

TOWN OF COLORADO CITY

MEETING NOTICE

Notice is hereby given to the members of the Town of Colorado City Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on Tuesday January 2, 2024, at 5:00 p.m. MDT at the **Colorado City Town Hall 25 South Central Street**, Colorado City, Arizona.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Minutes of Prior Meeting(s)
5. Public Comment
6. **PUBLIC HEARING(S)**
 - a. Zoning Map Amendment – Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential
 - b. Zoning Map Amendment – Parcel 404-53-341 from RE-1A Residential Estate to R-2 Multi-Family Residential
 - c. Zoning Map Amendment -- Parcel 404-53-530 from RE-1A Residential Estate to R-2 Multi Family Residential
7. Consider Zoning Map Amendment – Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential
8. Consider Zoning Map Amendment -- Parcel 404-53-341 from RE-1A Residential Estate to R-2 Multi-Family Residential
9. Consider Zoning Map Amendment-- Parcel 404-53-530 from RE-1A Residential Estate to R-2 Multi Family Residential
10. Information Summaries – discussion only.
11. Adjournment

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the City attorney(s) on any item contained in this agenda. One or more Commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should contact the Town Clerk at 928-875-2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.

Town of Colorado City

PLANNING COMMISSION MEETING

STAFF SUMMARY REPORT

Tuesday January 2, 2024

5:00 p.m.

4. Minutes of Prior Meetings

Minutes of the November 6, 2023, meeting are presented for Planning Commission consideration.

Note: for the record that there was not a Planning Commission meeting in December 2023.

RECOMMENDATION

Motion to approve the minutes of November 6, 2023, Planning Commission meetings.

5. Public Comment

The chairperson of the meeting should outline the rules of comment and the time limit imposed according to the following guidelines:

Anyone from the public is invited to make a comment at this time. Please step up to the podium and state your name for the record. There is a standard time limit of three minutes per person. Although we welcome and invite your comments, no discussion or response from the Commission is required and individuals should not expect any.

According to State Statutes the only action that may be taken as a result of public comment will be limited to directing staff to study the matter or scheduling the matter for further consideration and decision at a later date.

The Chairperson will need to affirmatively close the regular meeting and open the public hearing.

6. PUBLIC HEARING(S)

a. Zoning Map Amendment --Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential – W. Timpson

This is a rezone application from William Timpson to develop a flag lot for additional housing.

b. Zoning Map Amendment – Parcel 404-53-341 from RE-1A Residential Estate to R-2 Multi-Family Residential – J. Bistline

This is a rezone application from Jared Bistline to develop additional housing.

c. Zoning Map Amendment -- Parcel 404-53-530 from RE-1A Residential Estate to R-2 Multi Family Residential – Zayco, LLC

This is a rezone application from Zyco, LLC to develop an approximately ½ acre

lot into a Town Home development.

After the public hearing is completed, the Chair will need to affirmatively close the public hearing and reconvene the regular meeting.

Informational only

After the public hearing the Planning Commission may have additional discussion as needed and then make a recommendation to the Town Council

The following from the Town Code §152.090 Zoning Map Amendments gives some guidelines for consideration on rezone applications.

(D) *Issues for consideration.* In determining whether to approve, approve with conditions, or deny proposed official zoning map amendments, issues for consideration shall include but not be limited to:

- (1) Consistency (or lack thereof) with the general plan, and other adopted plans;
- (2) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (3) Suitability of the subject property for uses permitted by the proposed zoning district;
- (4) Suitability of the subject property for uses permitted by the existing district; and
- (5) Availability of sewer and water facilities.

(E) *Revocation or modification.* If the Town Council approves an amendment to the official zoning map with a condition that is required to be completed within a specific time period and the condition is not satisfied within that time period, the following actions may be taken: (several options spelled out in the code)

7. Consider Zoning Map Amendment -- Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential – W. Timpson

The Planning Commission will need to consider the request for zoning map amendment by William Timpson and make a recommendation to the Town Council. The developer's intent of this rezone is to develop a flag lot for a single family residential.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential

8. Consider Zoning Map Amendment – Parcel 404-53-341 from RE-1A Residential Estate to R-2 Multi-Family Residential – J. Bistline

The Planning Commission will need to consider the request for zoning map amendment by Jared Bistline and make a recommendation to the Town Council. The developer's intent of this rezone is to develop a duplex on a portion of the existing approximately half acre lot.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-341 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-341 from RE-1A Residential Estate to R-12 Single Family Residential

9. Consider Zoning Map Amendment – Parcel 404-53-530 from RE-1A Residential Estate to R-2 Multi Family Residential – Zayco, LLC

The Planning Commission will need to consider the request for zoning map amendment by Zayco, LLC and make a recommendation to the Town Council. The developer's intent of this rezone is to develop small lot residential units.

Staff has reviewed this rezone application and have no concerns with approval.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-530 from RE_1A Residential Estate to R2 Small Lot Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-530 from RE_1A Residential Estate to R2 Small Lot Residential

10. Informational Summaries

Note: the next regular meeting is scheduled for Monday February 5, 2024.

11. Adjournment

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday November 6, 2023

Call to Order

The meeting was called to order at 5:00 p.m. by Chairman Charles Hammon.

Roll Call

Commissioners present: Charles Hammon, Charles Bradshaw, Aaron LaCorti, Shem Barlow and Lehi Steed (at 5:12 p.m.). Commissioner Charles Hammon excused,

Staff present: Town Manager Vance Barlow, Building Official Andrew Barlow. Lucille Barlow and Heber White

Prayer was offered by Aaron LaCorti

Pledge of Allegiance by the Commission and Attendees

Minutes of Prior meeting

Minutes of October 2, 2023, Planning Commission were presented for Planning Commission consideration.

Motion to approve the October 2, 2023, Minutes was made by Charles Bradshaw. Second by Shem Barlow, and all voted in favor.

Public Comment:

No public comments were presented.

