

ORDINANCE NO. 2024-05

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

Parcel 404-53-378 from RE-1A Residential Estate to R1-12 Single Family Residential on condition that the lot split, with utilities and street side improvements (curb, gutter and sidewalk) to all lots created, be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 8<sup>th</sup> day of January 2024.

ATTEST:

TOWN OF COLORADO CITY

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, P.L.L.C.  
Town Attorney



# 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

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
 ☐ Lot Split

Project Name **404-53-371 Miriam Jessop House**

Property Address / Location **525 W Johnson Avenue, Colorado City, AZ 86021**

Township

Range

Section

Quarter Section

Assessor's Parcel Number **404-53-371**

Gross Acres **1.23**

Net Acres **1.23**

Number of Lots **1**

Square Footage of Buildings on Property **N/A**

Existing Use **RE-1A**

Proposed Use **R1-8**

## Applicant

Name **Miriam Jessop**

Company **N/A**

Address **525 W Johnson Ave**

City **Colorado City** State **AZ** Zip **86021**

Phone Number **435-212-0312**

Email **blqcjabmk@gmail.com**

## Project Engineer

Name **Mike Stewart**

Company **Red Sands Geomatics**

Address

City State Zip

Phone Number

Email **redsandsgeomatics.com**

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

**Requesting R1-8 in order to split the lot. (2 new lots approx 1/4 Acre)**

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:

DocuSigned by:

**Miriam Jessop**

1/12/2024 04547938588241C...

Signature of Owner:

DocuSigned by:

**Miriam Jessop**

1/12/2024 04547938588241C...

## Office Use Only

Date Received :

Filing Fee :

Project Number :

Written Narrative 404-53-371

Current Zoning: RE-1A Residential-Estate/ 1 Acre

Requested Zoning: R1-8 Single Family Residential

Purpose for Request: Lot Split (Split into three lots)

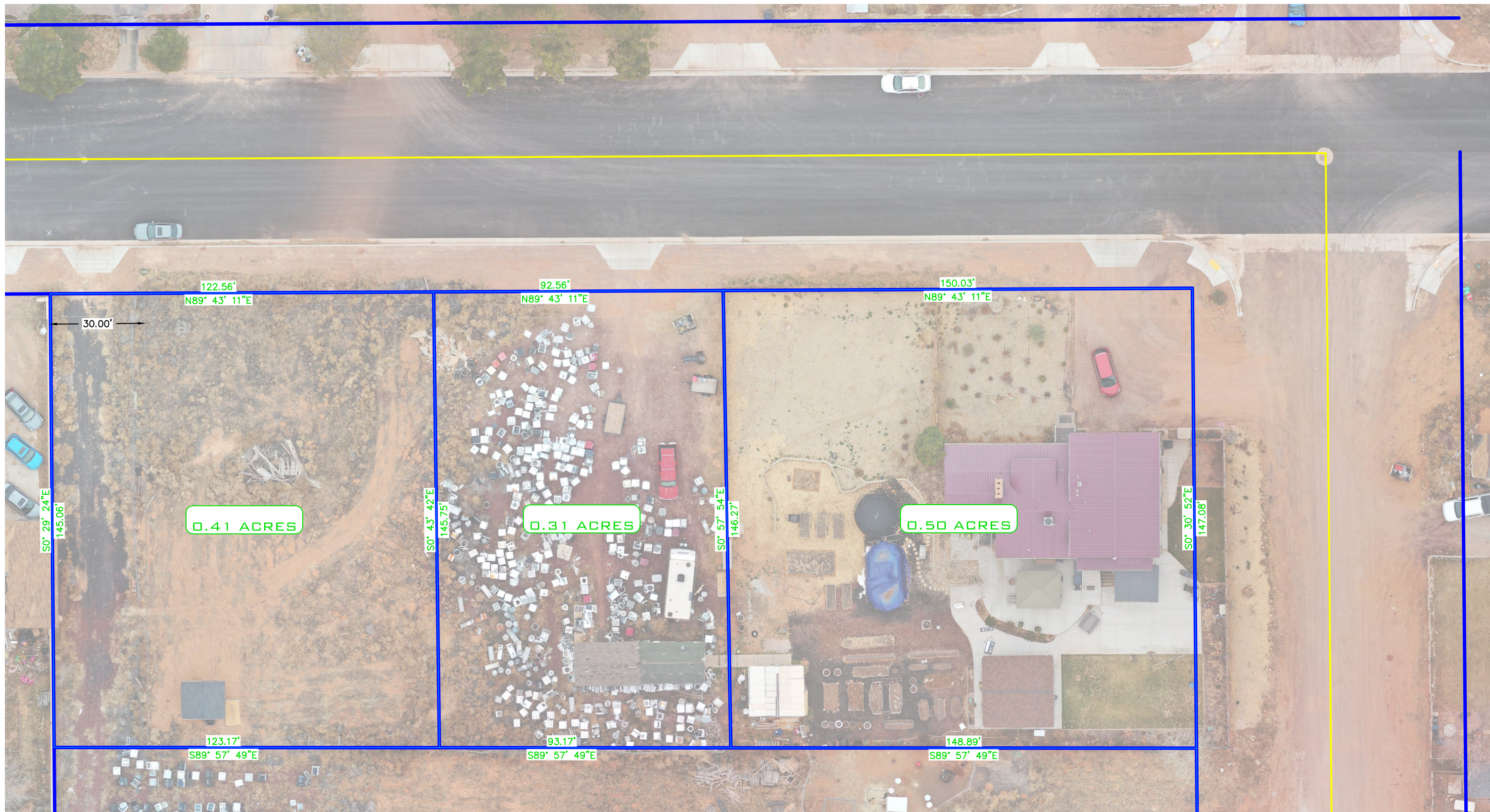
General Plan Designated Density: Low-Density Residential (3 dwellings per acre)

