



TOWN OF COLORADO CITY

25 S. Central Street • Box 70 • Colorado City, AZ 86021

Phone: 928-875-9160 Fax: 928-875-2778

PLANNING COMMISSION

INFORMATION PACKET

Monday
March 4, 2024

5:00 p.m.

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 Monday March 4, 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 404-53-487 from RE-1A Residential Estate to R-12 Single Family Residential – B. Cooke
 - b. Zoning Map Amendment – Parcel 404-53-262 from RE-1A Residential Estate to R1-20 Single Family Residential – T. Holm
7. Consider Zoning Map Amendment – Parcel 404-53-487 from RE-1A Residential Estate to R-12 Single Family Residential
8. Consider Zoning Map Amendment -- Parcel 404-53-262 from RE-1A Residential Estate to R1-20 Single Family Residential
9. Consider Preliminary Plat – StarLight Cliffs Subdivision
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

Monday March 4, 2024

5:00 p.m.

4. Minutes of Prior Meetings

Minutes of the February 5, 2024, meeting are presented for Planning Commission consideration.

RECOMMENDATION

Motion to approve the minutes of February 5, 2024, 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 404-53-487 from RE-1A Residential Estate to R-12 Single Family Residential – B. Cooke

This is a rezone application from Bud Cooke to be able to do a lot split for additional housing.

b. Zoning Map Amendment – Parcel 404-53-262 from RE-1A Residential Estate to R1-20 -Single Family Residential – T. Holm

This is a rezone application from Thomas Holm to be able to do a lot split to develop additional housing.

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 404-53-487 from RE-1A Residential Estate to R1-12 Single Family Residential – B. Cooke

The Planning Commission will need to consider the request for zoning map amendment by Bud Cooke and make a recommendation to the Town Council. The developer's intent of this rezone is to develop additional lots for 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 404-53-487 from RE-1A Residential Estate to R1-12 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 404-53-487 from RE-1A Residential Estate to R1-12 Single Family Residential

8. Consider Zoning Map Amendment – Parcel 404-53-262 from RE-1A Residential Estate to R1-20 Single Family Residential – T. Holm

The Planning Commission will need to consider the request for zoning map amendment by Thomas Holm and make a recommendation to the Town Council. The developer's intent of this rezone is to develop additional lots for 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 404-53-262 from RE-1A Residential Estate to R1-20 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 404-53-262 from RE-1A Residential Estate to R1-20 Single Family Residential

9. Consider Preliminary Plat – StarLight Cliffs Subdivision

The preliminary plat for StarLight Cliffs Subdivision, a mixed development of 11 Townhomes and 4 single family residential subdivision located on the Southwest corner of Township Avenue and Hildale Street, has been submitted for Planning Commission review and possible recommendation to the Town Council.

The Town Council approved the zoning to an R2 Residential at the May 15 Council meeting.

This project has been to the Planning Commission twice before and presented here is the revised plat for Planning Commission consideration.

After the preliminary plat is approved the developer will complete construction drawings that will be reviewed by staff prior to construction. After the construction is completed, the developer will submit a final plat with as built for final approval and recording.

Staff recommends that if the Planning Commission does not feel that the plat is ready for Town Council consideration that they articulate the deficiencies and have the developer address those issues and come before the Planning Commission again at a future meeting.

RECOMMENDATION

Motion to recommend that the Town Council approve the preliminary plat for Starlight Cliffs Subdivision

10. Informational Summaries

Note: the next regular meeting is scheduled for Monday April 1, 2024.

11. Adjournment

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday February 5, 2024

Call to Order

The meeting was called to order at 5:02 p.m. by Chairman Charles Hammon.

Roll Call

Commissioners present: Charles Hammon, Aaron LaCorti, Carl Pavilonis, Lehi Steed and Charles Bradshaw.

Prayer was offered by Charles Hammon

Pledge of Allegiance by the Commission and Attendees

Minutes of Prior meeting

Minutes of January 2, 2024, Planning Commission were presented for Planning Commission consideration.

Motion to approve the January 2, 2024, Minutes with one correction was made by Charles Hammon. Second by Carl Pavilions, and all voted in favor.

Public Comment:

No public comments were presented.

Public Hearing opened at 5:06

a. Zoning Map Amendment --Parcel 404-53-378 from RE-1A Residential Estate to R-12 Single Family Residential – C. Barlow

This is a rezone application from Carter Barlow to be able to do a lot split for additional housing.

b. Zoning Map Amendment – Parcel 404-53-371 from RE-1A Residential Estate to R1-8 -Single Family Residential – M. Jessop

This is a rezone application from Mariam Jessop to be able to do a lot split to develop additional housing.

c. Zoning Text Amendment.