Consider Preliminary Plat Creekside Park Subdivision

The Preliminary Plat for Creekside Park Subdivision was presented and discussed by the Planning Commission, there was extensive discussion on the elements that should be included in the preliminary plat, and it was noted that some of the elements were either missing or incomplete.

Anthony Hammon, representing the developers, answered questions and explained the project and gave assurance that the developers would ensure that all incomplete information would be completed prior to Town Council consideration.

The Planning Commission felt that the development met most of the conditions and was of a consensus to recommend approval provided the missing elements were provided to staff and verified prior to presenting to the Town Council for consideration.

Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve the preliminary plat for Creekside Park Subdivision provided that the incomplete elements are completed and reviewed by staff prior to Council review and action.

Seconded by Charles Bradshaw and the chair called for a role call vote.

Charles Hammon yes

Charles Bradshaw yes
Aaron LaCorti yes
Shem Barlow yes
Lehi Steed yes

Consider Preliminary Plat StarLight Cliffs Subdivision

The preliminary plat for StarLight Cliffs Subdivision was presented and discussed by the Planning Commission. It was also noted that this application also had some significant deficiencies that needed to be addressed.

Jay Timpson and Kyle Dockstader representing the developer answered various questions from the Planning Commission.

It was noted that there were significant deficiencies and some of the dimensions were unacceptable. Chairman Hammon expressed his thoughts that the deficiencies were too great to recommend approval without some significant changes.

The applicant withdrew their application, prior to Planning Commission action, to make the necessary changes and resubmit at a future meeting.

Informational Summaries

Next regular Planning Commission meeting is scheduled for December 4, 2023

It was noted that two commissioners' terms had expired, Charles Bradshaw & Shem Barlow, it was also noted that both incumbents had submitted an application as well as one other for a total of three applications and the Mayor would make the appointments and expected to have it completed at the next Town Council meeting.

Adjournment

The meeting was adjourned at 6:02 p.m.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the work session meeting of the Colorado City Planning Commission held on the 6th day of November 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____th day of _____ 2024.

Town Clerk



Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021
Phone#(928) 875-2646, Fax#(928) 875-2778

Land Use Application

Today's Date 11/29/23

Application is made for:

- ☐ Abandonment/Reversion to Acreage ☐ Conditional Use Permit ☐ Lot Line Adjustment ☒ Rezoning ☐ Sketch Plan
☐ Special Use Permit ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat ☐ Variance ☒ Zoning Map Change
☐ General Plan Amendment ☐ Land Use Verification/Other ☐ Development Review ☐ Other

Project Name 165 W Cherry Rezoning
Property Address / Location 165 W Cherry Avenue
Township 41N Range 6W Section 7 Quarter Section
Assessor's Parcel Number 404-53-601 Gross Acres 0.91 Net Acres
Number of Lots 1 Square Footage of Buildings on Property 2,200
Existing Use Residential Living Proposed Use Residential Living

Applicant William Timpson
Name Thomas Timpson
Company
Address 165 W Cherry Ave
City Colorado State AZ Zip 86021
Phone Number 435-703-8752
Email wctimpson@hotmail.com

Project Engineer
Name Thomas Timpson
Company
Address 10 N State St.
City Milade State UT Zip 84784
Phone Number 435-619-6477
Email t.c.timpson@live.com

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary):

I need to rezone my property to an R-12 so that I can subdivide it. ~~into~~ I'm trying to create a flag lot for my brother

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info, etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of Applicant:

wct

Signature of Owner:

wct

Office Use Only

Date Received:

Filing Fee:

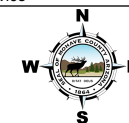
Project Number:



Legend

- Street Intersection
- ADOT Mileposts
- COUNTY Mileposts
 - Sign Post Exists
 - Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service

1: 4,734



Notes:

0 394.5 789.1 Feet

(approximate scale)

Map Created: 11/29/2023

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Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021

Phone#(928) 875-2646, Fax#(928) 875-2778

Land Use Application

Today's Date 11-06-2023

Application is made for:

- ☐ Abandonment\Reversion to Acreage ☐ Conditional Use Permit ☐ Lot Line Adjustment ☒ Rezoning ☐ Sketch Plan
☐ Special Use Permit ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat ☐ Variance ☐ Zoning Map Change
☐ General Plan Amendment ☐ Land Use Verification/Other ☐ Development Review ☐ Other

Project Name 404-53-341 Rezone Application

Property Address / Location 80 W Johnson Ave

Township 41N

Range 6W

Section 6

Quarter Section

Assessor's Parcel Number 404-53-341

Gross Acres 0.44

Net Acres

Number of Lots 1

Square Footage of Buildings on Property

Existing Use R1-20

Proposed Use R-2

Applicant

Name Jared Bistline

Company Sandsarc Construction

Address 145 E Edson Ave.

City Colorado City State AZ Zip 86021

Phone Number (435) 668-1095

Email jared@sandsarc.com

Project Engineer

Name Thomas Timpson

Company TCT Engineering

Address 1965 S Hammon St.

City Colorado City State AZ Zip 86021

Phone Number 435-619-6477

Email t.c.timpson@live.com

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary):

The purpose of this rezone is to allow for a lot split for single family residential.

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of Applicant:

Signature of Owner:

Office Use Only

Date Received:

Filing Fee:

Project Number:

Zoning Map Change Application Narrative

RE: Application to Rezone Parcel 404-53-341 (0.44 acres) from Single Family Residential-20 (R-20) to Small-Lot Residential-2 (R-2).

Request for Zone Map Change:

Housing options within the Town of Colorado City are currently limited, especially for young, small families seeking a home as first-time homebuyers. The purpose of this zone change is to allow for the existing lot to be split into smaller single-family lots to help provide more housing options in the Short Creek community. To facilitate the proposed project, it is requested that the Town of Colorado City rezone the proposed 0.44-acre parcel from Single Family Residential-20 (R-20) to Small-Lot Residential-2 (R-2).

