



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: December 2, 2025

AGENDA SUBJECT: Approval of Resolution No. 5585- Final Plat, Improvement Plans and Acceptance of the Financial Assurance for Central Subdivision Tract 6054

SUMMARY:

Summary:

Case No. SB25-0003 an application for the acceptance of the financial assurances, improvement plans and Final Plat, for Central Subdivision, Tract 6054. The subdivision represents the creation of 84 residential lots on approximately 19.13 acres located north of Hualapai Mountain Road and west of Central Street in the Single-Family, 6,000 sq. ft. minimum lot size (R-1-6) and Residential Manufactured Home, 6,000 sq. ft. minimum lot size (R-MH-6). APN 321-11-115 and 321-11-114. (Applicant: Civil Works Engineering, LLC, applicant/agent, and CAJ Realty IV, LLC, property owner).

Lotting:

Tract 6054 encompasses 19.13 acres having 84 lots resulting in a density of 4.39 lots per acre and conforms to the city's 2040 General Plan designations of Medium Density Residential, which allows 3-8 du/ac. The subdivision results in lots that range in area from 6,000 to 10,536 sq. ft, which meets or exceeds the minimum lot area of 6,000 sq. ft. prescribed by the R-1-6 zoning designation within the project site. In addition to the 84 lots for residential purposes, five lots are dedicated for drainage purposes and are dedicated to the City of Kingman for maintenance purposes.

Circulation:

There are multiple access points to the subdivision, with extensions of Karen Avenue, Amanda Avenue, Brenda Avenue, Cherri Avenue, and Tiffany Avenue required from the subdivision to the east. Central Street borders the property to the east and provides access from the subdivision to Hualapai Mountain Road.

Drainage:

Drainage for this subdivision has been reviewed by Engineering and appears to be general conformance with the subdivision standards.

Water and Sewer Facilities:

There is an existing 8-inch water line in Central Street and Indigo Street adjacent to this site. There is an existing 8-inch sewer line in Central Street and Indigo Street as well. Extensions will be required within all new rights-of-way created by this plat, including Karen Avenue which was existing, but undeveloped.

Financial Assurance:

The project proponent has offered a property escrow trust agreement to assure the completion of all required subdivision improvements. The agreement will allow the final plat to be recorded, but will not allow any individual lots to be sold until all required subdivision improvements are completed and accepted by the Council. This will need to occur within 24-months unless extended by Council resolution. All improvements are to be completed and accepted by the city prior to the assurance being released.

Conditions of Approval:

1. That the proposed final plat, final drainage report, and improvement plans for Central Subdivision, Tract 6054, located on property described as E2 SE4 NW4 Section 20, T.21N., R.16W. of the G&SRM, Mohave County, Arizona, as shown in the attached Exhibit "A", is hereby approved.
2. That the assurance in the form of a property escrow agreement from Pioneer Title Agency Inc., as Trustee under Trust No. 9503, is hereby accepted.
3. That the required subdivision improvements including grading, public street improvements, and public utility improvements associated with said plat shall be completed per the approved plans by December 2, 2027, unless extended by Council resolution.
4. That upon satisfaction of the City Engineer that the required improvements have been completed in accordance with the approved plans, the improvements shall be scheduled for acceptance into the City maintenance system by the Common Council and the assurance agreement shall then be released.
5. The final plat shall be in substantial conformance with Preliminary Plat approved April 15, 2025.
6. The final plat shall be in compliance with all adopted city standards, including but not limited to the zoning code, Subdivision Ordinance, Street and Utility Regulations.

FISCAL IMPACT:

None at this time.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 5585.

SUGGESTED MOTION:

The Mayor and City Council adopt Resolution 5585, thereby approving Final Plat 6054 and acceptance of the improvement plans and financial assurances.

ATTACHMENTS:

[01 - Final Plat 6054.pdf](#)

[02 - Resolution No 5585 draft.docx](#)

[03 - Cost Estimate.pdf](#)

04 - Improvement Plans.pdf

05 - SB25-0003 Tract 6054 Final Plat CC Presentation.pptx