A text amendment to reduce the minimum lot width in the R1-8 single family residential zone from 70 to 55 ft.

There were no comments from the public and it was verified that no comments had been received for any of the proposed rezones or the text amendment.

Public Hearing Closed at 5:08pm

Zoning Map Amendment -- Parcel 404-53-378 from RE-1A Residential Estate to R1-12 Single Family Residential.

The Planning Commission considered the request for zoning map amendment by Carter Barlow, and it was clarified that the developer's intent of this rezone was to develop additional lots for single family residential.

The motion was made by Aaron La Corti to recommend that the Town Council approve changing the zoning for Parcel 404-53-601 from RE-1A Residential Estate to R-12. Second by Carl Pavilions, and all voted in favor.

Zoning Map Amendment – Parcel 404-53-371 from RE-1A Residential Estate to R1-8 Single Family Residential

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

The motion to recommend the Town Council approve rezoning Parcel 404-53-341 from R1-20 Single Family Residential to R-2 Multi-Family Residential was made by Charles Bradshaw. The second was by Lehi Steed, and all voted in favor.

Consider Preliminary Plat – StarLight Cliffs Subdivision

It was noted that the Preliminary Plat items had not printed correctly in the packet and so the Planning Commission would not be able to make a decision on the matter.

There was considerable discussion with the commission members and the engineer on some of the proposed elements of the plat.

No action was taken as the packet was incomplete and the item will be considered at a future meeting.

Zoning Text Amendment

A zoning code text amendment to adjust the minimum width of the R1-8 Single Family residential zone from 70 to 55 feet was presented for Planning Commission consideration. It was reported that a citizen review meeting on the proposed amendment had been held on January 31, 2024, and the item was ready for Planning Commission consideration.

The motion to recommend that the Town Council approve the proposed zoning code text amendment was made by Charles Hammon. There was a second by Aaron LaCorti, and all voted in favor.

Informational Summaries

Next regular Planning Commission meeting is scheduled for Monday, March 4, 2024.

Adjournment

The meeting was adjourned at 5:57 p.m.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Colorado City Planning Commission held on the 5th day of February

2024. 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

DRAFT



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 01/23/2024

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 Address change to match county address and lot split

Property Address / Location 425 W Garden Ave (325 S Richard St)

Township 41 N

Range 6W

Section 6

Quarter Section

Assessor's Parcel Number 40453487

Gross Acres 921

Net Acres

Number of Lots 1

Square Footage of Buildings on Property 2675

Existing Use

Proposed Use Living

Applicant

Name Bud Cooke

Company Bud Cooke Construction

Address 425 W Garden Ave (325 S Richard St)

City Colorado City

State AZ

Zip

Phone Number (435)680-0079

Email bud28cooke@gmail.com

Project Engineer

Name

Company

Address

City

State AZ

Zip

Phone Number

Email bud28cooke@gmail.com

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

We are requesting to rezone our property for R-12. We are going to build an additional home on south end of property for a lateral split. We are also trying to get an address change to match the front of our house and our tax records with the county. From 425 W Garden Ave to 325 S Richard St.

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:

Bud Cooke

Signature of Owner:

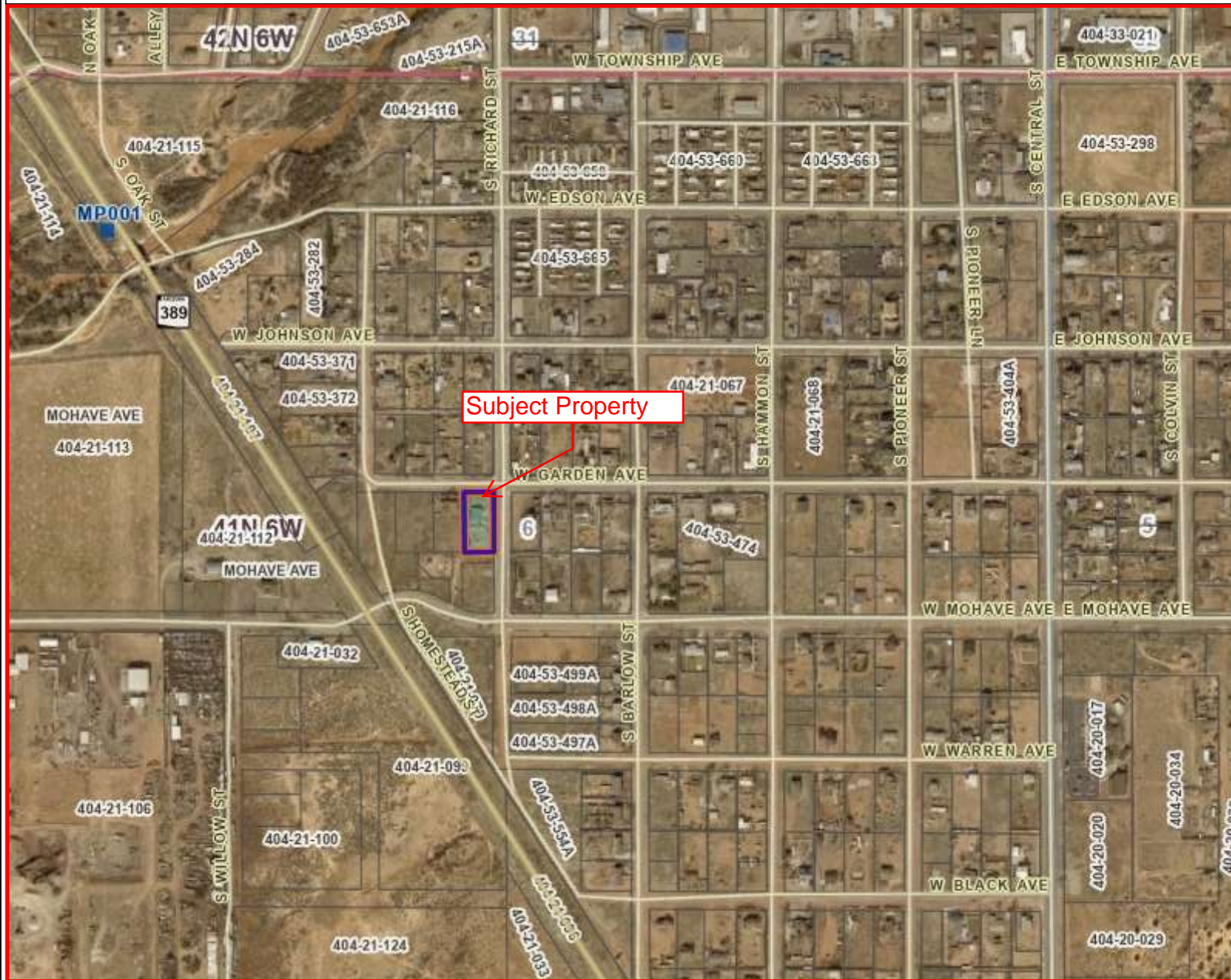
Bud Cooke

Office Use Only

Date Received:

Filing Fee:

Project Number:



Legend

- 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
 - US Fish & Wildlife Service

1: 10,741



0 895.1 1,790.2 Feet

(approximate scale)

Map Created: 2/29/2024

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This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

Notes:

ORDINANCE NO. 2024-08

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 404-53-487 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 11th day of March 2024.

ATTEST:

TOWN OF COLORADO CITY

Town Clerk

Mayor

APPROVED AS TO FORM:

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

Re: Proposed Lot Split

Thomas Timpson <t.c.timpson@live.com>

Wed 2/14/2024 12:52 PM

To: tomaholm@hotmail.com <tomaholm@hotmail.com>

 1 attachments (3 MB)

404-53-262 Land_Use_App_PDF Full_2.14.24.pdf;

Good afternoon, Thomas.

Attached is the application to rezone your property. Wondering if you can sign the front page (for both applicant and owner). The rezone application fee for this project will be \$1,022.20, payable to Town of Colorado City. Once we have these then we can submit. If we want to be on the agenda for the planning commission meeting on March 4, then we need to have it submitted by Friday (2/16) so the Town can fulfill the public noticing requirements.

Feel free to reach out with any questions or concerns.

Thank you,

Thomas Timpson
(435) 619-6477

From: Thomas Timpson <t.c.timpson@live.com>

Sent: Tuesday, February 13, 2024 3:43 PM

To: tomaholm@hotmail.com <tomaholm@hotmail.com>

Subject: Proposed Lot Split

Thomas,

Attached is a draft exhibit showing your proposed lot split. The back lot ends up at about 0.52 acres. Please review and feel free to reach out with any questions or concerns. Once we get the property rezoned then we can proceed processing the split.

Thank you,

Thomas Timpson
(435) 619-6477



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 2-14-24

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 404-53-262 Rezone Application

Property Address / Location 85 N HOMESTEAD ST

Township 42

Range 6W

Section 31

Quarter Section

Assessor's Parcel Number 404-53-262

Gross Acres 1.48

Net Acres

Number of Lots 1

Square Footage of Buildings on Property

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

Proposed Use R1-20 / Single Family Residential 20,000

Applicant

Name Thomas Holm

Company

Address 85 N HOMESTEAD ST

City Colorado City State AZ Zip 86021

Phone Number 702-595-5496

Email tomaholm@hotmail.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 to separate the back half 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:

Signature of
Owner:

Office Use Only

Date Received:

