

APPLICATION FOR A REZONE

Dear Sir:

I (We) B & R Land Development of Mohave County hereby request the rezoning of:
(See Figure A)

(legal description of subject property)

Assessor's Parcel Number (APN): 221-35-024 Parcel Size 15 Acres

Will all parcels comply with the minimum lot size requirements of the new zone? YES NO

From: RE-10A Proposed to be: M-X
(Current Zoning) (Proposed Zoning)

From: Low Density Residential Proposed to be: Heavy Industrial
(Current General Plan Designation) (Proposed General Plan Designation)

From: Low Density Residential Proposed to be: Heavy Industrial
(Current Area Plan Designation) (Proposed Area Plan Designation)

NOTE: AN APPLICATION FOR A MINOR AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN MAY BE REQUIRED IN CONJUNCTION WITH A REZONE REQUEST

For the purpose of earth materials processing operation.
(Proposed Use of Property)

And request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission.

Present Use of Property: Vacant Land

Owner: (proof required*) B & R Land Development of Mohave County

Owner Address: PO Box 11070, FORT MOHAVE, AZ 86427

Phone: (928) 768-2900

Email: pepparts11@aol.com

Property Owner(s) Concur: 
(Original Signature Required by Each Owner of Record)

**SUBMIT ONE (1) COPY OF 8 1/2 X 11 SITE MAP AND VICINITY MAP WITH THIS FORM
SUBMIT MINOR AMENDMENT APPLICATION PART B (IF REQUIRED)**

(TO BE FILLED IN IF OWNER AND APPLICANT DIFFERENT)

Applicant's interest in the property: Purchase if rezoning granted.

Applicant: Jim Palmer

Address: 4426 Amberlake Cove

City: Niceville State: FL Zip: 32578 Phone: _____

*ONE (1) PROOF OF OWNERSHIP: Recorded Grant, Warranty or Joint Tenancy Deed or similar Deed. A Special Warranty Deed must be accompanied by a Title Report; a **Quitclaim Deed is acceptable when accompanied by a Title Report.**

Application Narrative

1. How the change will benefit the county.

Our hiring plan involves 25 full time salaried positions ranging from \$50,000 to \$120,000 annually. We will be focused on hiring qualified men and women especially veterans with transferable skills. We will also work with organizations such as Wounded Warriors and others to find qualified workers who are capable of fulfilling positions suitable to their physical limitations.

Vehicle maintenance and fuel this will be indirectly related to the employees and the hiring of haulers who will be transporting our crushed rock end product. This will also include the inbound haulers from various locations within Mohave County who will be hired as contractors for the local transport.

Property Tax increase and Business Value Tax based on revenue and/or equipment value.

Electric power consumption utilizing 3 phase power to our plant from Unisource. Eventually to be on a 24 hour basis.

2. Any public infrastructure and public services that are available or will be provided.

Existing infrastructure to support the proposed use includes 3-phase electricity. Required infrastructure to support the proposed use will be constructed at the cost of the property owner and will include an on-site well and septic tank, leach field, etc.

3. A description of any change in the character of the surrounding neighborhood.

The existing neighborhood is primarily vacant, undeveloped desert land. Much of the remaining parcel proposed to be divided and rezoned currently contains large solar electricity fields. The addition of the property and use described herein does not alter the character of the surrounding neighborhood.

4. An explanation that the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

The addition of the property and use described herein supports to the continued development of Mohave County's long range plan, thus attracting additional industrial users based on the county's plan for this property that being for heavy industrial zoning. .

5. An explanation of the proposed change, changing events, or circumstances that make the amendment necessary.

Our proposal is to build our Mineral Reclamation System plant which consists of approximately 15,000 square feet under roof. The plant is designed to take old mining materials from various locations within Mohave County and to reduce through a proprietary wet grinding system to small particle sizes that make the natural minerals more readily available. This end product has marketable value as soil enhancers as well as building products such as stone pavers and other cementitious applications. The current zoning would not allow for our process. Thus, a rezoning to an industrial zoning is required. We were instructed by the county officials to apply for heavy industrial according to the long range plan for this property.

