



**ACTION A G E N D A**  
**CITY OF BULLHEAD CITY**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, OCTOBER 2, 2025 AT 5:30 P.M.**  
**BULLHEAD CITY COUNCIL CHAMBERS**  
**1255 MARINA BLVD, BULLHEAD CITY, AZ**

REMINDER: Please turn off or silence all cell phones and electronic devices.

NOTE: The Planning and Zoning Commission, by a duly passed motion, may vote in public session to adjourn to executive session to discuss confidential matters that arise concerning any agenda item pursuant to A.R.S. Section 38-431.03 including legal advice from its attorney.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

None.

**CALL TO THE PUBLIC**

We will now have an open call to the public for citizens wishing to address the Commission on issues within the jurisdiction of the Commission. Your comments must be limited to three (3) minutes or less, unless you are speaking on behalf of a group of citizens present, and then the time is five (5) minutes with a maximum of fifteen (15) minutes allocated for call to the public. If you wish to address an item already on tonight's agenda, you should wait until that item is announced. At the conclusion of the open call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Commission cannot discuss or take legal action on matters not already on the agenda.

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

1. Discussion and possible action to approve the September 4, 2025 Regular Meeting Minutes.

**ACTION: APPROVED THE SEPTEMBER 4, 2025 REGULAR MEETING MINUTES AS PRESENTED.**

**REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS**

None.

## **HEARING OF ITEMS/ACTION ITEMS**

2. **PUBLIC HEARING** – **PRELIMINARY CONDOMINIUM PLAT S25-005** - Request for approval of the preliminary condominium plat for a project known as La Jolla Village, located at 810 Indian Head Drive, and described as First Revised Plat of Sunridge Estates, Tract 4042A, Block 9, Lot 1, Section 21, T21N, R21W, Bullhead City, AZ.

**ACTION: RECOMMENDED TO CITY COUNCIL TO APPROVE THE PRELIMINARY CONDOMINIUM PLAT FOR A PROJECT KNOWN AS LA JOLLA VILLAGE, LOCATED AT 810 INDIAN HEAD DRIVE, AND DESCRIBED AS FIRST REVISED PLAT OF SUNRIDGE ESTATES, TRACT 4042A, BLOCK 9, LOT 1, SECTION 21, T21N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.**

3. **PUBLIC HEARING-** **PRELIMINARY CONDOMINIUM PLAT S25-007** - Request for approval of the preliminary condominium plat for a project known as Pueblo Del Rio, located at 370 Riverfront Drive, and described as River Retreat, Tract 1223-A, Lot 13, Section 13, T20N, R23W, Bullhead City, AZ.

**ACTION: RECOMMENDED TO CITY COUNCIL TO APPROVE THE PRELIMINARY CONDOMINIUM PLAT FOR A PROJECT KNOWN AS PUEBLO DEL RIO, LOCATED AT 370 RIVERFRONT DRIVE, AND DESCRIBED AS RIVER RETREAT, TRACT 1223-A, LOT 13, SECTION 13, T20N, R23W, BULLHEAD CITY, AZ, AS PRESENTED.**

4. **PUBLIC HEARING** – **ZONING MAP CHANGE Z25-002 / SUBDIVISION S25-002** – Request for approval of a zoning map change from C2 (General Commercial) to PAD (Planned Area Development) with underlying R1L (Residential: Single-Family Limited) and R2MF (Residential: Multiple-Family) uses, and approval of the preliminary plat for a project known as The Dunes at Bullhead, generally located on the south side of the Bullhead Parkway and west of the Mohave Crossroads subdivision, and described as a portion of Section 11, T19N, R22W, Bullhead City, AZ.

**ACTION: RECOMMENDED TO CITY COUNCIL TO APPROVE A ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT) WITH UNDERLYING R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED) AND R2MF (RESIDENTIAL: MULTIPLE-FAMILY) USES, AND APPROVAL OF THE PRELIMINARY PLAT FOR A PROJECT KNOWN AS THE DUNES AT BULLHEAD, GENERALLY LOCATED ON THE SOUTH SIDE OF THE BULLHEAD PARKWAY AND WEST OF THE MOHAVE CROSSROADS SUBDIVISION, AND DESCRIBED AS A PORTION OF SECTION 11, T19N, R22W, BULLHEAD CITY, AZ, AS PRESENTED.**

5. **PUBLIC HEARING – CODE AMENDMENT – ACCESSORY STRUCTURES –**  
Request for approval of an amendment to Title 17, Chapter 17.06, General District Requirements of the Bullhead City Municipal Code concerning accessory structures.

**ACTION: RECOMMENDED TO CITY COUNCIL TO APPROVE AN AMENDMENT TO TITLE 17, CHAPTER 17.06, GENERAL DISTRICT REQUIREMENTS OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING ACCESSORY STRUCTURES, AS PRESENTED.**

**REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF**

None.

**COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS**

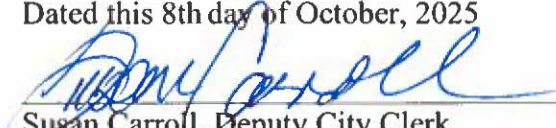
Praise and Worship service October 3rd at Gary Keith Park's Olivia McCormick Pavillion starting at 5:00 p.m.

**DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA**

None.

**ADJOURNMENT**

Dated this 8th day of October, 2025

  
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Susan Carroll, Deputy City Clerk

\*\*Pursuant to the Americans with Disabilities Act (ADA), the City of Bullhead City endeavors to ensure the accessibility of all of its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the Human Resources Department at (928) 763-0153 or (928) 763-0143 (TTY) at least 24 hours prior to the meeting so that an accommodation may be arranged.