Filing Fee:

Project Number:

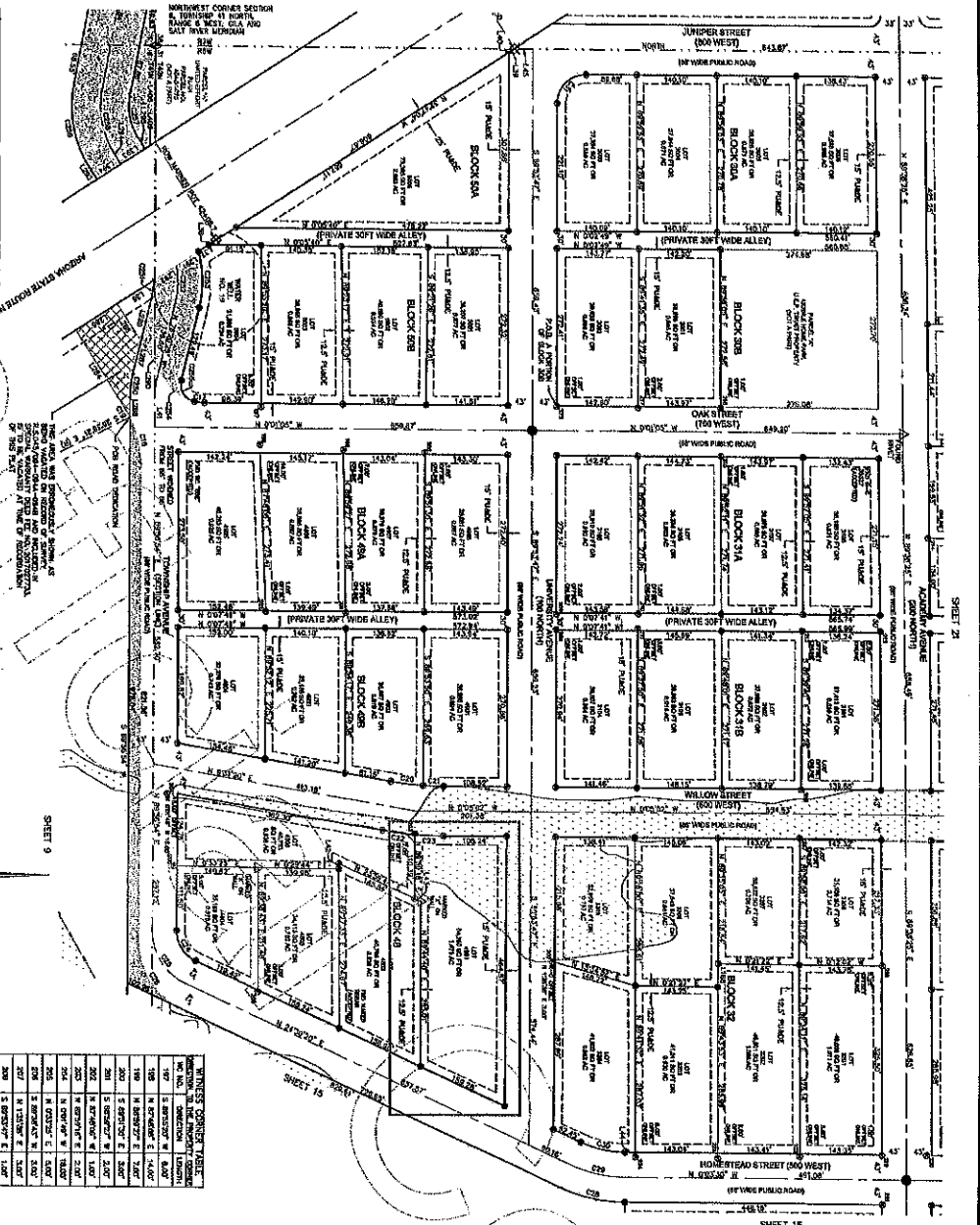
Zoning Map Change Application Narrative

RE: Application to Rezone Parcel 404-53-262 (1.48 acres) from Residential Estate/1-Acre (RE-1A) to Single Family Residential 20,000 (R1-20).

Request for Zone Map Change:

This zone change's purpose is to allow the existing lot to be split to separate the back half of the acre. To facilitate the proposed project, the Town of Colorado City is requested to rezone the 1.48-acre parcel from Residential Estate/1-Acre (RE-1A) to Single Family Residential 20,000 (R1-20).

