



Welcome to Rural Mohave County

Congratulations on choosing the rural part of Mohave County, Arizona as your new home! We are positive you will enjoy living in northwestern Arizona and in the county that contains the Grand Canyon, mountains, the confluence of the Mohave and Sonoran deserts, Lake Mead and Lake Mead National Recreation Area, and the Colorado River within and around its borders.

Mohave County is the 5th largest county in the continental United States comprising over 13,200 square miles. It contains elevations from 500 feet to over 8,000 feet above sea level. Most of the 130,000 population reside in the county's four cities, but several thousand people, like you, have chosen to live in the county's rural areas. The rural areas of the southwestern United States, including Arizona, are sparse and mostly devoid of facilities and services one finds in a city. Your choice of rural living brings certain necessary responsibilities on your part and, in some places, a spartan lifestyle.

In this booklet, Mohave County provides information that may be useful to a rural area resident. The information is intended to inform you of various elements affecting the rural area environment and to answer questions commonly asked of the county.

Government

You already know that living in non-incorporated areas of the county is different from living in a city. You must also remember that county government is different than city government. Counties are political subdivisions of the state. Mohave County operates from Arizona Revised Statutes and enabling legislation. Counties, as a rule, are not able to provide the same levels of services provided by city governments. Cities have state approved charters and home rule, and therefore have greater authority and latitude in terms of what happens inside the city limit.

The following information is provided by Mohave County to assist you in preparing for rural living:

Your Property

Before you purchase property in a rural area, you should research and investigate the various aspects and factors that might affect your purchase of the land, including how it can be developed, how it will be served with utilities, how to get to it legally and physically, its floodplain status, road type and maintenance, among other issues.

Access

Access is sometimes defined differently depending on the person or agency. In Arizona, permanent access is defined as land that is accessible over terrain that may be traversed by conventional motor

vehicle. This does not guarantee access for emergency services. Emergency vehicles, as well as mail or delivery vehicle, may not be able to get to your property. You should contact local emergency service providers (sheriff, fire department, ambulance) for more information.

(A) Emergency response times for the sheriff, fire trucks, or ambulance, cannot be guaranteed. Under some circumstances emergency response may be very slow or non-existent, depending on where your property is located. The road to your property may not be properly engineered and/or constructed to accommodate emergency vehicles. The road may be impassable during bad weather, and it may be too rough or narrow to traverse.

(B) If access to your property is over someone else's property, you may have legal access problems. You should obtain legal advice and understand your rights under the law concerning access, easements, and other legal concerns.

(C) The road to your property may not be maintained by the county, even though it's a "county road" (dedicated public right-of-way). Mohave County maintains several thousand miles of roads that belong to the county. Most are dirt and gravel. Weather conditions affect these roads greatly. Road maintenance is limited to available funds, equipment and priority considerations.

Many "county roads" are not maintained by the county and may not be maintained by anyone. Access to your property may be limited. Check access carefully before purchasing property so you will be aware of any limitations from the start. Be sure and check with the Mohave County Road Department concerning what type of road maintenance to expect and during what conditions.

(D) Construction vehicles may not be able to negotiate the road to your property. If you plan to build, you need to check out any construction company's ability to get to your property. It also may be more expensive and time consuming to build a rural residence due to materials delivery, fees and other factors.

(E) School buses will only travel on roads approved by the school district. This may not include your road, and you may need to drive your children to the nearest school bus connection. Contact your local school district for service availability and times.

(F) Bad weather, mentioned previously, may cause delays in accessing your property, and you may need an all-wheel drive vehicle during and after storms to reach your property. This situation may last longer than several days.

(G) Mohave County may repair and maintain roads after floods and other storm events. Private roads are the responsibility of those who own and maintain them. Dry creek beds, arroyos and washes can become filled with fast running flood water which are dangerous to cross and can wash out roads, bridges and culverts. Reconstruction and repair of private roads can be expensive and time consuming, and your road may be closed until it is fixed.

(H) Unpaved roads generate dust, which is common to rural living. If your road is not paved, it is unlikely it will be improved in the near future, unless you and your neighbors form an improvement district on your own to improve the road. Check with the Mohave County Public Works Department to determine which roads are scheduled for paving soon and in the future.

(I) Unpaved roads deteriorate over time due to weather. You may experience vehicle maintenance cost increases due to traveling over rural roads.

