Mohave County, Arizona. **Mark Beck rep. Leo A. Horner of Silver Ranch Corporation KD**

21C. Evaluation of a request for a **REVERSION TO ACREAGE** of all lots and parcels as shown on sheets 2, 3, 4, 6, 7 and 8 of **SILVERADO ACRE ESTATES**, Unit 1, Tract 3805, in Section 17, Township 20 North, Range 13 West, in the Mohave County General Area (west of U.S. Highway 93 and near the Hackberry Road/Old Highway 93 intersection), Mohave County, Arizona. **Mark Beck rep. Leo A. Horner of Silver Ranch Corporation, APN 254-42-001 through 018 and 254-42-068 through 336 JM**
21D. Evaluation of a request for a **REZONE** of Sections 20 and 29, and a portion of Section 17, as shown on sheets 2, 3, 4, 6, 7 and 8 of SILVERADO ACRE ESTATES, Unit 1, Tract 3805, in Township 20 North, Range 13 West, from A-R/36A (Agricultural-Residential/Thirty-six Acre Minimum Lot Size), A-R/10A (Agricultural-Residential/Ten Acre Minimum Lot Size) and R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges) zones to M-X (Heavy Manufacturing) zone for a solar energy plant, in the Mohave County General Area (west of U.S. Highway 93 and near the Hackberry Road/Old Highway 93 intersection), Mohave County, Arizona. **Mark Beck rep. Leo A. Horner of Silver Ranch Corporation, APN 254-29-063, 136, 137 & 127, and 254-42-001 through 018 and 254-42-068 through 336** JM

21E. Evaluation of a request for an **ABANDONMENT** of all public roadway and ingress and egress easements or rights of way, public utility, and drainage easements and Old Highway 93 as shown on sheets 2, 3, 4, 6, 7 and 8 of SILVERADO ACRE ESTATES, Unit 1, Tract 3805, in Section 17, Old Highway 93 in Section 20, and all public roadway and utility easements in Section 29, Township 20 North, Range 13 West, in the Mohave County General Area (west of U.S. Highway 93 and near the Hackberry Road/Old Highway 93 intersection), Mohave County, Arizona. **Mark Beck rep. Leo A. Horner of Silver Ranch Corporation, APN 254-29-063, 136, 137 & 127, and 254-42-001 through 018 and 254-42-068 through 336** JM

22A. Evaluation of a request for the approval of a **MAJOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** for Sections 19, 20, 21, 28, 29, 30, and N 1/2 of Section 31, Township 26 North, Range 16 West to change the land use designation from a RDA (Rural Development Area) land use designation to an RDA, RI (Rural Development Area, Rural Industrial) land use designation and amending Exhibits VI.4 and VI.6 of the General Plan to match, consisting of approximately 6.5 square miles in the Mohave County General Area (25 miles north of the City of Kingman, between Antares Road and Stockton Hill Road), Mohave County, Arizona. **Hualapai Valley Power, LLC** KD

22B. Evaluation of a request for the approval of the **HUALAPAI VALLEY SOLAR AREA PLAN** consisting of properties located in Sections 19, 20, 21, 28, 29, 30, and N 1/2 of Section 31, Township 26 North, Range 16 West for a concentrating solar power plant on approximately 6.5 square miles in the Mohave County General Area (25 miles north of the City of Kingman, between Antares Road and Stockton Hill Road), Mohave County, Arizona. **Hualapai Valley Power, LLC** KD

**KINGMAN**

23. Evaluation of a request for a **ZONING USE PERMIT** on Lot 9, Block 16, NEW KINGMAN ADDITION, Unit 3, in Section 33, Township 22 North, Range 16 West, for a day care center in an R-1 (Single-Family Residential) zone, in the Kingman Area (east side of Castle Rock Road north of Mallard Drive), Mohave County, Arizona. **Carol M. Crist, APN 324-02-604A** JM

**OTHER**

24. Evaluation of a request to **AMEND SECTION 27.U, WIRELESS COMMUNICATION TOWERS AND FACILITIES, OF THE MOHAVE COUNTY ZONING ORDINANCE.**

25. Evaluation of a request to **AMEND SECTION 27.B, GENERAL PROVISIONS, BUILDING SITES, OF THE MOHAVE COUNTY ZONING ORDINANCE.**

27. 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.