WITNESS CORNER TABLE	WITNESS CORNER TABLE
DIRECTION TO THE PROPERTY CORNER	DIRECTION TO THE PROPERTY CORNER
34 N 01°22' W 3.00'	105 S 02°51' E 2.00'
57 N 0°30' W 37.00'	106 N 0°26' W 10.00'
100 S 89°34'50" E 10.00'	107 N 89°34'50" E 15.00'
101 S 89°47'44" E 2.00'	108 N 0°30'40" W 6.00'
110 S 89°24'28" E 4.00'	109 N 1°16'42" E 2.00'
121 N 89°58'54" E 6.00'	160 N 0°14'22" E 4.00'
124 N 88°32'10" E 2.00'	161 S 0°26'58" E 2.00'
125 S 89°49'30" E 8.00'	162 N 89°55'14" E 5.00'
126 S 1°43'09" E 20.00'	
141 S 89°58'54" W 18.00'	
148 S 89°50'38" W 30.00'	
149 S 0°34'18" E 2.00'	
149 S 0°21'41" E 2.50'	
150 S 0°02'57" E 6.00'	
151 S 89°53'48" W 20.00'	
152 S 89°13'18" W 10.00'	
153 S 89°57'00" W 10.00'	
154 N 88°43'24" E 10.00'	

WITNESS CORNER TABLE	WITNESS CORNER TABLE
DIRECTION TO THE PROPERTY CORNER	DIRECTION TO THE PROPERTY CORNER
105 S 02°51' E 2.00'	106 N 0°26' W 10.00'
106 N 0°26' W 10.00'	107 N 89°34'50" E 15.00'
107 N 89°34'50" E 15.00'	108 N 0°30'40" W 6.00'
108 N 0°30'40" W 6.00'	109 N 1°16'42" E 2.00'
109 N 1°16'42" E 2.00'	160 N 0°14'22" E 4.00'
160 N 0°14'22" E 4.00'	161 S 0°26'58" E 2.00'
161 S 0°26'58" E 2.00'	162 N 89°55'14" E 5.00'
162 N 89°55'14" E 5.00'	

BASIS OF BEARING

BASIS OF BEARING: TAKEN FROM THAT COLORADO CITY ROAD DEDICATION PLAT # 7, RECEPTION NO. 91-20786, APRIL 30, 1991, ON FILE IN THE MOHAVE COUNTY RECORDER'S OFFICE, SHOWN HEREON AS N 89°58'54" E BETWEEN TWO MONUMENTS ALONG THE NORTH LINE, NE QUARTER, SECTION 8, TOWNSHIP 41 NORTH, RANGE 6 WEST, GILA AND SALT RIVER MERIDIAN, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT. AS SHOWN ON SHEET 1 OF 30.

OWNERS

PARCEL NO. OWNER
 0 404-21-004 UNITED EFFORT PLAN TRUST
 100 404-21-004 UNITED EFFORT PLAN TRUST

BOUNDARY DESCRIPTION

BLOCK 62A AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 3, RECEPTION NO. 90-34618, MAY 24, 1990, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, CONTAINING 177,404 SQ FT OR 4.073 ACRES, AND 4 LOTS.

BLOCK 62B AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 3, RECEPTION NO. 90-34618, MAY 24, 1990, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, LESS AND EXCEPTING A PARCEL OF LAND KNOWN AS PARCEL NO. 404-21-066 AND THE NORTH 129 FEET WEST-OF-PIONEER-LANE OF PARCEL NO. 404-21-064, CONTAINING 114,612 SQ FT OR 2.629 ACRES, AND 3 LOTS.

BLOCK 70 AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 7, RECEPTION NO. 91-20786, APRIL 30, 1991, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, LESS AND EXCEPTING A PARCEL OF LAND KNOWN AS PARCEL NO. 404-21-087 AND LOCATED NORTH OF AND EXISTING FENCE; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 70, THENCE RUNNING S 89°49'38" E 573.41 FEET, ALONG THE NORTH LINE OF SAID BLOCK 70 TO THE NORTHEAST CORNER OF SAID BLOCK 70; THENCE S 0°21'31" E 293.87 FEET, ALONG THE EAST LINE OF SAID BLOCK 70, TO A EXISTING FENCE LINE; THENCE N 89°34'50" W 574.17 FEET, TO THE WEST LINE OF SAID BLOCK 70; THENCE N 0°12'52" W 291.39 FEET ALONG SAID WEST LINE, TO THE POINT OF BEGINNING. CONTAINING 321,642 SQ FT OR 7.384 ACRES.

BLOCK 71 AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 3, RECEPTION NO. 90-34618, MAY 24, 1990, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, AND 5 LOTS, LESS AND EXCEPTING A PARCEL OF LAND KNOWN AS PARCEL NO. 404-21-068, LYING WESTERLY OF AN EXISTING FENCE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 71, AND RUNNING THENCE S 89°49'38" E 292.12 FEET ALONG THE NORTH LINE OF SAID BLOCK 71, TO AN EXISTING FENCE LINE; THENCE S 0°28'56" E 577.78 FEET, ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID BLOCK 71; THENCE S 89°53'48" W 293.02 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID BLOCK 71; THENCE N 0°21'31" W 579.20 FEET ALONG THE WEST LINE OF SAID BLOCK 71, TO THE POINT OF BEGINNING. CONTAINING 336,265 SQ FT OR 7.720 ACRES.

BLOCK 72 AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 3, RECEPTION NO. 90-34618, MAY 24, 1990, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, LESS AND EXCEPTING A PARCEL OF LAND KNOWN AS PARCEL NO. 404-21-048, LYING WESTERLY OF AN EXISTING FENCE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 72, AND RUNNING THENCE S 89°49'38" E 287.15 FEET ALONG THE NORTH LINE OF SAID BLOCK 72, TO AN EXISTING FENCE LINE; THENCE S 0°20'59" E 574.80 FEET ALONG SAID LINE, TO THE SOUTH LINE OF SAID BLOCK 72; THENCE S 89°53'48" W 287.11 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID BLOCK 72; THENCE N 0°21'10" W 575.88 FEET ALONG THE WEST LINE OF SAID BLOCK 72, TO THE POINT OF BEGINNING. CONTAINING 321,642 SQ FT OR 7.384 ACRES.