Request Conform to General Plan: Yes

Narrative:

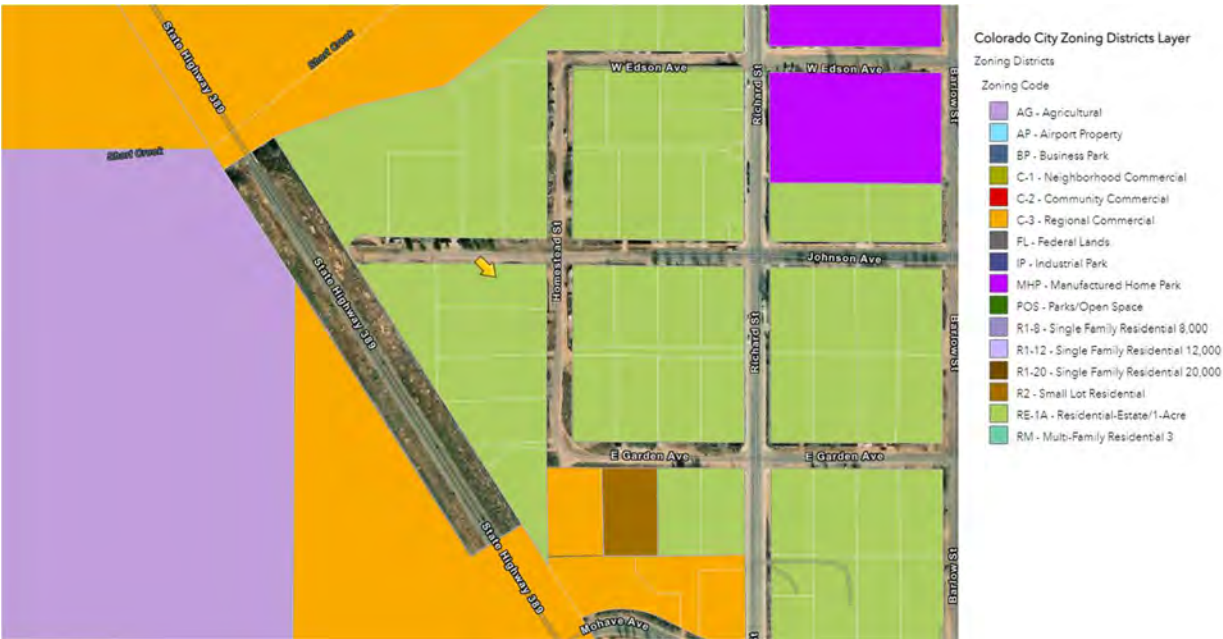
This property is a corner lot and close to multifamily zonings. Allowing me to split the lot would allow me to split the property into three parts each over ¼ acre. While still maintaining fairly large lot sizes this will bring each lot down to a more manageable size. I believe this will be good for the neighbors, and the community and help prevent fires because there would be fewer weeds.







Map of Adjoining Zoning Districts within 300'



Map of Property Owners within 300'