(J) Mail, newspaper and parcel delivery may not be available to property you are considering buying, due to non-delivery areas, bad roads, no public right-of-way or other factors. Check with those service providers for information regarding delivery.

(K) Only licensed contractors may work within public rights-of-way, and only with a permit issued by the county. For right-of-way use or work permit information, contact the Mohave County Public Works Department.

(L) Senior Program services may not be able to reach your area during bad weather, or depending on your property location, to provide transportation or meals, and may only be able to provide limited services.

Utility Service

(A) Some telephone communications can be a problem, especially in mountain areas. If you intend to have a private line, be sure to contact the telephone service company for availability of lines for private service as well as for fax or computer modem uses. Contact the local phone company for more information.

(B) If your property is close enough to an existing sewer system, you may be required to hook up to it. Otherwise, most rural sanitary services consist of septic tanks and leaching fields. There are state and local health laws concerning sanitary systems and you may be required to upgrade your system to accommodate the law. Some terrain does not lend itself to septic use, so it is suggested that you consult a professional who can apprise you of your sanitary requirements for your property. See the Mohave County Environmental Health Division for applications and information.

(C) Water system service in rural Mohave County is mostly non-existent, except for the occasional supply of shared private sources of rarely treated domestic water from community wells and authorized suppliers. You will have to determine how you want to bring water service to your property. Wells can be drilled, but can be expensive. Contact the Arizona Department of Water Resources (ADWR) or a hydrologist to determine how deep you would have to drill to reach water and how much it would cost. An application for a well permit may be obtained from the Mohave County Environmental Health Division. They will check the application and send it to the Arizona Department of Water Resources who will process it and eventually register it.

Not all wells can produce enough water for all purposes you might want. The ADWR may restrict well water usage to home use only and may not authorize the use for livestock or agricultural uses. Be sure to check thoroughly to ensure you have obtained all the necessary permits and approvals for the uses you want before you place any investment in the production of water. There also may be places in the rural areas where it may be difficult to find water at all.

If that occurs, you may want to haul and store water on site, or join a cooperative well service, if available. You will have to assess your situation and gather information. Information contacts include the Mohave County Environmental Health Division, the Arizona Department of Water Resources, the Arizona Department of Environmental Quality, well drillers, hydrology engineers and others.

The quality and quantity of the water may vary depending on your location, weather conditions, recharge and other factors. Water is your most important asset in the rural areas, so you will want to be fully informed about your options.

(D) Electric service is not available to many parts of rural Mohave County. You will want to discuss electric service availability to a parcel you own or wish to buy with one of several Arizona Corporation Commission approved electric utilities operating in Mohave County, depending upon the service district your property is in. If you contract with a utility to provide service to your property, be sure that you have obtained all the necessary easements to cross other peoples' property to bring the service to your parcel, or have obtained a right-of-way permit from the Mohave County Public Works Department, if you bring the service down a public road. If you have special power requirements, be sure to contact your local electric utility for availability, level of service, costs, and other needs for present and future use. Understand your needs, costs, availability and other factors before you invest in property in the rural

areas. Remember, power outages can occur with more frequency in outlying areas, and the loss of power to the pump may interrupt your supply of water, and make your electric stove, freezer, and refrigerator useless. You may be faced with up to a week or two without services and you may have to survive high heat, severe cold or other unusual weather elements.

(E) It is illegal to create a refuse landfill or to burn refuse on residential property in Arizona, without a permit. It is also illegal to burn shrubs, tree limbs and other vegetation without a permit. Consult a provider of trash collection for the possibility of regular trash and refuse removal. You may have to haul your refuse to a certified landfill, which may be many miles away, and you will be charged a fee. Contact your local fire district for information on what can be burned, how and when, and to obtain a permit. If you like to recycle materials you will have to bring them to a recycling center in one of the cities.

(F) Fire service may or may not be available to your property. Check with the County Clerk's office to see if your property is located in a fire district. Your fire insurance liability may be affected by the location of your property.

Issues That May Affect Your Property

Before you purchase property in rural Mohave County, you should study as many issues as possible that may affect your living lifestyle and ability to enjoy your property.