BLOCK 79 AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 12, RECEPTION NO. 93-72786, DECEMBER 20, 1993, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, CONTAINING 313,169 SQ FT OR 7.190 ACRES, AND 8 LOTS.

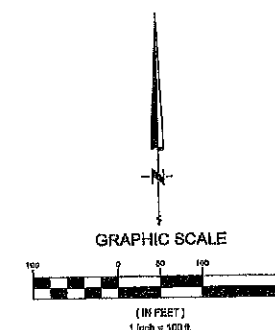
BLOCK 80 AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 12, RECEPTION NO. 93-72786, DECEMBER 20, 1993, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, CONTAINING 327,749 SQ FT OR 7.524 ACRES, AND 8 LOTS.

BLOCK 81 AS DEFINED BY COLORADO CITY ROAD DEDICATION PLAT # 12, RECEPTION NO. 93-72786, DECEMBER 20, 1993, TOWN OF COLORADO CITY, MOHAVE COUNTY, ARIZONA, CONTAINING 322,025 SQ FT OR 7.393 ACRES, AND 8 LOTS.

LEGEND

- FOUND SECTIONAL MONUMENT
- FOUND BRASS CAP MONUMENT
- SET REBAR & ALUMINUM CAP, UNLESS OTHERWISE NOTED
- FOUND REBAR & ALUMINUM CAP
- FOUND 3/4" X 4-3/4" STAINLESS STEEL COTTON GIN SPINDLE
- FOUND RIVET, UNLESS OTHERWISE NOTED
- SET REBAR & CAP
- WITNESS CORNER REBAR & CAP, SET OFFSET AS SHOWN, UNLESS OTHERWISE NOTED
- REBAR & CAP NOT SET, FALLS WITHIN FENCE OR WALL
- BLOCK LINES
- LOT LINES
- EASEMENT LINES (SEE GENERAL NOTE 2, SHEET 1 OF 30)
- FEMA FLOOD ZONE "A"
- LOCATION OF ROAD TO BE DEDICATED

LINE NO.	DIRECTION	LENGTH
L14	S 143°00" E	92.99'
L15	S 89°28'49" W	6.07'
L16	N 1°33'43" W	63.10'
L25	S 89°45'38" W	32.15'
L177	N 89°58'08" E	12.77'
L178	N 89°58'28" E	8.39'
L179	N 89°54'28" W	5.11'
L180	S 0°14'28" E	74.61'
L181	N 30°18'11" E	24.18'
L316	N 89°59'01" W	14.11'



SHORT CREEK SUBDIVISION

BLOCK'S 62A, 62B, 70, 71, 72, 79, 80, & 81

LOCATED IN
 NE 1/4 OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 6 WEST,
 GILA AND SALT RIVER MERIDIAN

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Johnson Ave. Suite 4
 Phoenix, Arizona 85012
 Phone (480) 973-2227 / Fax (480) 973-1867
 www.bushandgudgell.com



Drawn: J.M. Date: 12-22-2017
 Checked: J.M. Approved: J.M.
 Scale: 1" = 300'
 Job No.: 18086

SHORT CREEK SUBDIVISION
 LOCATED IN
 NE 1/4 OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 6 WEST,
 GILA AND SALT RIVER MERIDIAN

SHEET
 12

30
 SHEETS

FILE:161086FF

ATTACHMENT #1:
PROPOSED PARCEL REZONE

COLORADO CITY, AZ

EDSON AVE.

PROPOSED REZONE
R1-20 TO R-2

EXISTING PARCEL
404-53-341
(0.44 ACRES)

JOHNSON AVE.

HAMMON ST.

PIONEER ST.

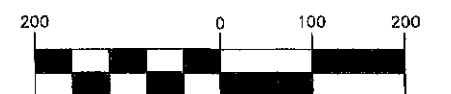
CENTRAL ST.

COLVIN ST.

GARDEN AVE.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

ATTACHMENT #2: EXISTING CONDITIONS

40

20

Pioneer St

Pioneer Ln

Pioneer Ln

Johnson Ave

Johnson Ave

PN: 404-53-341

PN: 404-53-340

PN: 404-53-338

PN: 404-53-345

185

80

PROPOSED PARCEL
(0.44 ACRES)



NOTE: LOT IS SUBJECT TO A FRONT EASEMENT OF 15.00' AND SIDE AND REAR EASEMENTS OF 12.50'

[illegible]

