



**LEGAL NOTICE
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION**

NOTICE IS HEREBY GIVEN that the **PLANNING AND ZONING COMMISSION** of the City of Bullhead City will hold a public hearing at the City Council Chambers, 1255 Marina Blvd., Bullhead City, Arizona, on November 6, 2025 at 5:30 pm to consider the items listed below.

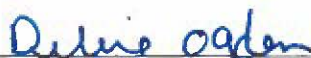
PUBLIC HEARING – CONDITIONAL USE PERMIT U20-006 AMENDMENT #1 - Request for a conditional use permit (5 years) to allow the use of an off-premises sign in a C2 (General Commercial) zoning district on a parcel of land located at 2630 Desert Trail Drive and described as Tract C of Laughlin Ranch Unit 2,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

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.

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.

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.

All interested parties are invited and encouraged to attend said hearings and express their opinions for or against the foregoing. Further information may be obtained at the Planning and Zoning Division, 2355 Trane Road, Telephone (928) 763-0123.


Debie Ogden, City Clerk

Publish: October 22, 2025

****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 Human Resources at (928) 763-0153 or (928) 763-0143 (TTY) at least 24 hours prior to the meeting so that an accommodation may be arranged.**