(A) As a reminder, not all lots or parcels can be built upon. Before you buy property, find out its legal description from the Mohave County Assessor's office, or ask the seller to supply you with the legal description. It should contain at least some of the following information:

| | |
|----------------------|------------------------------|
| Parcel or lot number | Assessor's Parcel Number |
| Subdivision, by name | Section or section part |
| Township and Range | Metes and bounds description |

You will want to find out if the property you are interested in has water, whether there is enough room for a septic system, a dwelling, and a well site, whether your property is located within a flood zone, and what kind of zoning setbacks from property lines and roads you may need to build a house. The answers may be provided by the seller of the property, a report from the Arizona Department of Real Estate, Mohave County Environmental Health Division, Mohave County Planning and Zoning, and state agencies. Ask the seller of the property, or the Mohave County Assessor's office, to show you a map of the property to locate any easements thereon which may require you to allow road construction, power lines, water and sewer lines, and drainage ways across the property. There may also be easements that are not recorded with the county including: deed restrictions, agreements with neighboring property owners, etc. Check these issues with the seller and other agencies carefully.

(B) If you buy rural property in Mohave County you may be provided with a plat map of the land. Be sure to check with the seller, or the Assessor's office, to see if a licensed surveyor in the State of Arizona has surveyed the land with corner pins placed, before you buy to ensure you are getting what the seller and map says you will get. You may want to have the property surveyed yourself to ensure that the plat is accurate before or after you buy to locate its exact boundary. Fences located on the property may be misplaced and a survey of the land is the only way to certify the property lines.

(C) The property you own or are interested in buying may have deed restrictions and/or covenants, conditions and restrictions (CC&Rs) on it. You will want to carefully read any such documents before you purchase property to inform you of any limitations on the property. If such documents exist, it is worthwhile to obtain a copy and study them. A lack of property conditions may cause friction between neighbors. It is best to be informed. Mohave County does not enforce deed restrictions or covenants, conditions or restrictions (CC&Rs), as it has no legal authority to do so.

(D) The property you're interested in may be involved with a homeowner's association, a corporation formed of all property owners in a given area or subdivision. If you buy property where a homeowner's association is in effect, you may have no choice but to be a dues paying member. This has advantages. It may provide for architectural consistency among all properties of the association, and provide services collectively that could not be performed individually without great expense, including the development of roads, maintenance of roads and open spaces, water and sewer line development or other improvements. Ask the seller whether a homeowner's association exists that includes the property you are interested in buying, and ask for a copy of the by-laws and articles of incorporation.

(E) You will want to find out the zoning designation for the property you wish to buy. This information informs you of what may or may not be allowed on the property, the type of dwellings you can build, whether you can keep animals, and other valuable information. This can be accomplished by contacting the Mohave County Planning and Zoning Department. The Department can also inform you of other zoning designations and allowed uses in the area and whether any present or future development is anticipated nearby. The property may adjoin state or federal land, in which case you may want to contact the Arizona State Land Department, or the Bureau of Land Management, for more information about land uses, access and activities on the federal or state property and how they might affect your property.

(F) There may be washes, arroyos, ditches, transmission power lines and other easements across the property. If you buy property with these easements, you will have to allow the owners and authorities to use and maintain them. Any water rights sold with the property may not give you the right to use the water from any water flow across your land without coordinating with any other neighbor who also uses the water. Other users may have senior rights to the water that can limit your use, or require you to pay for improvements to the site.

(G) It is important you make sure that any water rights you have purchased with the land will provide enough water for the land uses intended.

(H) Water that flows in irrigation ditches is designated for agricultural purposes and even if it flows across your property, there is most certainly a registered easement for that purpose. You probably will not have any rights to use the water. Flowing water in ditches, arroyos and washes can be dangerous due to flooding from storms. Be sure that access roads and buildings are above the maximum expected water level if you decide to build near a potentially active flow.

(I) Most of the land in Mohave County is public land managed by the Bureau of Land Management. Some of this public land is leased for grazing cattle. The State of Arizona has an "open range" law. That means, if your property is located in a generally rural area in what is considered open range area, in order to keep livestock off your property, you are going to have to put up fences.

Natural Elements

If you plan to buy property in a rural part of Mohave County, not only will you need some knowledge of previously stated information, you will need to know something about the physical characteristics of the property you are interested in buying.

(A) Most of Mohave County is located where the Sonoran and Mohave Deserts meet. It varies in elevation from 500 to 8,000 feet, but it is mostly desert terrain and high chaparral with hot summer day temperatures one can expect from a desert and cool summer nights. In winter, daytime temperatures are moderate to cool, with cold nights and occasional rain or snow in the higher elevations.