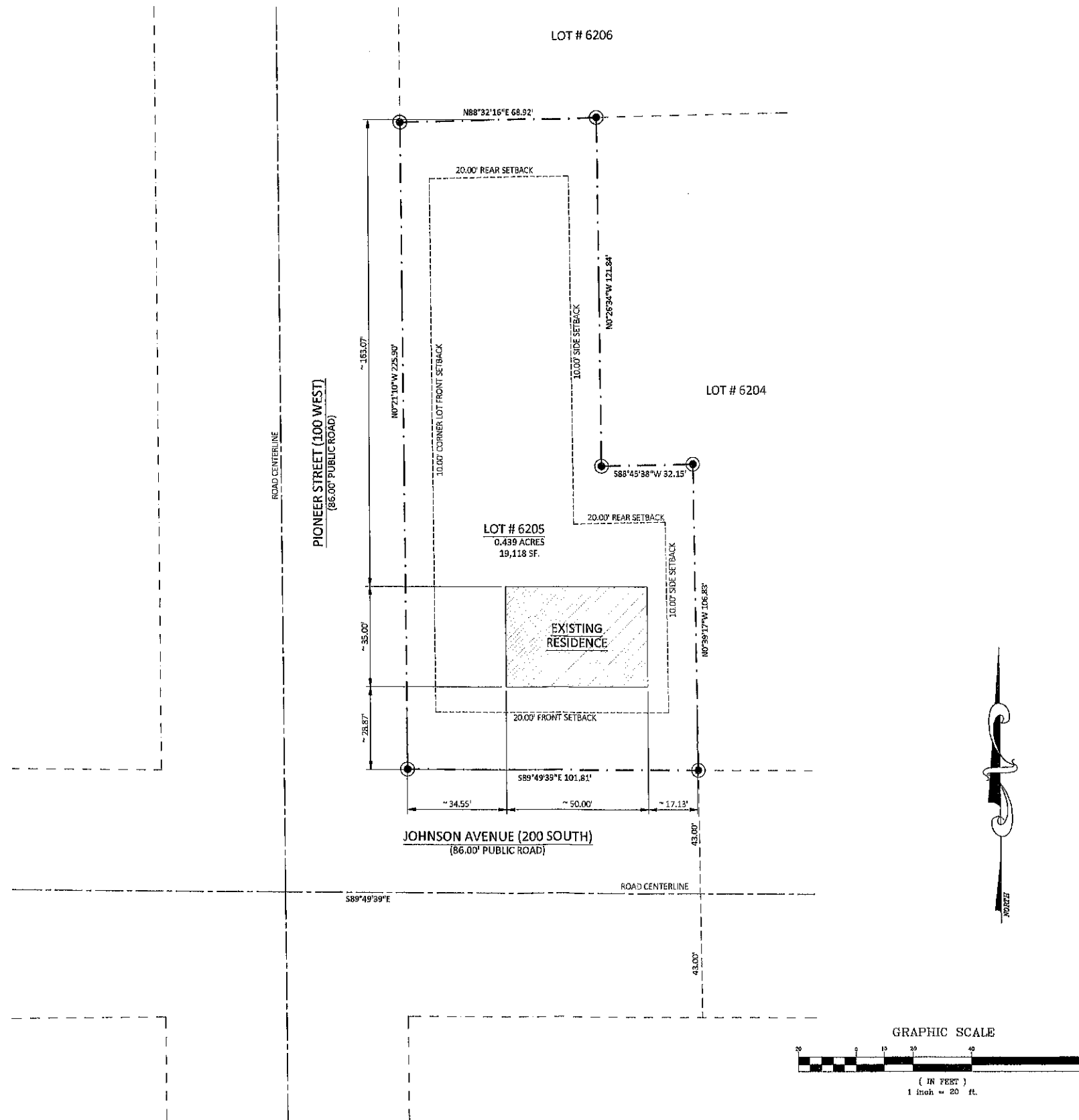
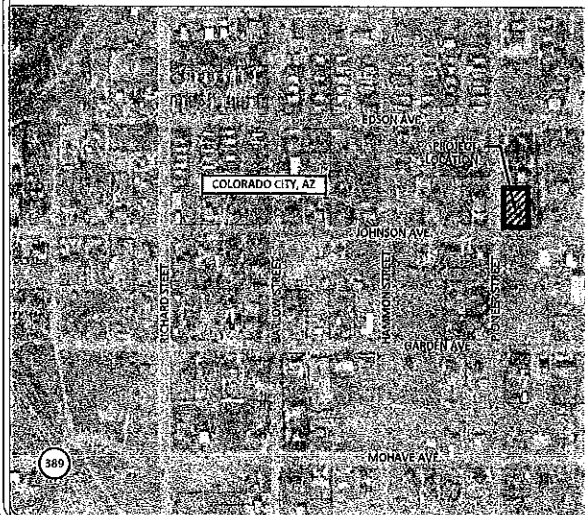
LOT #6205, SHORT CREEK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 6, T41N, R6W, COLORADO CITY, AZ

LOT LINE
 EASEMENT LINE
 CENTERLINE
 PROPERTY CORNER

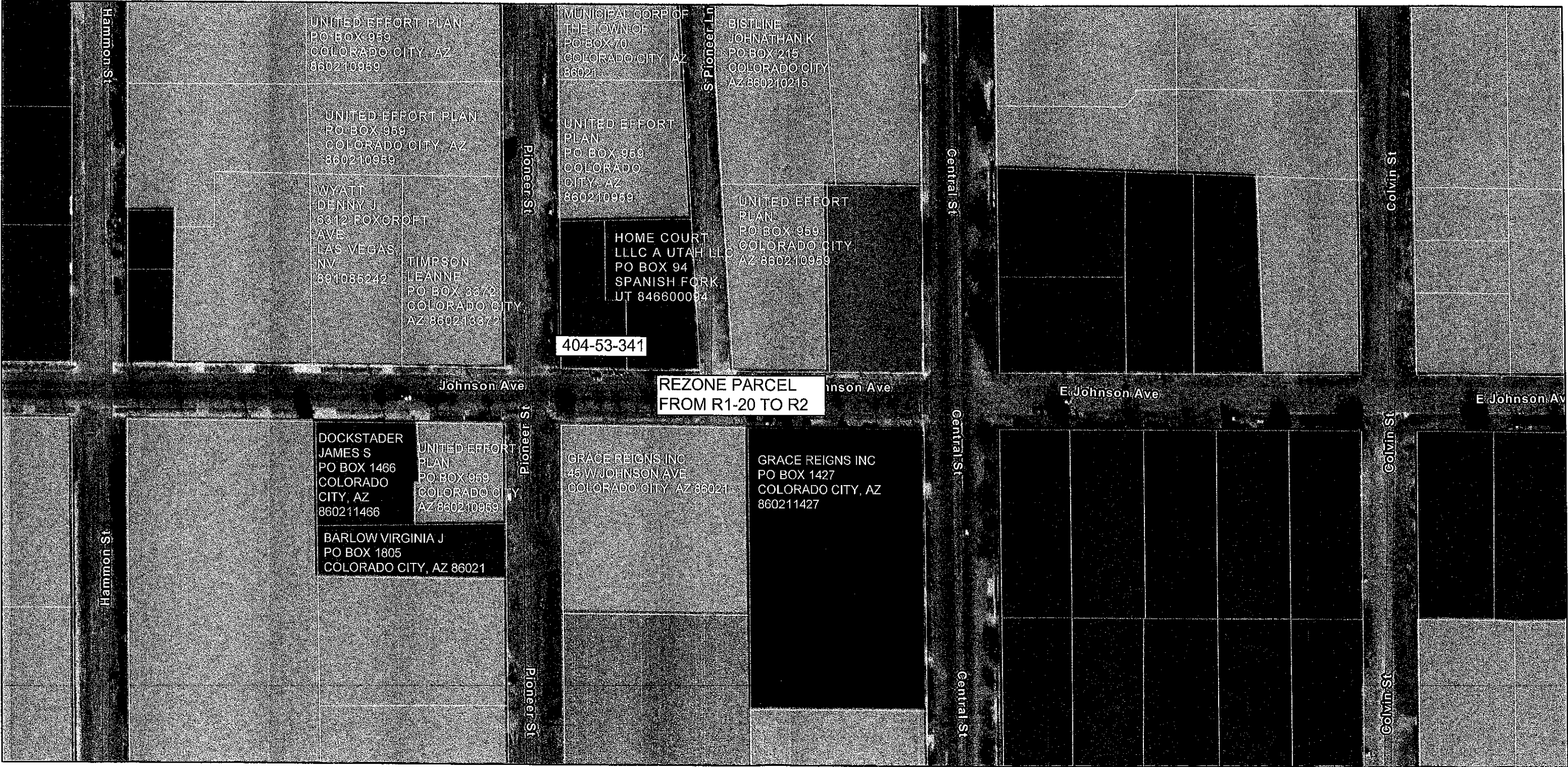
PROJECT NO:	230621
CAD DWG. FILE:	Asset-Service_Split.dwg
DRAWN BY:	TCT / SEW
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	10-2-23

