

ORDINANCE NO. 2024-06

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 404-53-371 from RE-1A Residential Estate to R1-8 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 8th 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 **10/31/2023**

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 **StarLight Cliffs**

Property Address / Location **265 and 285 E Township Ave - lot 5808 & 5801, block 58**

Township **41N**

Range **6W**

Section **5**

Quarter Section

Assessor's Parcel Number **404-53-310 & 404-53-303**

Gross Acres **2**

Net Acres **2**

Number of Lots **19**

Square Footage of Buildings on Property

Existing Use **empty lot and 1 house on other lot**

Proposed Use **small sinlge family and multi family**

Applicant

Name **Emilee Knudson**

Company **Infinex Builders**

Address **265 and 285 E Township Ave - lot 5808**

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

Phone Number **435 691 4450**

Email **infinexone@gmail.com**

Project Engineer

Name **Thomas Timpson**

Company **TCT Engineering**

Address **PO Box 3212**

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

Phone Number **435 691 4450**

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 project is to subdivide and develop the two adjacent properties at 265 and 285 E Township Ave Colorado City, AZ 86021. The sketch plan provides the required components to a conceptual understanding of the project including: A detailed description, title reports, a conceptual layout, proposed traffic impacts, utility design, preliminary drainage concept, existing topography, desired intention with the development, and the necessary contact information for the property owner, the developer and the designers.

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:

Emilee Knudson

Signature of Owner:

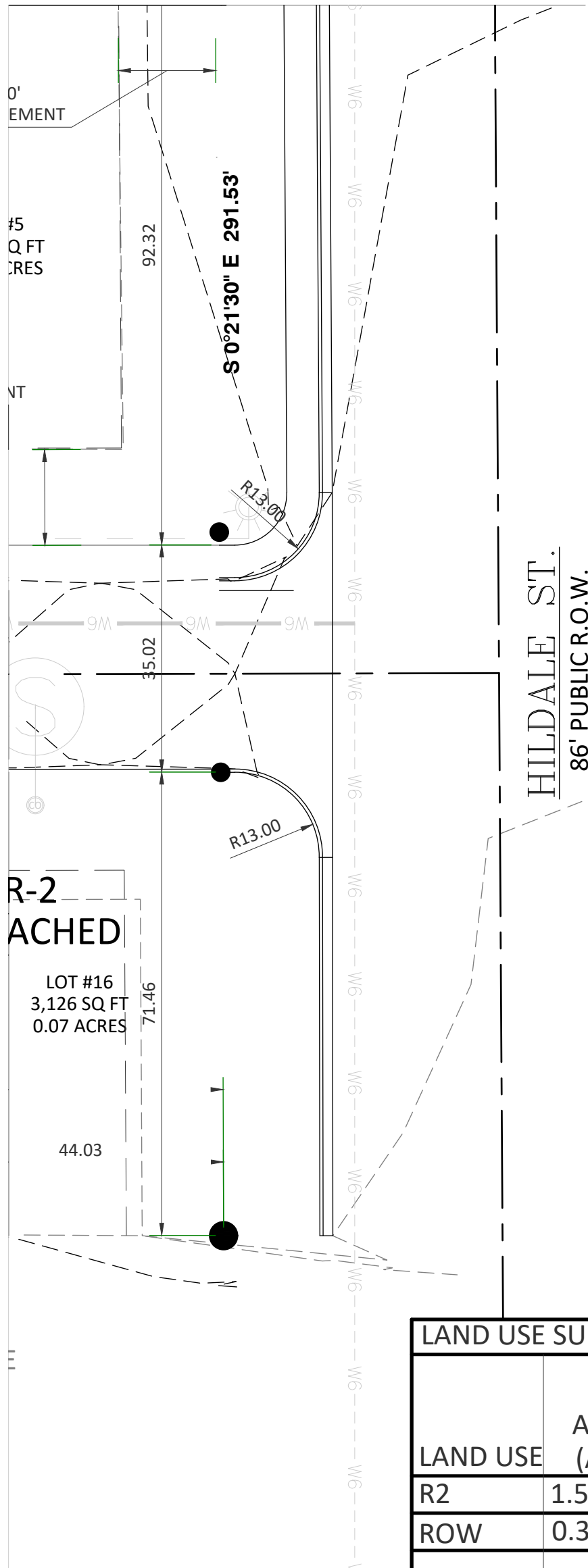
Emilee Knudson

Office Use Only

Date Received:

Filing Fee:

Project Number:



LAND USE

EXISTING LAND USE:
SUBJECT PROPERTY IS CURRENTLY PARTIALLY USED AS PRIMARY RESIDENCE FOR LOT 5808. LOT 5801 IS CURRENTLY VACANT WITH A HOUSE PAD.

PROPOSED LAND USE:
MIX OF DETACHED AND ATTACHED SINGLE FAMILY RESIDENTIAL SUBDIVISION

ZONING:
LAND WAS PREVIOUSLY REZONED TO R-2

TOTAL AREA: 1.93 ACRES;

CONTACT INFORMATION

OWNER:
EMILEE KNUDSON
265 E TOWNSHIP AVE
COLORADO CITY, AZ 86021

DEVELOPER:
INFINEX BUILDERS
1475 WEST FIELD AVE.
ST. GEORGE, UT 84784

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1965 S HAMMON ST.
COLORADO CITY, AZ 86021

| LAND USE SUMMARY TABLE | | | | | | | |
|------------------------|------------|---------|------------------------|------------------|-------|------------------|--------|
| LAND USE | AREA (AC.) | # UNITS | AVERAGE LOT AREA (AC.) | MINIMUM LOT AREA | | MAXIMUM LOT AREA | |
| | | | | (AC.) | (SF) | (AC.) | (SF) |
| R2 | 1.57 | 16 | 0.1 | 0.05 | 2,010 | 0.31 | 13,431 |
| ROW | 0.36 | | | | | | |
| | | | | | | | |
| TOTAL | 1.93 ACRES | | | | | | |

STARLIGHT CLIFFS
PRELIMINARY PLAT

NORTHWEST 1/4 OF SECTION 5, T. 41 N. R. 6 W G&SRM.
COLORADO CITY, MOHAVE COUNTY, ARIZONA

| REVISIONS | | |
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| REV | DATE | DESCRIPTION |
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PROJECT NO:

CAD DWG. FILE:

DRAWN BY: JLT

DESIGNED BY: JLT

FIELD CREW:

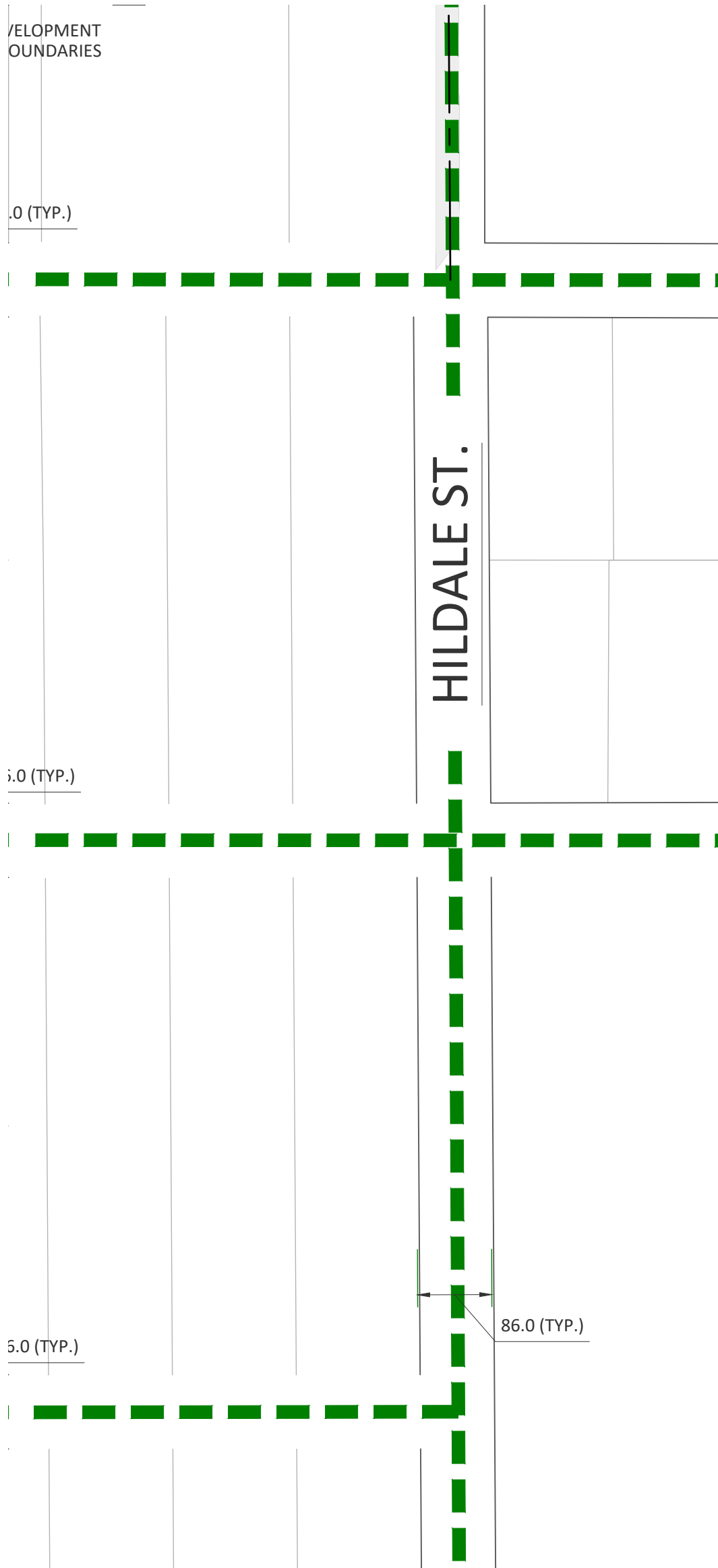
CHECKED BY:

DATE: 01/25/2024

SHEET:

PRELIMINARY
PLAT

P.P.



WIDTH OF TOWNSHIP AVE. AND HILDALE ST., IT IS NOT ANTICIPATED THE INCREASE IN TRAFFIC WILL HAVE NEGATIVE IMPACTS TO THE FUNCTIONAL CLASSIFICATION EITHER OF THESE EXISTING STREETS. HWY 389 IS WITHIN 1 MILE, DIRECTLY WEST ALONG TOWNSHIP AVE AND THROUGH CENTRAL ST.

CONTACT INFORMATION

OWNER:
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COLORADO CITY, AZ 86021

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ST. GEORGE, UT 84784

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1965 S HAMMON ST.
COLORADO CITY, AZ 86021

LINE & SYMBOLS LEGEND

| | |
|--|-----------------------------|
| | DEVELOPMENT BOUNDARY |
| | PROPOSED LOT LINE |
| | UTILITY & DRIANAGE EASEMENT |
| | PROPOSED BUILDING |
| | EXISTING CURB & GUTTER |
| | PROPOSED CURB & GUTTER |
| | PROPOSED CURB |
| | EXISTING FENCE |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED ASPHALT PAVING |

STREET CLASSIFICATION LEGEND

| | |
|--|---------------------------|
| | EXISTING COLLECTOR STREET |
| | EXISTING LOCAL STREET |
| | PROPOSED LOCAL STREET |

