AGENDA & NOTICE OF HEARING
MOHAVE COUNTY PLANNING AND ZONING COMMISSION
MARCH 9, 2011
700 WEST BEALE STREET
KINGMAN, ARIZONA
10:00 AM

MEMBERS

Carl Flusche, Chairman
Mehdi Azarni, Vice Chairman
Joseph Morabito
Rick Sherwood
Kristal Gibson
Sue Donahue
Kenneth White
Jack Pozenel
H. Peter Kaleta

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
Roll Call
Announcements

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.

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 the February 9, 2011 regular meeting minutes.

REGULAR AGENDA

ARIZONA STRIP AREA

1A. Evaluation of a request for a MINOR AMENDMENT TO THE VIRGIN RIVER COMMUNITIES AREA PLAN of a portion of the NE 1/4 NW 1/4 of Section 14, Township 39 North, Range 16 West, from NC (Neighborhood Commercial) and LDR (Low Density Residential) land use designations to GC (General Commercial) and MDR (Medium Density Residential) land use designations and a MINOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN of a portion of the NE 1/4 NW 1/4 of Section 14, Township 39 North, Range 16 West, from UDA, NC (Urban Development Area, Neighborhood Commercial) and UDA, LR (Urban Development Area, Low Density Residential) land use designations to UDA, GC (Urban Development Area, General Commercial) and UDA, CR (Urban Development Area, Commercial Recreation) land use designations and amend Exhibits VI.3 and VI.5 of the General Plan to match, in the Arizona Strip Area (southeast corner of Las Vegas Way and Scenic Boulevard), Mohave County, Arizona. Orchard RV Park APN 402-22-097 KD
1B. Evaluation of a request for a **ZONING USE PERMIT** on a portion of the NE 1/4 NW 1/4 of Section 14, Township 39 North, Range 16 West, for an RV park in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Arizona Strip Area (southeast corner of Las Vegas Way and Scenic Boulevard), Mohave County, Arizona. **Orchard RV Park APN 402-22-097 RA**

2. Evaluation of a request for a **ZONING USE PERMIT** on Lots 22, 23, and 24, VIRGIN VILLAGE, Unit 1, in Section 32, Township 41 North, Range 15 West, for a secondary residence in an A-R (Agricultural-Residential/One Acre Minimum Lot Size) zone, in the Arizona Strip Area (northwest corner of Phoenix Boulevard and Kingman Street), Mohave County, Arizona. **Chavarin APN 402-62-024D JM**

**SOUTH MOHAVE VALLEY AREA**

3A. Evaluation of a request for a **MINOR AMENDMENT TO THE SOUTH MOHAVE VALLEY AREA PLAN** of a portion of the E 1/2 E 1/2 of Section 25, Township 19 North, Range 22 West, from an SFR (Single Family Residential) land use designation to a C (Commercial) land use designation in the South Mohave Valley Area (west of Mohave Sun Valley Airport Subdivision, between Joy Lane and El Rodeo Road), Mohave County, Arizona. **Mohave County APNs 227-02-086, 227-07-108A & 227-07-110A JM**

3B. Evaluation of a request for a **ZONING USE PERMIT** on a portion of the E 1/2 E 1/2 of Section 25, Township 19 North, Range 22 West, for an airport in A-R (Agricultural-Residential) and S-D/A (Special Development/Airport) zones, in the South Mohave Valley Area (west of Mohave Sun Valley Airport Subdivision, between Joy Lane and El Rodeo Road), Mohave County, Arizona. **Mohave County APNs 227-02-086, 227-07-108A & 227-07-110A JM**

**MOHAVE COUNTY GENERAL AREA**

4. Evaluation of a request for an **EXTENSION OF TIME AND AN AMENDMENT TO BOS RESOLUTION NOs. 2007-478, 2008-338 and 2010-019**, which approved the Rezone and Extensions of time for a Rezone of Lot 42, SUNWARD HO! RANCHES, ZAFIRO ACRES, in Section 5, Township 22 North, Range 16 West, in the Mohave County General Area (south side of Calle Alamo between Bank Street and Avenida Obregon), Mohave County, Arizona. **Karibu APN 310-02-042 JM**

5. Evaluation of a request for an **AMENDMENT TO BOS RESOLUTION NO. 2011-007** setting forth a Zoning Use Permit on Parcel 363, CEDAR HILLS RANCHES, Unit 10, in Section 6, Township 21 North, Range 14 West, for a commercial kennel in an A-R/36A (Agricultural-Residential/Thirty-Six Acre Minimum Lot Size) zone, in the Mohave County General Area (north of Interstate 40 and west of Blake Ranch Road), Mohave County, Arizona, to correct the legal description. **Department APN 354-59-021 JM**

6. Evaluation of a request for a **ZONING USE PERMIT** on a portion of the S 1/2 of Section 27, Township 26 North, Range 16 West, for a 195-foot meteorological tower in an A-R/36A (Agricultural-Residential/Thirty-Six Acre Minimum Lot Size) zone, in the Mohave County General Area (approximately three miles west of Antares Road between Buena Vista Boulevard and El Mirage Boulevard), Mohave County, Arizona. **Five Star Energy Systems APN: 341-01-021 RA**

7. Evaluation of a request for a **ZONING USE PERMIT** on a portion of the NE 1/4 of Section 29, Township 22 North, Range 10 West, for a 195-foot meteorological tower in an A-R/36A (Agricultural-Residential/Thirty-Six Acre Minimum Lot Size) zone, in the Mohave County General Area (approximately five miles north of Interstate 40 and west of Duffy Road), Mohave County, Arizona. **Five Star Energy Systems APN 352-10-017 RA**
8. Evaluation of a request for a **RECREATIONAL VEHICLE PARK PLAN** for the Lake Mohave Ranch Club RV Park, located on a portion of the SE 1/4 of Section 35, Township 26 North, Range 19 West, in the Mohave County General Area (north of Pierce Ferry Road and west of Inglewood Road), Mohave County, Arizona. **Lake Mohave Ranch Club RV Park APN 319-21-034 RA**

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. 2008-112 and 2010-043**, which approved the Rezone and Extension of Time for a Rezone of Lot 34, GATEWAY ACRES, Tract 8, in Section 13, Township 25 North, Range 20 West, in the Dolan Springs portion of the Mohave County General Area (east of U.S. Highway 93 between Seventh Street and Fifth Street), Mohave County, Arizona. **Gonzalez APN 317-09-044 JM**

**KINGMAN**

10A. Evaluation of a request for a **MINOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** for a portion of the south 957 feet of the SE 1/4 SW 1/4 of Section 32, Township 22 North, Range 16 West, from a UDA, PF (Urban Development Area, Public Facilities) land use designation to a UDA, AE (Urban Development Area, Alternative Energy) land use designation for a solar power generation plant and amend Exhibits VI.4 and VI.16 of the General Plan to match, in the Kingman Area (La Senita elementary school, north of Gordon Drive between Bank Street and Castle Rock Road), Mohave County, Arizona. **UniSource APN 324-29-002 KD**

10B. Evaluation of a request for a **REZONE** of a portion of the south 957 feet of the SE 1/4 SW 1/4 Section 32, Township 22 North, Range 16 West, to establish an E-SP (Energy Overlay-Solar Photovoltaic) zone on property zoned A-R (Agricultural-Residential/One Acre Minimum Lot Size), in the Kingman Area (La Senita elementary school, north of Gordon Drive between Bank Street and Castle Rock Road), Mohave County, Arizona. **UniSource APN 324-29-002 JM**

**OTHER**


12. 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.*