**LAND
SPLIT
MAP**

VICINITY MAP



Colorado City Zoning Districts Prop Owners



10/10/2023, 2:39:00 PM

- Mohave County Parcels

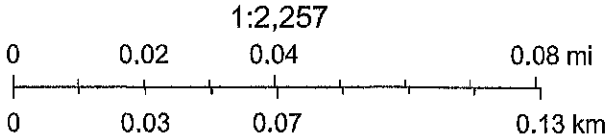
Zoning Districts
- R1-20 - Single Family Residential 20,000

RE-1A - Residential-Estate/1-Acre

C-1 - Neighborhood Commercial

RM - Multi-Family Residential 3

C-2 - Community Commercial



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Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021

Phone#(928) 875-2646, Fax#(928) 875-2778

Land Use Application

Today's Date 12/13/23

Application is made for:

- ☐ Abandonment\Reversion to Acreage
 ☐ Conditional Use Permit
 ☐ Lot Line Adjustment
 ☒ Rezoning
 ☐ Sketch Plan
☐ Special Use Permit
 ☐ Subdivision Preliminary Plat
 ☐ Subdivision Final Plat
 ☐ Variance
 ☐ Zoning Map Change
☐ General Plan Amendment
 ☐ Land Use Verification/Other
 ☐ Development Review
 ☐ Other

Project Name 404-53-530 Rezone Application

Property Address / Location 85 W Warren Ave, Colorado City, AZ, 86021

Township 41

Range 6W

Section 6

Quarter Section

Assessor's Parcel Number 404-53-530

Gross Acres 0.96

Net Acres

Number of Lots 1

Square Footage of Buildings on Property

Existing Use RE-1A

Proposed Use R-2

Applicant

Name Isaiah Barlow

Company Zayco LLC

Address PO Box 2432

City Colorado City State AZ Zip 86021

Phone Number 435-212-8028

Email office@sumasonry.com

Project Engineer

Name Thomas Timpson

Company TCT Engineering

Address 1965 S Hammon St.

City Colorado City State AZ Zip 86021

Phone Number 435-619-6477

Email t.c.timpson@live.com

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary) :

The purpose of this rezone is to allow for a lot split for single family residential.

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.
I understand that all supplemental documentation and fees must be submitted before this application will be processed.

Signature of Applicant:

Isaiah Barlow

Signature of Owner:

Isaiah Barlow

Office Use Only

Date Received :

Filing Fee :

Project Number :

December 8, 2023

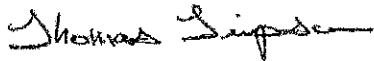
RE: Citizen Review Meeting for Proposed Zone Change

To whom it may concern:

The purpose of this letter is to notify you of a citizen review meeting for an application to amend the designated zoning district of property near property that you currently own or reside at. The subject property is located at 85 W Warren Avenue in Colorado City, Arizona, south of Warren Avenue and east of Pioneer Street, with parcel number 404-53-530 according to the latest Mohave County assessment records. As shown in the attached exhibit, it is proposed to change the zoning of the 0.96-acre parcel from Residential Estate/1-Acre (RE-1A) to either Single Family Residential 8,000 (R1-8) or Small-Lot Residential-2 (R-2). The purpose of this zone change is to allow for the existing lot to be split into smaller single-family lots to help provide more housing options in the Short Creek community.

A citizen review meeting will be held on Monday, December 18, 2023, at 5:00 pm MDT. The location of this meeting will be held outdoors near the subject property at the intersection of Warren Avenue and Pioneer Street, southeast of the intersection. The purpose of this meeting will be to review the preliminary, conceptual development proposal and to solicit input and exchange information about the proposed development. This meeting will be an opportunity for you to express concerns you may have with respect to the proposed development.

Best regards,

A handwritten signature in black ink, appearing to read "Thomas Timpson". The signature is fluid and cursive, with a long horizontal stroke at the end.