NO.	WINS	LOSSES	PERCENTAGE	LEADERSHIP
1	15	9	62.50%	1st
2	14	10	58.33%	2nd
3	14	10	58.33%	2nd
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81	14	10	58.33%	2



BOUNDARY DESCRIPTION

[illegible]

LEGEND

- FOUND SECTIONAL, MONUMENT
- ✕ FOUND BRISTLE CAP, MONUMENT
- ✕ SET REBAR & ALUMINUM CAP,
UNLESS OTHERWISE NOTED
- ✕ FOUND REBAR & ALUMINUM CAP
- ✕ FOUND 3/4" & 1/2" STEEL REBAR
STEEL, COTTON OR SPANFLO
- ⚠ FOUND REIN, UNLESS OTHERWISE NOTED
- ⊙ SET REBAR & CAP
- ⊙ WITHIN CONCRETE REBAR & CAP, SET OFFSET
AS SHOWN, UNLESS OTHERWISE NOTED
- ⊙ REBAR & CAP NOT SET, FALLS
WITHIN FORCE OF WALL

SECTION LINES

- LOT LINES
EASEMENT LINES (SEE GENERAL NOTE 2,
SHEET 1 OF 30)
FEMA FLOOD ZONE "A"
LOCATION OF ROAD TO BE DEDICATED
POSITION OF ROAD TO BE VACATED,
PREVIOUSLY DEDICATED OR ON DEDICATED
CITY ROAD DEDICATION PLAT # 75

SHOP ADVERTISING

SHORT GREEN SUBDIVISION
BLOCK'S 30A, 30B, 31A, 31B,
32, 48, 49A, 49B, 50A & 50B

LOCATED IN
SW 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 6 WEST
NW 1/4 OF SECTION 5, TOWNSHIP 41 NORTH, RANGE 6 WEST,
GILA AND SALT RIVER MERIDIAN

ATTACHMENT #1:
PROPOSED PARCEL REZONE

COLORADO CITY, AZ

ACADEMY AVE

UNIVERSITY ST

OAK ST

WILLOW ST

THOMAS ST

RICHARD ST

PROPOSED REZONE
RE-1A TO R1-20

EXISTING PARCEL
404-53-262
(1.48 ACRES)

UNIVERSITY AVE

TOWNSHIP AVE

ARIZONA STATE ROUTE 10-389



GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

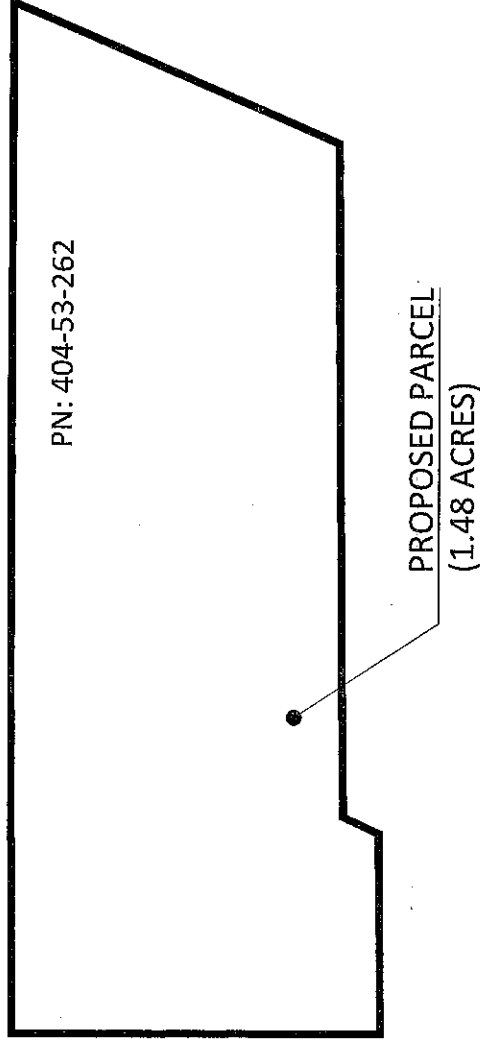
ATTACHMENT #2: EXISTING CONDITIONS

PN: 404-53-205

PN: 404-53-210

PN: 404-53-209

PN: 404-53-271



PN: 404-53-217

PN: 404-53-272

PN: 404-53-263

PN: 404-53-653A

PN: 404-53-264

PN: 404-53-266

PN: 404-53-273

REZONE PARCEL
FROM RE-1A TO R1-20



404-53-262

ORDINANCE NO. 2024-09

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 404-53-262 from RE-1A Residential Estate to R1-20 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 11th day of March 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

