

Sunwest Acres TR 4027  
Lot 31

# MOHAVE COUNTY PLANNING & ZONING DEPARTMENT

P.O. Box 7000 ♦ Kingman, Arizona 86402-7000  
3675 E. Highway 66, Suite A ♦ (520) 757-0903 ♦ FAX 757-3577  
1222 East Hancock Road ♦ Bullhead City, Arizona 86442 ♦ (520) 758-0707 ♦ FAX 758-0721



CHRISTINE BALLARD  
DIRECTOR

September 17, 1999

EXPIRED

NEW OWNER

VICTORIA BOND  
1350 E FLAMINGO #282  
LAS VEGAS NV 89119

RE: Affidavit for Exemption for Sunwest Acres, TR 1027, Lot 31, Parcel No. 306-24-031

Dear Ms. Bond:

We have received your letter requesting exemption status for the above referenced property. The uses listed, along with other agricultural uses, would qualify for exemption under Arizona Revised Statutes 11-830.A and 11.865.1. This exemption applies only to agricultural uses. Any other use or violation of the Mohave County Zoning Ordinance still falls under the jurisdiction of Mohave County.

The requirements of the Arizona Revised Statutes have been met by this Affidavit. Thank you for your cooperation in this matter.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Thomas Aragon  
Zoning Manager

TA: ly

cc: Christine Ballard, Director  
File

AFFIDAVIT

State of ARIZONA County of Mojave Date 10 SEPT 19 99

(I)(WE) VICTORIA BOND

Have agricultural land over five commercial acres ( \_\_\_\_\_ acres)  
Located in Township 21 Range 18 Section 19

Subdivision Name Sunwest Acres Tract 1027 Unit lot 31  
Parcel Number 306 - 24 - 031 Parcel Description \_\_\_\_\_

Under ARS 11-830 or 1-865 (I) (WE) Request exemption from Planning and Zoning.

The qualifying agricultural endeavors consists of: A HORSE RANCH REQUIRING 24 hour / 7 DAY a week MAINTENANCE. MY HIRED HELP WHO NEED HOUSING ON SITE ARE: HORSE TRAINER, FEEDER & 2 MAINTENANCE men. I AM REQUESTING EXEMPTION, SO THAT I can provide ON SITE housing so that my horses will have the necessary care + security + be attended properly

Signature Victoria Bond Date 10 Sept 19 99  
Mailing Address 1350 E. Flamingo 282  
City Las Vegas State NV Zip 89119  
Title owner

NOTARY PUBLIC

State of Arizona County of Mojave Date 9-15 1999

Synda K. Yarnert  
Notary Public

My Commission expires: My Commission Expires Mar. 31, 2000

Zyn:  
Please do letter  
Thank  
Tom  
9-16-99

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CHRISTINE BALLARD  
DIRECTOR

## POLICY MEMORANDUM

TO: Zoning & Building Division Staff

From: Christine Ballard, Director

Subject: Establishing Agricultural Uses

Date: March 20, 1997

There has been some concern expressed by citizens and staff members regarding the how to establish an agricultural use. The reason for this issue being raised is that A.R.S. 11-830 indicates that agricultural uses over five (5) commercial acres are exempt from County regulations. The question arises as to how to establish if a property is actually being used for agricultural purposes. The following procedure will be established to verify if a property is considered to be a bona fide agricultural use.

### Verification of agricultural uses:

Submittal of a notarized affidavit stating that the property as identified by legal description is being used for agricultural uses. Affidavit shall be placed in appropriate file and acknowledgment letter sent to property owner. If ownership changes a new affidavit will need to be submitted by the new owner.

Staff will conduct a field inspection to verify conditions as stated on the affidavit. A written report will be attached to the affidavit and placed in appropriate file.

### WORDS OF CAUTION:

Exemption as an agricultural use under state law does not exempt the property from zoning requirements. You are still required to comply with all zoning requirements outside of the agricultural exempted items. **ASK IF YOU ARE EXEMPT BEFORE YOU DO ANYTHING.**  
**YOU MAY BE IN VIOLATION OF ZONING REGULATIONS.**