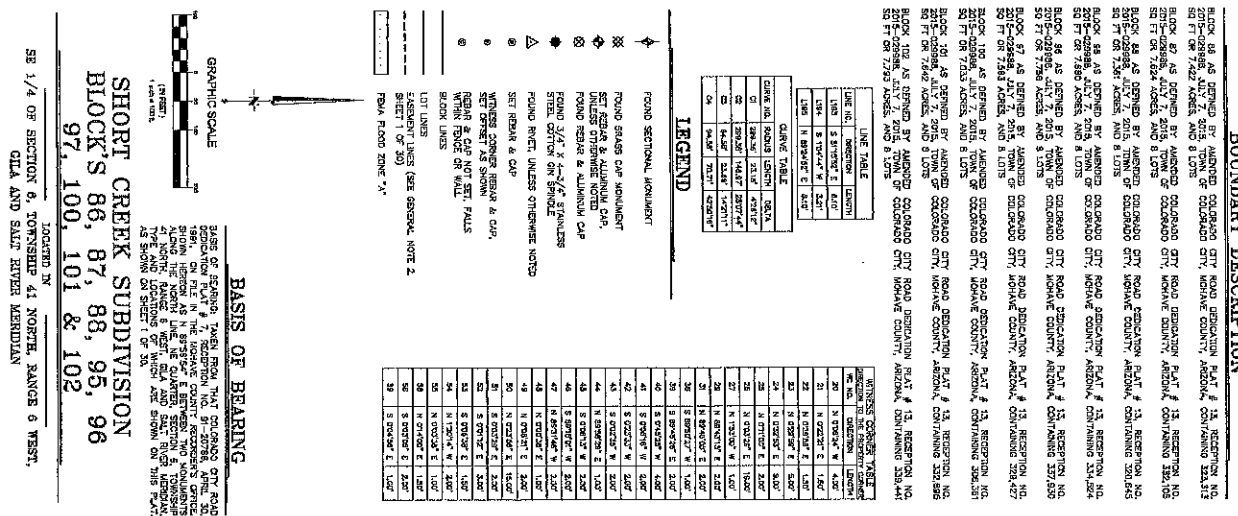
Thomas Timpson

Zoning Map Change Application Narrative

RE: Application to Rezone Parcel 404-53-530 (0.96 acres) from Residential Estate/1-Acre (RE-1A) to Small-Lot Residential-2 (R-2)

Request for Zone Map Change:

Housing options within the Town of Colorado City are currently limited, especially for young, small families seeking a home as first-time homebuyers. The purpose of this zone change is to allow for the existing lot to be split into smaller single-family lots to help provide more housing options in the Short Creek community. To facilitate the proposed project, it is requested that the Town of Colorado City rezone the proposed 0.96-acre parcel from Residential Estate/1-Acre (RE-1A) to Small-Lot Residential-2 (R-2).

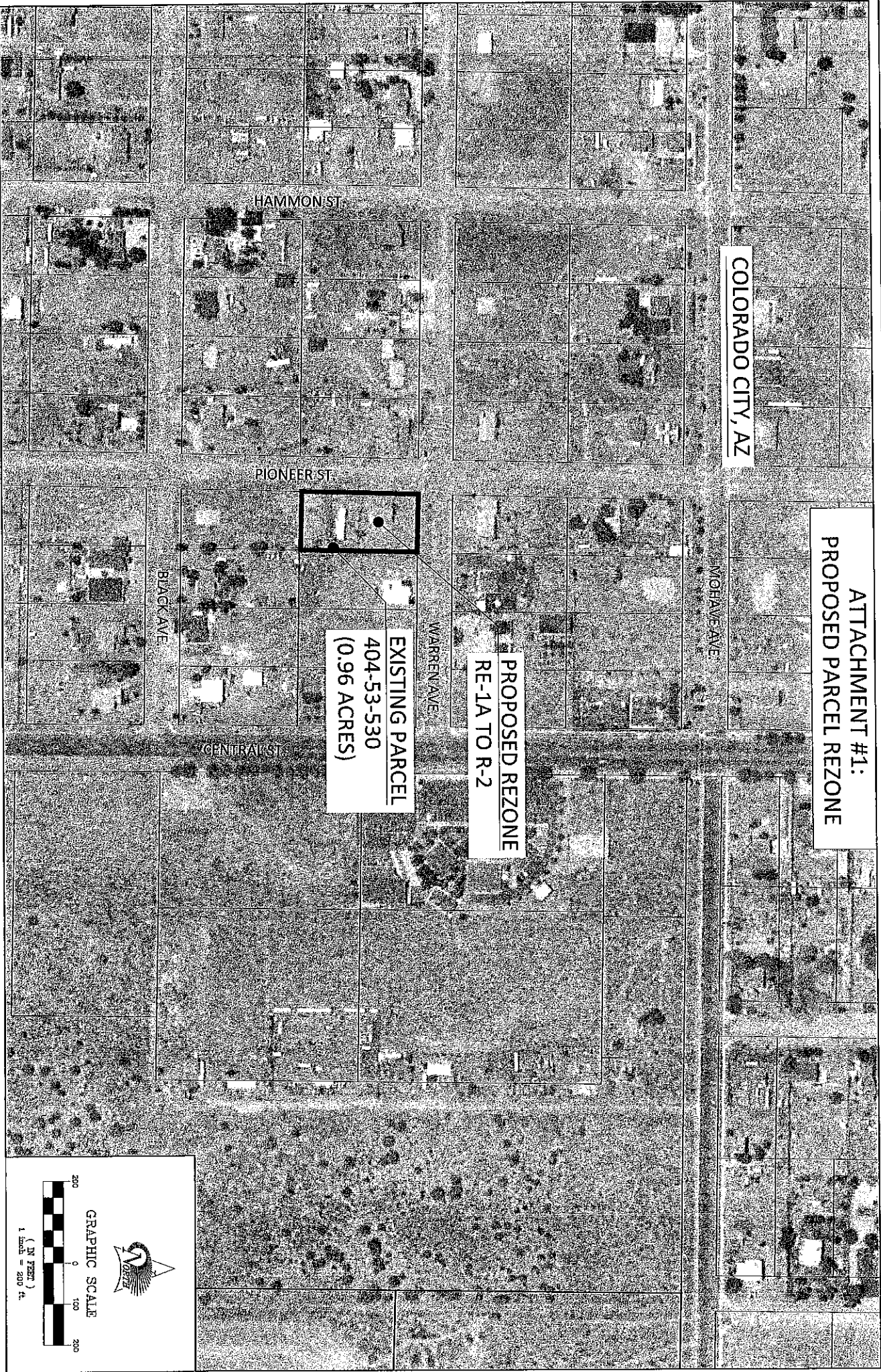


SHEETS	30	7	SHORT CREEK SUBDIVISION	
			LOCATED BY SE 1/4 OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 6 WEST, GILA AND SALT RIVER MERIDIAN	