(B) The vegetation in the county runs from desert scrub and cactus to pine trees in the upper mountain portions. Potential buyers of property in Mohave County should educate themselves about the area and terrain where their property is located. The annual rainfall in the county relates to its desert terrain and is rarely more than 10 inches a year, except in the mountains. In dry years, trees and shrubs

provide fodder for wildfires. Property owners should develop plans for emergency evacuation from their property during severe storms or wildfires. Care must be taken if your property is located on steep slopes as different soil conditions may give way during rainstorms causing mudslides, or loose soil may give way allowing large rocks to roll down on your property.

(C) The topography of the land will give you an idea how water is draining on and around your property during storms. It is important not to fill natural drain channels with debris or dirt as it may change the direction of flow and affect your dwelling. Flash flooding caused by heavy summer rainstorms can create fast flowing rivers, particularly in hill and mountain terrain, which can be very destructive and dangerous. Contact the Mohave County Public Works Department engineers and flood control technicians for information on how you can help keep your property safe from the elements.

(D) Mohave County has an Emergency Management Division whose job is to coordinate county-wide efforts during emergencies. This includes access to emergency vehicles, medical help, emergency shelter, sandbagging efforts and other duties. If your property is located in a flood-prone area you are encouraged to contact the Floodplain Division of the Public Works Department, for information regarding steps you can take to protect your home and property.

(E) Understand that rural development encroaches on the natural environment of animals. Expect to be sharing your habitat with coyotes, rabbits, turtles, snakes, deer, bobcats, mountain lions, rattlesnakes and other wild animals. You will need to educate yourself concerning these various animals and other wildlife. You will be living in their world, and although they do not ordinarily like to live next to humans, do not expect them to change their habits because you put your house in their environment. Desert animals can be dangerous to humans, especially children, the elderly, and pets. Learn about the animals you might encounter and be prepared to protect you. Also remember, Mohave County has several plant and animal species listed on the endangered species list. You should consult the Bureau of Land Management, the Arizona Fish and Game Department, the U.S. Fish and Wildlife Service, or some other public or private environmental protection agency to determine whether endangered species and habitats exist on or nearby property you own or wish to purchase. It may make a difference in what you can do with your property and other lifestyle events.

Agriculture

Agriculture is an unusual, but not uncommon, land use interspersed in the Mohave County desert terrain. There are large agricultural tracts in Mohave County and you may encounter their effects if you live near the land used for farming. Most of the farming land is near or adjoining the Colorado River, which borders the entire western length of the county. During seasonal production large amounts of dust may be generated which may cross your property. In addition, some run-off of water-borne or air-borne pesticides may occasionally occur. Aside from the larger farms, which are tended mostly by the Fort Mojave Indian Tribe on reservation land, there are some residents of the county who tend small farms for personal use or profit. You may wish to do a little farming yourself, so there are a few tips to consider.

(A) Land preparation and other operations may be expensive and can cause a lot of dust. For larger ventures, you will need to consult various agricultural agencies, public and private, who can help you with your needs as well as adhering to environmental laws.

(B) Fertilizer chemicals are controlled substances and you will need to know how to use them properly. Also, you or your family may be allergy sensitive to these substances. Natural animal fertilizers must also be used properly, and don't forget that the odors may be offensive to your neighbors.

Conclusion

For those who enjoy it, rural living in Mohave County can be a lifestyle of fresh air and open spaces. As with any lifestyle, there are pros and cons. Rural residents should inform themselves about their environment. Understand that some expected services received in a city setting sometimes do not exist in the rural areas, and people will have to adjust to their lifestyles accordingly.

The preceding is not all-inclusive information. The rural resident and/or property owner will need to further investigate those issues, which are specific to his/her own situation. These are many issues to consider and resolve, but in spite of all negative aspects, the choice to live in a rural part of Mohave County may be the perfect life for you.

