



**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 May 2, 2024 at 5:30 pm to consider the items listed below.

**PUBLIC HEARING – ZONING MAP CHANGE Z22-002/Z22-003 AMENDMENT #1–**

Request for amendments to Z22-002 & Z22-003, Ordinance 2022-06 to allow the applicant additional time to obtain building permits for a parcel of land located at 3801 Highway 95 and described as Rio Lomas Unit 4, Tract 1206, Block E, Lots 2 & 3, Section 11, T19N, R22W, Bullhead City, AZ.

**PUBLIC HEARING – ZONING MAP CHANGE Z22-004 AMENDMENT #1–** Request for an amendment to Z22-004, Ordinance 2022-08 to allow the applicant additional time to obtain building permits for a 5.26 acre parcel of land located at 328 Lee Avenue and described as a portion of Parcel B of Record of Survey Book 2, Page 85, Section 1, T20N, R22W, Bullhead City, AZ.

**PUBLIC HEARING – ZONING MAP CHANGE Z22-005 AMENDMENT #1 –** Request for an amendment to Z22-005, Ordinance 2022-13 to allow the applicant additional time to obtain building permits for a 47.5 acre parcel of land described as a portion of Section 1, T19N, R22W, Bullhead City, AZ.

**PUBLIC HEARING – ZONING MAP CHANGE Z22-008 AMENDMENT #1 –** Request for an amendment to Z22-008, Ordinance 2022-25, to allow the applicant additional time to record the final plat for the first phase of a project to be known as The Trails of Black Mountain, described as portions of Sections 23 & 24, T20N, R22W.

**PUBLIC HEARING – ZONING MAP CHANGE Z24-004–** Request for approval of a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family Limited) for a 1.94 acre parcel of land located at 2373 N. Oatman Road and described as Colorado River Estates Re-Amended, Lot 56, Section 25, T20N, R22W, Bullhead City, AZ.

**PUBLIC HEARING – CONDITIONAL USE PERMIT U21-001 #1 –** Request for a conditional use permit to allow a model home/sales office on a parcel of land located at 473 McAlister Drive and described as Lot 193 of Hancock Ranch Estates, Tract 5137, Section 13, T20N, R23W, Bullhead City, AZ.

**PUBLIC HEARING – CONDITIONAL USE PERMIT U21-002 #1 –** Request for a conditional use permit to allow a model home on a parcel of land located at 481 McAlister Drive and described as Lot 194 of Hancock Ranch Estates, Tract 5137, Section 13, T20N, R23W, Bullhead City, AZ.

**PUBLIC HEARING – CODE AMENDMENT - FENCES** – Request for approval of an amendment to Title 17, Chapter 17.06, General District Requirements of the Bullhead City Municipal Code concerning fence permits.

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.

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Susan Stein, City Clerk

**Publish: April 17, 2024**

\*\*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.