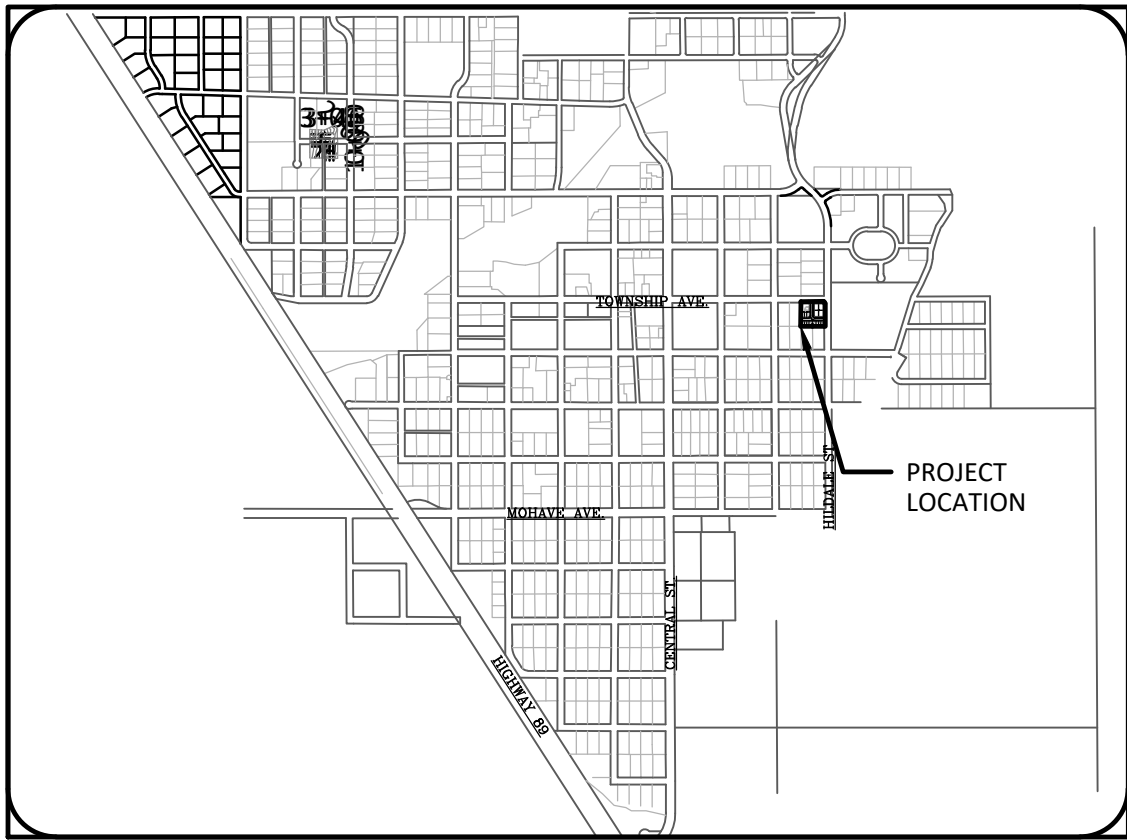
Office Use Only

Date Received:

Filing Fee:

Project Number:

VICINITY MAP



GENERAL NOTES & RESTRICTIONS

1. FEMA - FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN
2. A FIFTEEN (15) FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT SHALL BE PROVIDED ON EACH SIDE OF THE STREET RIGHT-OF-WAY.

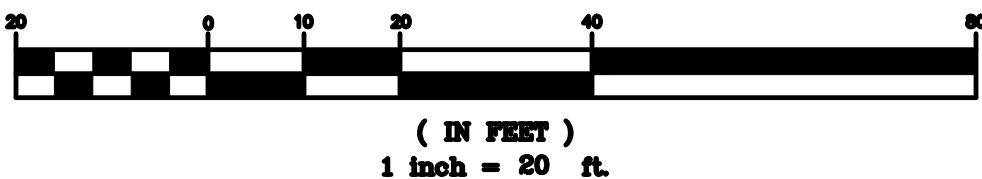
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: NORTH 00°21'35" WEST, BETWEEN THE TWO FOUND SPINDLES LOCATED AT THE INTERSECTION OF HILDALE STREET AND EDSON AVENUE AND HILDALE STREET AND TOWNSHIP AVENUE.

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
PROPOSED LOT LINE
PROPOSED PROPERTY CORNER MONUMENT
P.U.E. & D.E. EASEMENT
EXISTING BUILDING
PROPOSED CURB & GUTTER
PROPOSED CURB
EXISTING FENCE
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT PAVING
PROPOSED SEWER
PROPOSED WATER
PROPOSED GAS
PROPOSED POWER
PROPOSED TELECOM
PROPOSED SEWER MANHOLE
PROPOSED STREET LIGHT
PROPOSED WATER HYDRANT
PROPOSED POWER METER
PROPOSED WATER METER
PROPOSED SEWER CLEAN OUT
PROPOSED GAS METER