CONTACT TELEPHONE NUMBERS FOR YOUR CONVENIENCE

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| Mohave County | | |
| Planning and Zoning Department | | 928-757-0903 |
| | FAX | 928-757-3577 |
| Director | extension | 5819 |
| Planning Manager | | 5823 |
| Zoning Manager | | 5817 |
| Building Official/Manager | | 5822 |
| Deputy County Attorney | | 5808 |
| Public Works Department | | 928-757-0910 |
| Flood Control | | 928-757-0910 |
| Health and Social Services Department | | 928-753-0743 |
| Environmental Health Division | | 928-757-0901 |
| Mohave County Recorder's Office | | 928-753-0701 |
| Mohave County Clerk's Office | | 928-753-0729 |
| Mohave County Assessor's Office | | 928-753-0703 |
| Mohave County Board of Supervisors | | |
| Supervisor District 1, Peter Byers | | 928-753-0722 |
| Supervisor District 2, Tom Sockwell | | 928-758-7201 or 767-3400 |
| Supervisor District 3, Buster Johnson | | 928-453-0724 |
| Mohave County Manager, Ron Walker | | 928-753-0729 |
| Mohave County Public Library District | | 928-692-5792 |
| Mohave County Parks Department | | 928-757-0915 |
| Mohave County Senior Programs | | 928-753-0763 |
| Mohave County Voter Registration | | 928-753-0767 |
| Arizona Dept. of Water Resources | | 602-417-2448 |
| Arizona Dept. of Real Estate | | 602-468-1414 |
| Arizona Corporation Commission | | 602-542-3076 |
| Arizona Dept. of Transportation | | 928-757-5828 |
| Arizona Dept. of Environmental Quality | | 800-234-5677 |
| Arizona Dept. of Commerce | | 800-638-0818 |
| Arizona State Land Department | | 602-542-1704 |
| Arizona Game and Fish Department | | 800-970-2327 |
| Arizona Registrar of Contractors | | 602-753-4220 |
| U.S. Bureau of Land Management | | 928-757-3161 |
| U.S. Corps of Engineers, Regulatory Branch | | 602-640-5385 |
| U.S. Environmental Protection Agency | | |

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| Water Management | 415-744-2125 |
| Air and Toxics | 415-744-1219 |
| Solid Waste | 415-744-2091 |
| Compliance | 415-744-2120 |
| U.S. Fish and Wildlife | 620-379-4720 |
| U.S. Postal Service, Kingman | 928-753-2480 |
| El Paso Natural Gas Company | 915-541-5494 |
| Dixie Escalante Rural Electric Association | 801-673-3297 |
| Citizen's Utilities, Right-of-way Supervisor | 928-757-0230 |
| Mohave Electric Co-op, Distribution Engineer | 928-763-4115 |
| Fire District | |
| Bullhead City | 928-758-3971 |
| Chloride | 928-565-4803 |
| Desert Hills | 928-764-3333 |
| Dolan Springs | 928-767-3300 |
| Fort Mohave Mesa | 928-768-9181 |
| Golden Shores | 928-768-4546 |
| Golden Valley | 928-565-3479 |
| Hualapai Valley | 928-757-3151 |
| Lake Havasu City | 928-855-1141 |
| Lake Mohave Ranchos | 928-767-3300 |
| Mohave Valley | 928-768-9113 |
| Oatman | 928-768-2102 |
| Pine Lake | 928-757-3570 |
| Pinion Pine | 928-757-1207 |
| Valle Vista | 928-757-7500 |
| Yucca | 928-766-2300 |
| Bermuda Water Company | 602-990-2996 |
| Fort Mohave Tribal Utilities Authority | 928-768-1909 |
| Mohave Valley Irrigation and Drainage District | 928-768-4942 |
| Mohave Valley Water Company | 928-763-7782 |
| Sorenson Utility Company | 928-768-1800 |
| Valley Pioneer Water Company | 928-565-4663 |
| Walnut Creek Water Company | 928-757-3515 |
| Cerbat Water Company | 928-753-1121 |
| Havasu Heights Water District | 928-764-4545 |
| Horizon Six Water District | 928-855-5755 |
| Lagoon Estate Water Co. | 928-768-9646 |
| Mt. Tipton Water Co. | 928-767-3298 |
| North Mohave Valley Water Co. | 928-763-5655 |
| Pebble Lake Water Co. | 928-768-7474 |
| So-Hi Water Improvement District | 928-565-3540 |
| Truxton Canyon Water Co. | 928-753-1121 |
| Willow Valley Water Co. | 928-768-4413 |
| Beaver Dam Water Co. | 928-347-5000 |

