



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: October 21, 2025

AGENDA SUBJECT: Approval of Resolution No. 5576- Black Rock Subdivision Tract 6053-A Final Plat, Improvement Plans, and financial assurances.

SUMMARY:

SUMMARY: SB25-0002 a Final Plat, for Black Rock, Tract 6053, Phase A to create 77 single family residential lots on approximately 16.82 acres of land. Phase A is zoned Residential: Single-Family, 6,000 sq. ft. minimum lot size (R-1-6). The subject property is located north of E Hualapai Mountain Road and east of Yavapai Drive and includes APNs 321-19-006 and - 007A. (Applicant: Mohave Engineering Associates, Inc, for Pioneer Title Agency, LLC, Trustee under Trust 9324, property owner).

The final plat, improvement plans, drainage report, and engineer's cost estimate have been reviewed by the Planning Department, City Engineer, Public Works Department and other agencies and were found to be compliant with city requirements. The final plat is consistent with the preliminary plat approved by the Planning and Zoning Commission on November 13, 2024 and subsequently the City Council on November 19, 2024. A Property Escrow Trust Agreement from Pioneer Title Agency, Inc., to assure the completion of the required improvements has been submitted.

Previous Actions:

- March 8, 1982 – Ordinance No. 443, annexed into the City of Kingman and zoned RR
- February 6, 2006 – Ordinance No. 1523, re-zoned from RR to R-1-6, R-1-10, and R-1-20
- November 19, 2024 – Ordinance No. 5535, approving Preliminary Plat for Black Rock Subdivision, Tract 6053, a three phased subdivision consisting of 235 residential lots and 9 parcels on approximately 78.28 acres.

Lotting:

Phase A of Tract 6053 encompasses 16.82-acres having 77 lots resulting in a density of 4.58 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 9,494 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 68 lots for single family residential purposes, three lots are dedicated for drainage purposes and are dedicated to the HOA for maintenance purposes.

Circulation:

This phase ties into the existing 60-foot wide right-of-way of North Yavapai Drive consisting of six internal streets combined with the improvement of Whitehead Avenue which will facilitate an additional point of access to the project site and the future connection to Steamboat Drive.

Drainage:

A drainage maintenance agreement between the City and the Developer is required for plat approval due to required interim drainage improvements outside the plat boundary. These interim drainage improvements will be maintained by the developer until such time that the permanent drainage improvements are completed and accepted by the City.

Water and Sewer Facilities:

There is an existing 8-inch water line in Yavapai Drive adjacent to this site, and any extensions required onto Hualapai Mountain Rd shall be 8-inch extensions. Sewer is available in Yavapai Drive, and extensions will be required to connect there.

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 Black Rock, Tract 6053-A, located on property described as a Portion of 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. 9324, 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 October 21, 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 November 19, 2024.
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 expected at this time. The future acceptance of future street and utility improvements for maintenance by the City will impact the Public Works Department budget.

STAFF RECOMMENDATION:

Adopt Resolution No. 5576 thereby approving the Black Rock Subdivision Tract 6053-A Final Plat, Improvement Plans, and financial assurances.

SUGGESTED MOTION:

Mayor and City Council Adopt Resolution No. 5576 thereby approving the Black Rock Subdivision Final Plat, Tract 6053-A, improvement plans, acceptance of the proposed assurances and Conditions of Approval 1-6.

ATTACHMENTS:

[01- Final Plat 6053-A.pdf](#)

[02 - Resolution No 5576.docx](#)

[03 - Cost Estimate.pdf](#)

[04 - Improvement Plans.pdf](#)

[05 - Drainage Agreement.pdf](#)

[06 - PETA.pdf](#)

[Black Rock Final Plat 6053-A CC PowerPoint.pptx](#)