



ACTION AGENDA
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 6, 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 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 October 2, 2025 Regular Meeting Minutes.

ACTION: APPROVED THE OCTOBER 2, 2025 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING** – **CONDITIONAL USE PERMIT U20-006 AMENDMENT #1** - Request for a conditional use permit (5 years) to allow the use of an off-premises sign in a C2 (General Commercial) zoning district on a parcel of land located at 2630 Desert Trail Drive and described as Tract C of Laughlin Ranch Unit 2, Tract 5127, Section 8, T20N, R21W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT (5 YEARS) TO ALLOW THE USE OF AN OFF-PREMISES SIGN IN A C2 (GENERAL COMMERCIAL) ZONING DISTRICT ON A PARCEL OF LAND LOCATED AT 2630 DESERT TRAIL DRIVE AND DESCRIBED AS TRACT C OF LAUGHLIN RANCH UNIT 2, TRACT 5127, SECTION 8, T20N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.

3. **PUBLIC HEARING** – **CONDITIONAL USE PERMIT U25-002** – Request for a conditional use permit (15 years) to allow a temporary sand and gravel mining operation in an M1 (Industrial, General Limited) zoning district on a 78.49-acre parcel of land that is located at 1805 Bullhead Parkway and described as the N ½ of the SE ¼ of Section 18, T20N, R21W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT (15 YEARS) TO ALLOW A TEMPORARY SAND AND GRAVEL MINING OPERATION IN AN M1 (INDUSTRIAL, GENERAL LIMITED) ZONING DISTRICT ON A 78.49-ACRE PARCEL OF LAND THAT IS LOCATED AT 1805 BULLHEAD PARKWAY AND DESCRIBED AS THE N ½ OF THE SE ¼ OF SECTION 18, T20N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.

4. **PUBLIC HEARING** - **PRELIMINARY PLAT S25-009** - Request for approval of the preliminary plat for a project known as Dunton Estates, located at 135 Landon Drive, and described as Parcel B of the Parcel Plat recorded in Book 39, Page 67, Section 16, T21N, R21W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR THE PRELIMINARY PLAT FOR A PROJECT KNOWN AS DUNTON ESTATES, LOCATED AT 135 LANDON DRIVE, AND DESCRIBED AS PARCEL B OF THE PARCEL PLAT RECORDED IN BOOK 39, PAGE 67, SECTION 16, T21N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.

5. **PUBLIC HEARING** – **ZONING MAP CHANGE Z25-003 / SUBDIVISION S25-008** – Request for approval of a zoning map change from R2MF (Residential: Multiple-Family) to PAD (Planned Area Development) with underlying R1L (Residential: Single-Family Limited) uses, and approval of the preliminary plat for a project known as Sun River Mesa Townhomes, located at 827 Landon Drive, and described as a portion of the Sun River Mesa Condominiums, Tract 5142, Section 21, T21N, R21W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM R2MF (RESIDENTIAL: MULTIPLE-FAMILY) TO PAD (PLANNED AREA DEVELOPMENT) WITH UNDERLYING R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED) USES, AND APPROVAL OF THE PRELIMINARY PLAT FOR A PROJECT KNOWN AS SUN RIVER MESA TOWNHOMES, LOCATED AT 827 LANDON DRIVE, AND DESCRIBED AS A PORTION OF THE SUN RIVER MESA CONDOMINIUMS, TRACT 5142, SECTION 21, T21N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.

REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

None

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

None

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

None

ADJOURNMENT

Dated this 8th day of November, 2025


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.**