

WHEN RECORDED RETURN TO:
GINNY ANDERSON, CLERK OF THE BOARD
700 W. BEALE STREET
THIRD FLOOR
KINGMAN, AZ 86401


FEE# 2023040740

OFFICIAL RECORDS
OF MOHAVE COUNTY
LYDIA DURST,
COUNTY RECORDER



09/11/2023 10:57 AM Fee: \$0.00

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BOS RESOLUTION NO. 2023-147

A RESOLUTION SETTING FORTH A REZONE OF ASSESSOR'S PARCEL NO. 306-43-008A FROM AN A-R/10A (AGRICULTURAL RESIDENTIAL/TEN ACRE MINIMUM LOT SIZE) ZONE TO A C-2H/10A (HIGHWAY COMMERCIAL/TEN ACRE MINIMUM LOT SIZE) ZONE TO ALLOW FOR RETAIL STORES AND MINI STORAGE UNITS IN THE GOLDEN VALLEY VICINITY, MOHAVE COUNTY, ARIZONA.

WHEREAS, at the regular meeting of the Mohave County Board of Supervisors held on Tuesday, September 5, 2023, a public hearing was conducted to determine whether approval should be granted to Rezone, the above-described property, as requested by Indika G. Jayaratna, manager for Ceylon Property Management, LLC, of Lake View Terrace, California, and

WHEREAS, Assessor's Parcel No. 306-43-008A described as Parcel 272-A of Record of Survey 54-10, located in Section 10, Township 21 North, Range 19 West, and

WHEREAS, the site is approximately 24.79 acres in size and is located south of State Highway 68 and east of Egar Road. The site is accessed from State Highway 68, then south on Egar Road, approximately 42 feet to the site, and

WHEREAS, the site is currently vacant. The terrain appears to be relatively flat, with three (3) washes running parallel from the west of the site to the east of the site. The surrounding land uses consist of vacant land, commercial, and residential uses, and

WHEREAS, the applicant requests this zone change, from an A-R/10A (Agricultural Residential/Ten Acre Minimum Lot Size) zone to a C-2H/10A (Highway Commercial/Ten Acre Minimum Lot Size) zone, to allow for retail stores and mini storage units. The Mohave County General Plan designates the site as an Urban Development Area, and

WHEREAS, the site appears to be within the Golden Valley Fire District. Water and electric appear to be available. Sewer service does not appear to be available. Egar Road is paved and is on the County's road maintenance system, and

WHEREAS, a review of FEMA FIRM Panel #04015C-4506H indicates the site described to be in Zone X, not the Special Flood Hazard Area, 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 comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. The noted washes are environmental features affecting this site.
- g. Electric and water service appear to be available. Sewer service does not appear to be available.

WHEREAS, at the public hearing held before the Mohave County Planning and Zoning Commission on August 9, 2023, where the Commission recommended APPROVAL for the proposed Rezone subject to the following:

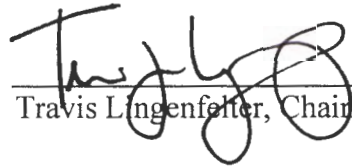
1. Assessor's Parcel No. 306-43-008A will be rezoned to a C-2H/10A (Highway Commercial/Ten Acre Minimum Lot Size) zone.
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed and approved prior to the approval of permits and before establishing the use. In 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 and licenses 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. 11-814K.

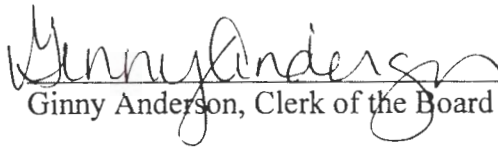
WHEREAS, the notice of hearing was published in the Kingman Daily Miner, a newspaper of general circulation in Kingman, Mohave County, Arizona, on August 20, 2023, and was posted on August 18, 2023, as required by Arizona Revised Statutes and the Mohave County Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Mohave County Board of Supervisors, at their regular meeting on Tuesday, September 5, 2023, APPROVED this Rezone 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


Ginny Anderson, Clerk of the Board