PRELIMINARY
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STARLIGHT CLIFFS PRELIMINARY PLAT

NORTHWEST 1/4 OF SECTION 5, T. 41 N. R. 6 W G&SRM.
COLORADO CITY, MOHAVE COUNTY, ARIZONA

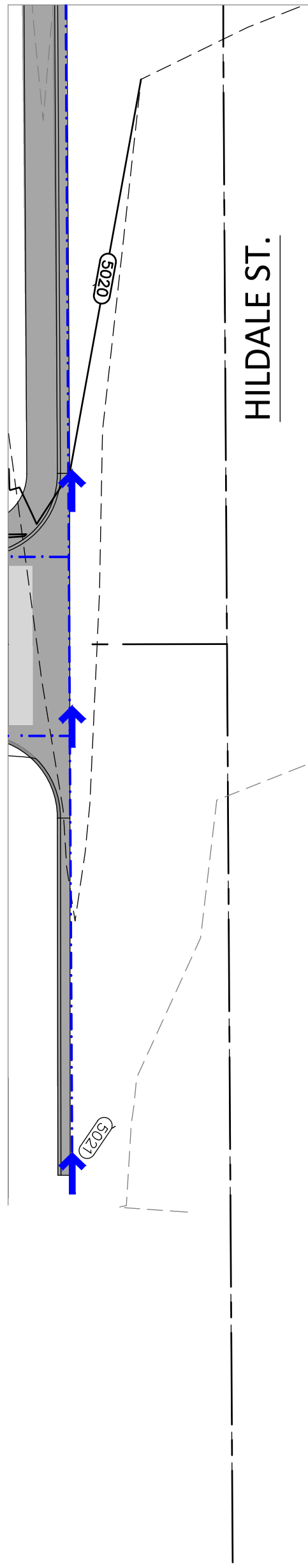
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| CAD DWG. FILE: | |
| DRAWN BY: | JLT |
| DESIGNED BY: | JLT |
| FIELD CREW: | |
| CHECKED BY: | |
| DATE: | 1/26/2024 |

SHEET:
**TRAFFIC
CIRCULATION**

C2



CONTACT INFORMATION

OWNER:
EMILEE KNUDSON
265 E TOWNSHIP AVE
COLORADO CITY, AZ 86021

DEVELOPER:
INFINEX BUILDERS
1475 WEST FIELD AVE.
ST. GEORGE, UT 84784

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1965 S HAMMON ST.
COLORADO CITY, AZ 86021

LINE & SYMBOLS LEGEND

DEVELOPMENT BOUNDARY

PROPOSED LOT LINE

UTILITY & DRIANAGE EASEMENT

PROPOSED BUILDING

EXISTING CURB & GUTTER

PROPOSED CURB & GUTTER

PROPOSED CURB

EXISTING FENCE

PROPOSED CONCRETE SIDEWALK

PROPOSED ASPHALT PAVING

EXISTING GRADE CONTOUR

FINISH GRADE CONTOUR

STORM DRAIN PIPE

DRAINAGE FLOW LINE

RUNOFF DIRECTION

PRELIMINARY
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STARLIGHT CLIFFS
PRELIMINARY PLAT

PROJECT NO:

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DESIGNED BY:

FIELD CREW:

CHECKED BY:

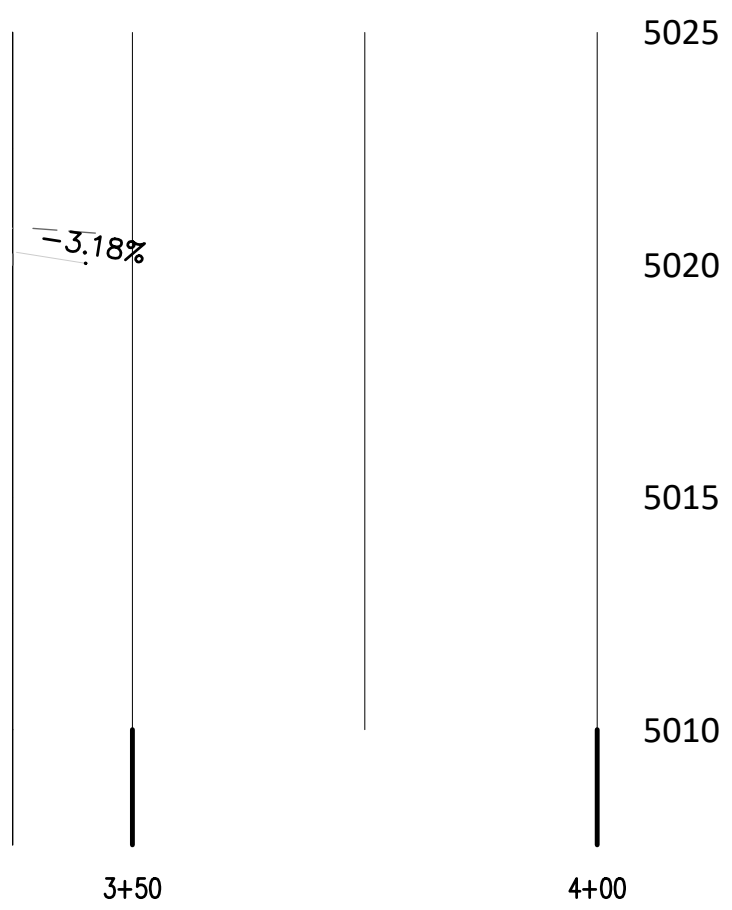
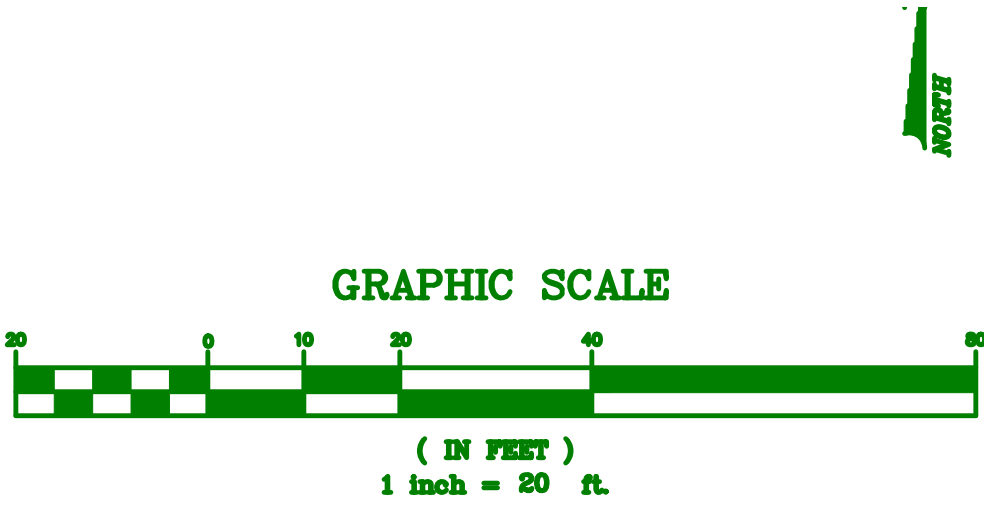
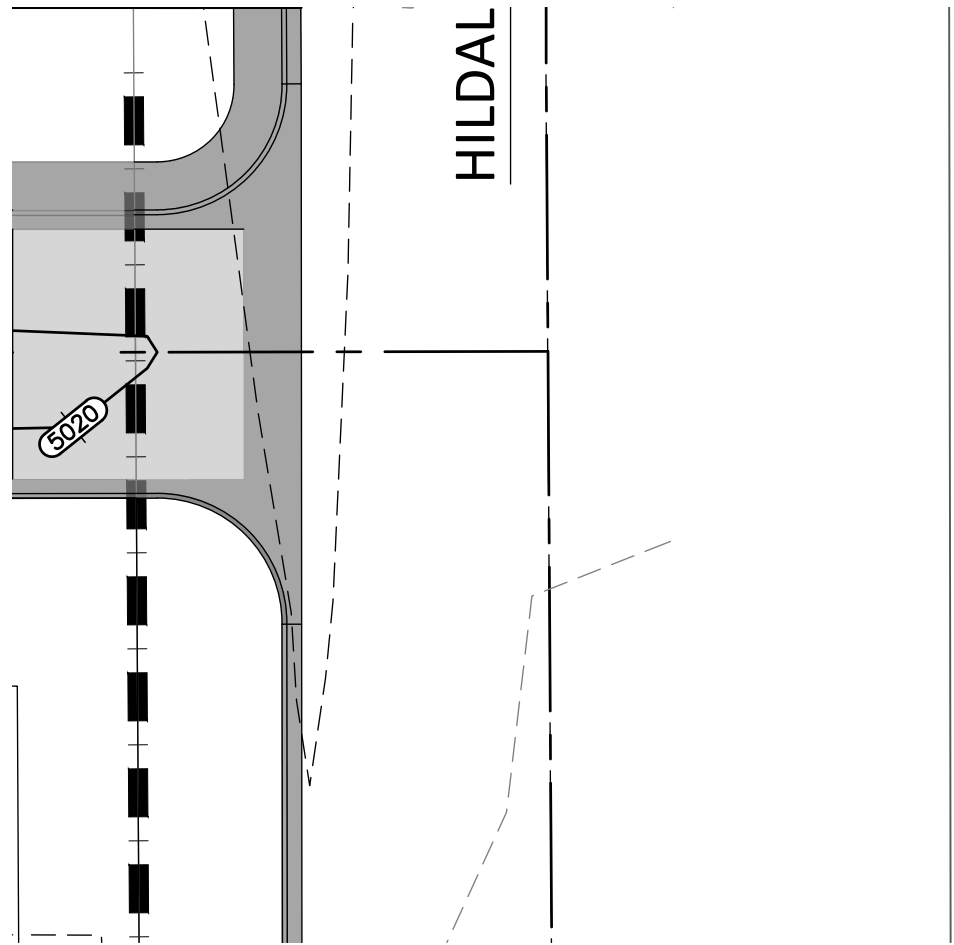
DATE:

1/26/2024

GRADING &
DRAINAGE
PLAN

C3

NORTHWEST 1/4 OF SECTION 5, T. 41 N. R. 6 W G&SRM.
COLORADO CITY, MOHAVE COUNTY, ARIZONA



LINE & SYMBOLS LEGEND

DEVELOPMENT BOUNDARY

PROPOSED LOT LINE

UTILITY & DRIANAGE EASEMENT

PROPOSED BUILDING

EXISTING CURB & GUTTER

PROPOSED CURB & GUTTER

PROPOSED CURB

EXISTING FENCE

PROPOSED CONCRETE SIDEWALK

PROPOSED ASPHALT PAVING

EXISTING GRADE CONTOUR

FINISH GRADE CONTOUR

STORM DRAIN PIPE

DRAINAGE FLOW LINE

RUNOFF DIRECTION

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REVISIONS

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CAD DWG. FILE:

DRAWN BY: JLT

DESIGNED BY: JLT

FIELD CREW:

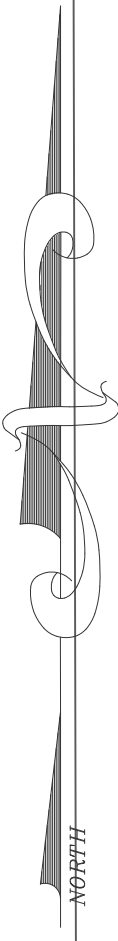
CHECKED BY:

DATE: 1/26/2024

SHEET:

GRADING & DRAINAGE PLAN

C3.2



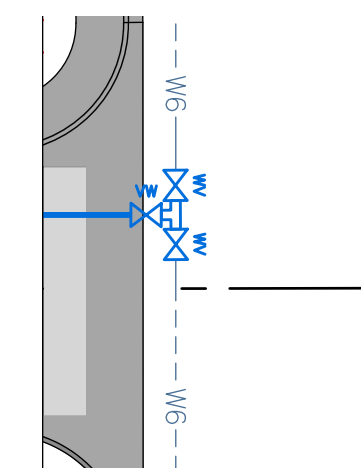
ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1965 S HAMMON ST.
COLORADO CITY, AZ 86021

| | |
|--|--------------------------------------|
| | DEVELOPMENT BOUNDARY |
| | PROPOSED LOT LINE |
| | UTILITY & DRAINAGE EASEMENT |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING SEWER LINE |
| | PROPOSED SEWER LINE |
| | EXISTING UNDERGROUND POWER LINE |
| | EXISTING OVERHEAD POWER LINE |
| | PROPOSED UNDERGROUND POWER (GARKANE) |
| | PROPOSED OVERHEAD POWER |
| | EXISTING COMMUNICATIONS LINE |
| | PROPOSED COMMUNICATIONS LINE |
| | EXISTING FIBER-OPTIC LINE |
| | PROPOSED FIBER-OPTIC LINE |
| | EXISTING FENCE LINE |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED WATER VALVE |
| | PROPOSED 3/4" Ø WATER SERVICE METER |
| | EXISTING POWER POLE / GUY WIRE |
| | EXISTING SEWER MANHOLE |
| | PROPOSED SEWER MANHOLE |
| | PROPOSED 4" Ø SEWER LATERAL |
| | PROPOSED GAS METER |
| | PROPOSED 14' STREET LIGHT POLE |
| | PROPOSED POWER BOX (PER GARKANE) |