FIGURE A

SECTION 31, T19N, R21W

EXISTING SOLAR PROJECT
34 AC
221-35-022

221-35-024

PROPOSED PROCESS SITE
15 AC
221-35-024

221-35-017

ANTOINETTE AVENUE





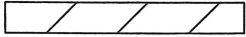




225-52-027

221-52-021

ADJACENT PROPERTIES:

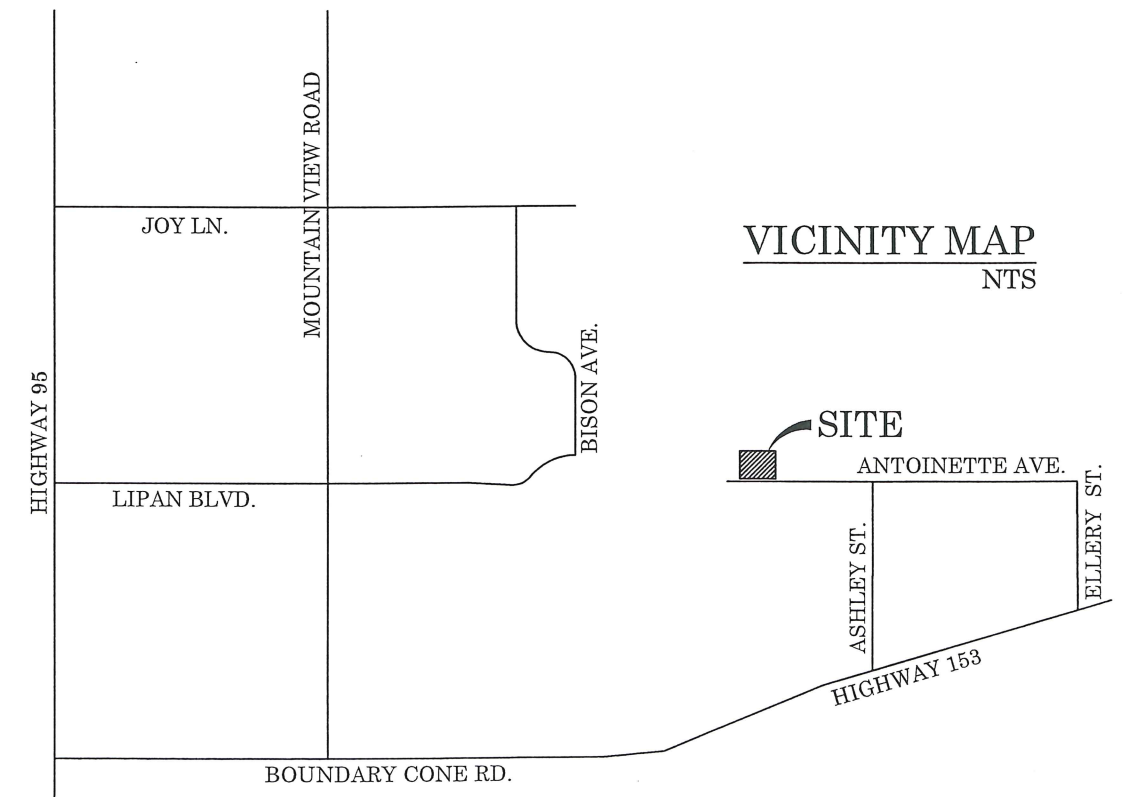
- 221-35-017
- 221-35-022
- 221-35-024
- 221-52-021
- 225-52-027

LEGEND:

-  GAS LINE EASEMENT
-  PROPERTY LINE
-  POWER POLE
-  POWER LINE
-  EASEMENT
-  300' PERIMETER
-  SECTION LINE
-  SUBJECT PROPERTY
-  LEASE BOUNDARY

SOUTHWEST GAS CORP. NATURAL GAS LINE

VICINITY MAP
NTS



Scale 1" = 100 ft

ARQ ENGINEERING LLC
Engineering and Survey