Drawn: RAE Date: 8-22-2012
Email: shawn.lentini@pushoutpda.com
Checked: RTM
Approved: RTM
Scale: 1" = 100'
Job No: 101026



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Street #4
St. George, Utah 84770
Phone (435) 615-2377 / Fax (435) 673-0181
www.bushandgudgell.com



ATTACHMENT #1:
PROPOSED PARCEL REZONE

COLORADO CITY, AZ

MOHAVE AVE

PROPOSED REZONE
RE-1A TO R-2

WARREN AVE

EXISTING PARCEL
404-53-530
(0.96 ACRES)

HAMMON ST

PIONEER ST

BLACK AVE

CENTRAL ST



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

ATTACHMENT #2: EXISTING CONDITIONS

W WARREN AVE

S PIONEER ST

S CENTRAL ST

PN: 404-53-533

PN: 404-53-534

PN: 404-53-530

PN: 404-53-531

PN: 404-53-532

PN: 404-53-525

PROPOSED PARCEL
(0.96 ACRES)

PN: 404-53-529A

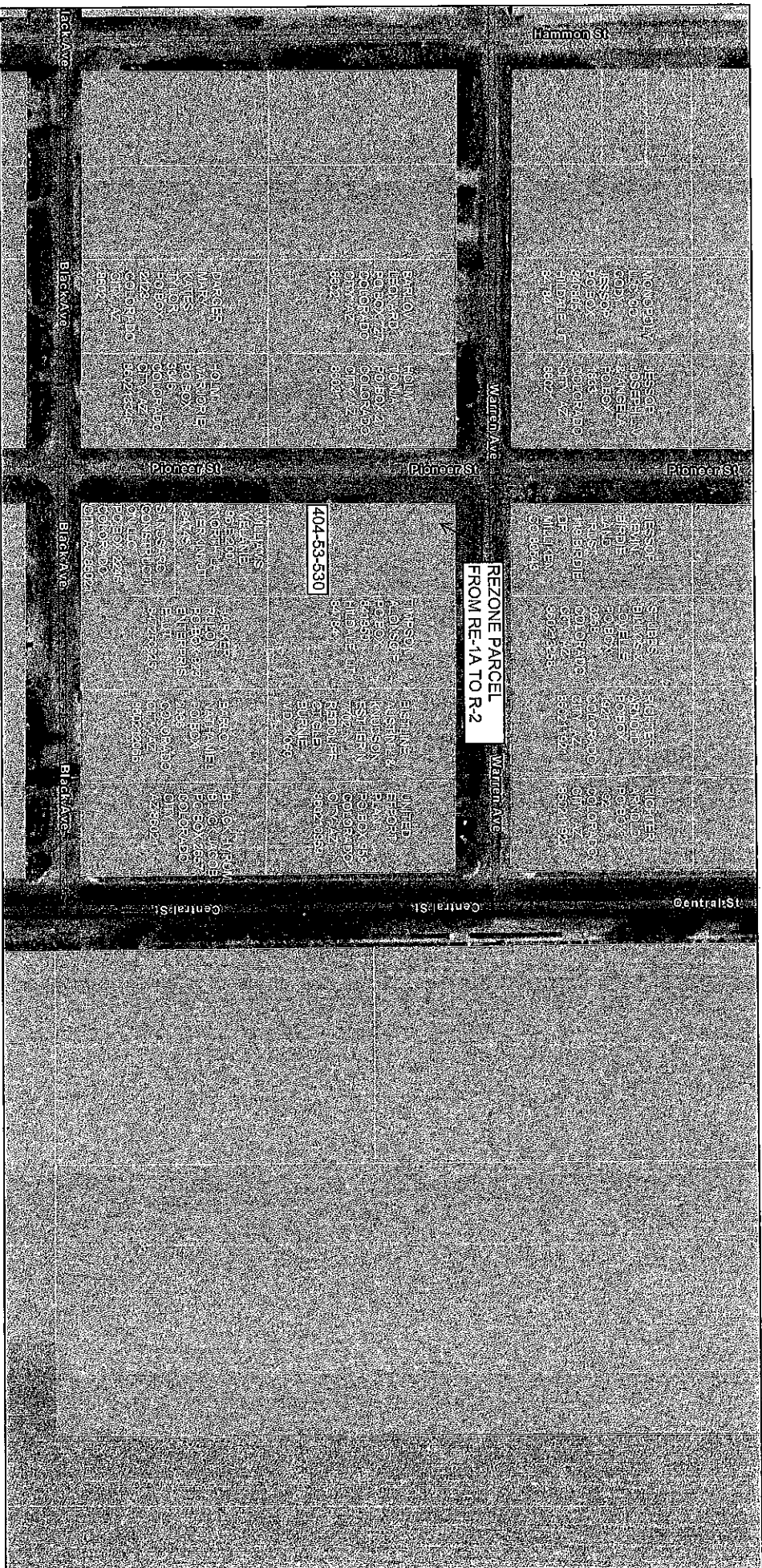
PN: 404-53-528

PN: 404-53-527

PN: 404-53-526



Colorado City Zoning Districts

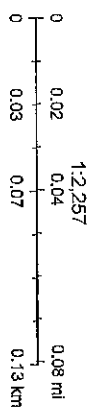


12/4/2023, 10:04:32 AM

Mohave County Parcels

Zoning Districts

- AG - Agricultural
- RE-1A - Residential Estate/1-Acre



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