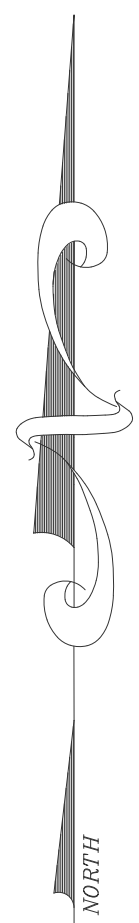
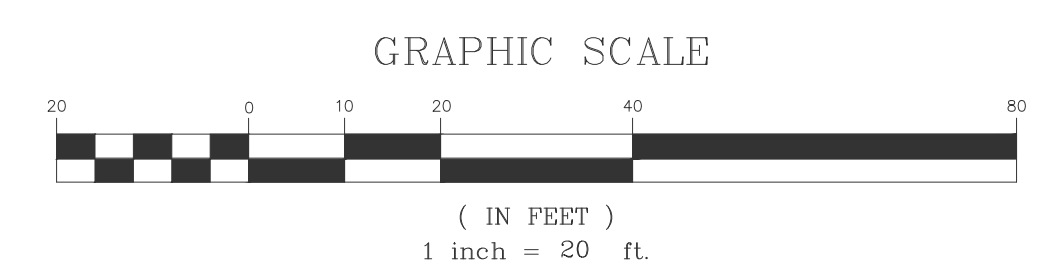
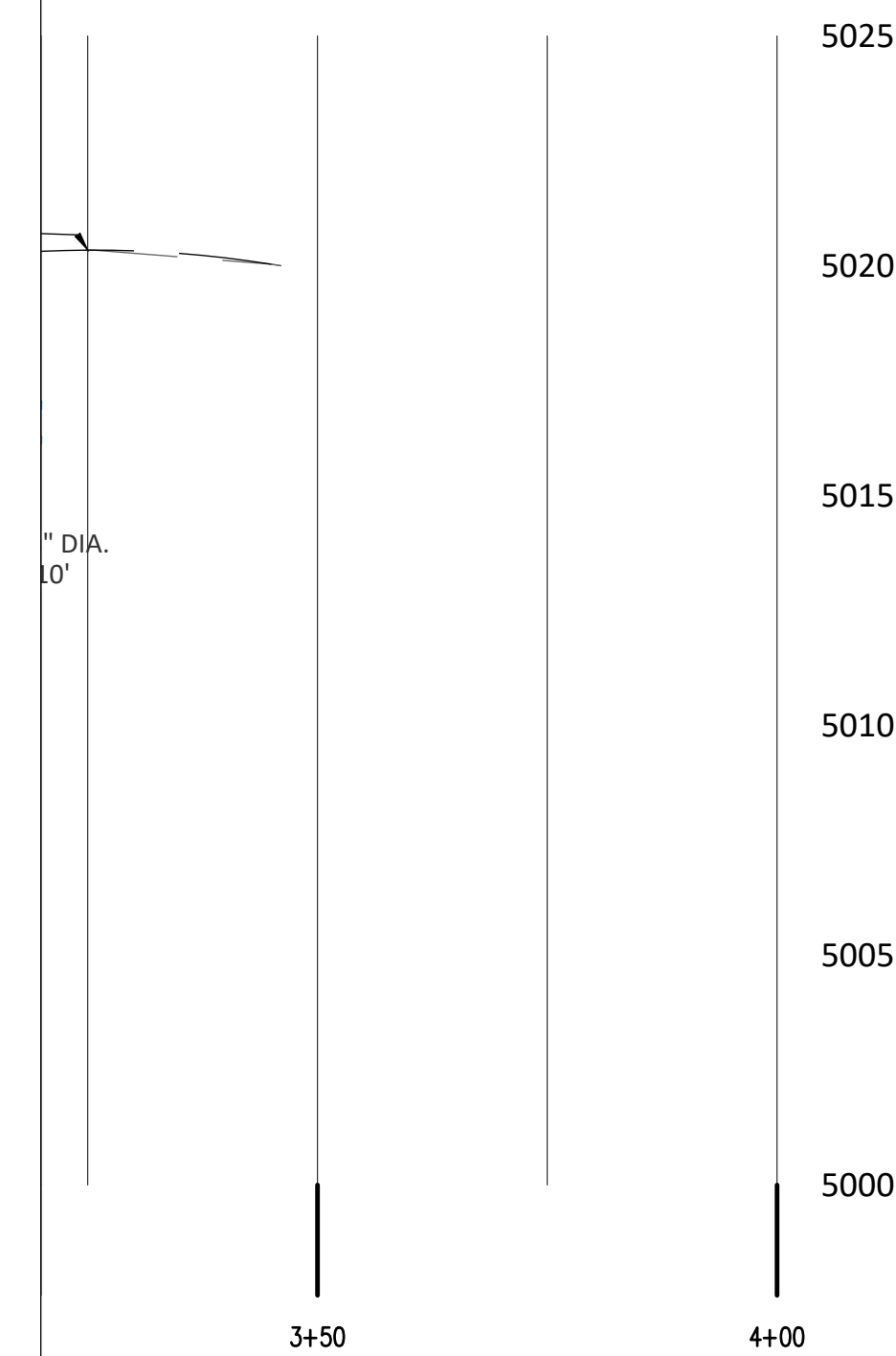
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| DESIGNED BY: | JLT |
| FIELD CREW: | |
| CHECKED BY: | |
| DATE: | 1/26/2024 |

C4

NORTHWEST 1/4 OF SECTION 5, T. 41 N. R. 6 W G&SRM.
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STARLIGHT CLIFFS
PRELIMINARY PLAT

NORTHWEST 1/4 OF SECTION 5, T. 41 N. R. 6 W G&SRM.
COLORADO CITY, MOHAVE COUNTY, ARIZONA

REVISIONS

| REV. | DATE | DESCRIPTION |
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PROJECT NO:

CAD DWG. FILE:

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| DRAWN BY: | JLT |
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| DESIGNED BY: | JLT |
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FIELD CREW:

CHECKED BY:

DATE: 1/26/2024

SHEET:

CONCEPTUAL UTILITIES PLAN

C4.2

PRELIMINARY DRAINAGE STUDY REPORT

STARLIGHT CLIFFS SUBDIVISION

PARCEL 404-53-303 & 404-53-310
COLORADO CITY, ARIZONA

Prepared for:
Emilee Knudson
Infinex Builders
1475 W Field Ave.
Hildale, Utah, 84784

Prepared by:
TCT Engineering
Project No: 230922-2

February, 2024