GRAPHIC SCALE



PRELIMINARY PLAT OF
STARLIGHT CLIFFS SUBDIVISION

NARRATIVE

STARLIGHT CLIFFS IS A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, T. 41 N. R. 6 W G&SRM. COLORADO CITY, MOHAVE COUNTY, ARIZONA

EXCEPTIONS TO ORDINANCE

1. 156.16 - TYPICAL STREET CROSS-SECTIONS: 35.00' RIGHT-OF-WAY FOR PRIVATE STREETS WITHIN SUBDIVISION (CONSTELLATION WAY) WITH 26.00' OF ASPHALT PAVING, 2.00' CURB ON BOTH SIDES, & 5.0' SIDEWALK ON ONE SIDE. (SEE STREET SECTION)

DRIVEWAYS

156.37 (C) - DRIVEWAYS SERVING SINGLE FAMILY RESIDENTIAL DWELLINGS SHALL HAVE AN IMPROVED SURFACE OF AT LEAST GRAVEL OR AGGREGATE ROAD BASE OF A MINIMUM 12 FEET WIDE. DRIVEWAYS SERVING TWO OR MORE RESIDENTIAL DWELLINGS SHALL HAVE AN IMPROVED SURFACE OF AT LEAST 16 FEET WIDE.

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						

TCT ENGINEERING

1965 S HAMMON ST. COLORADO CITY, AZ

TEL (435) 619-6477

E-MAIL: tctengineering@live.com

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
1		
2		
3		
4		

PROJECT NO:

CAD DWG. FILE:

DRAWN BY: JLT

DESIGNED BY: JLT

FIELD CREW:

CHECKED BY:

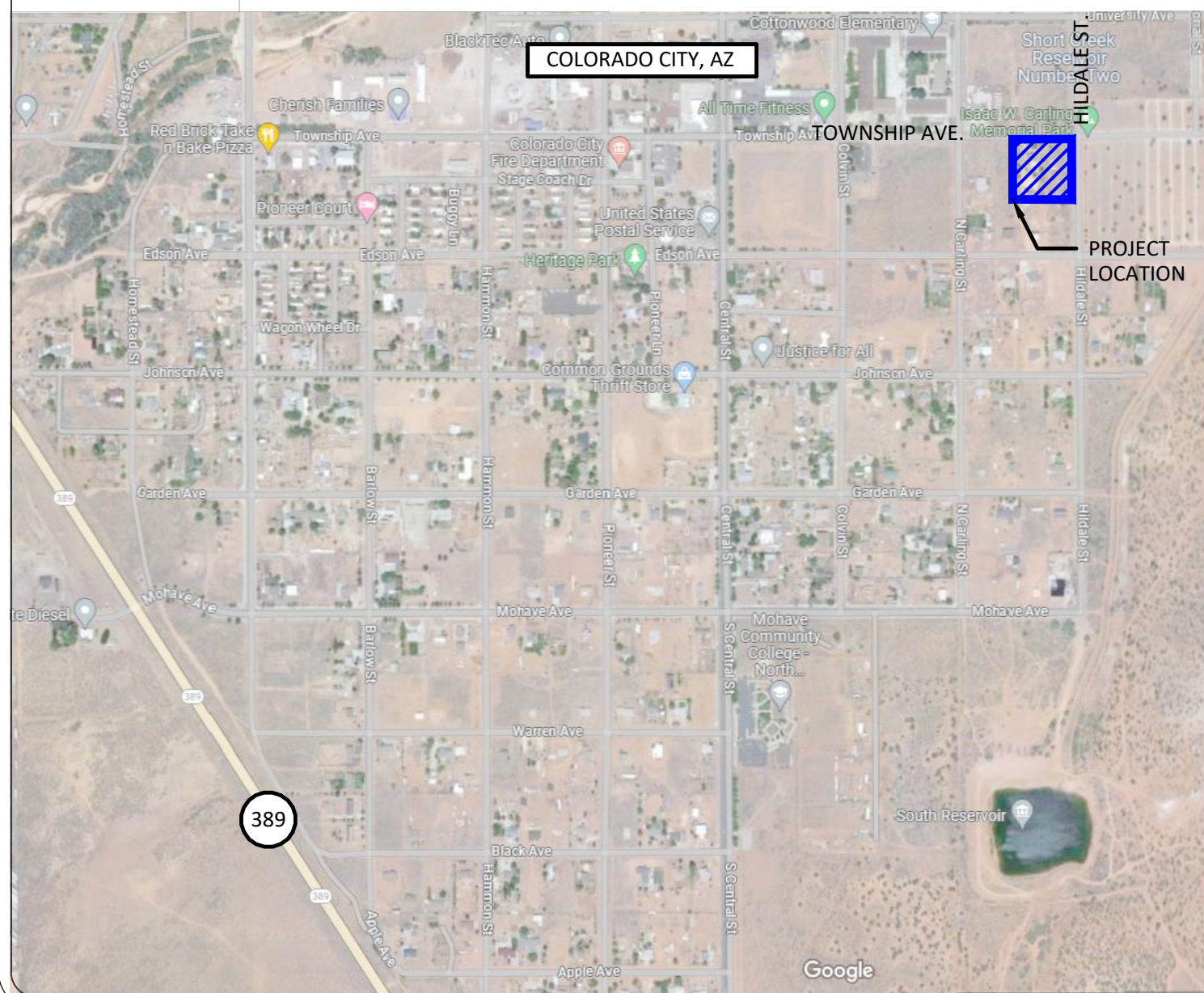
DATE: 01/25/2024

SHEET:

PRELIMINARY
PLAT

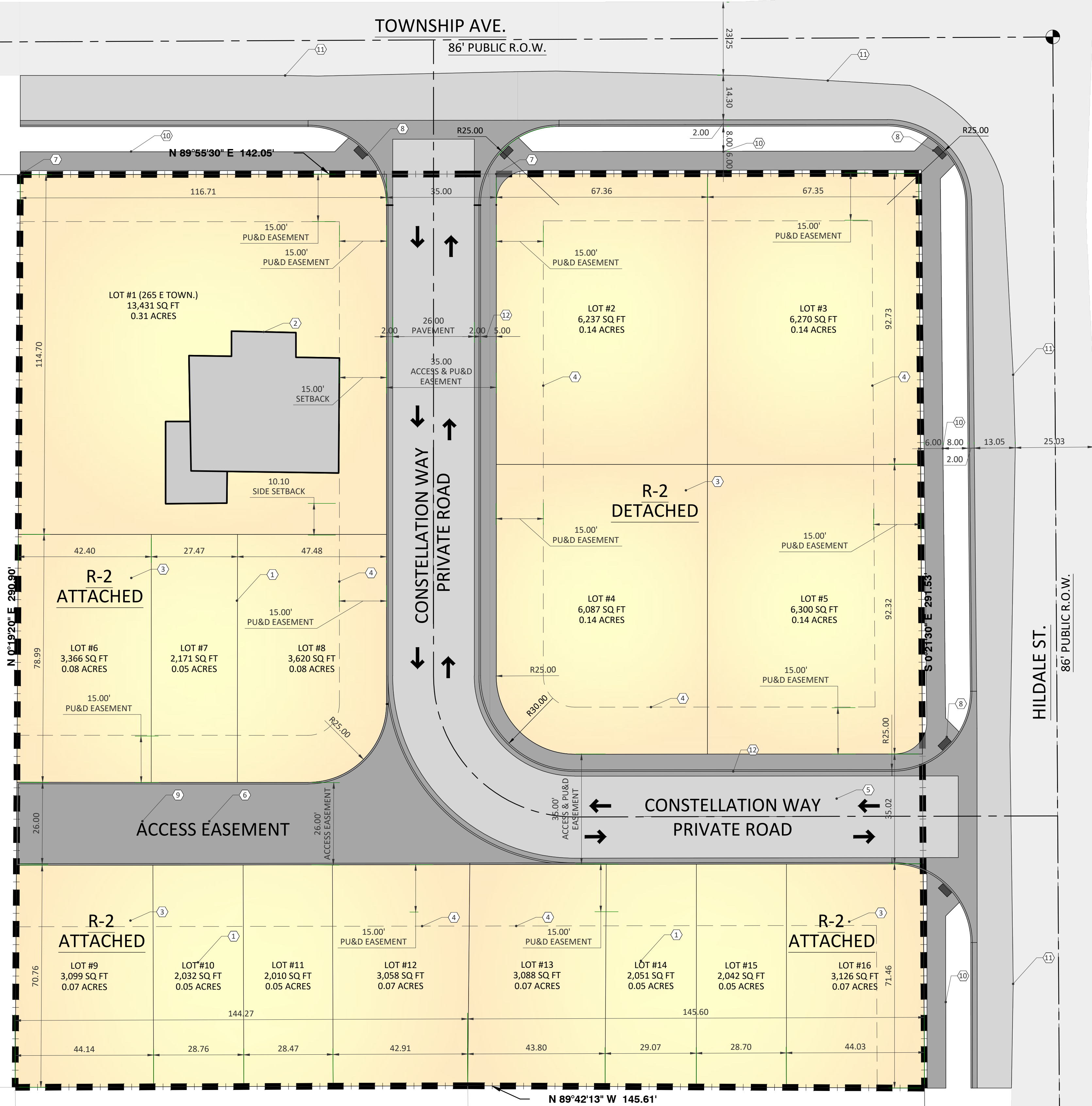
P.P.

VICINITY MAP



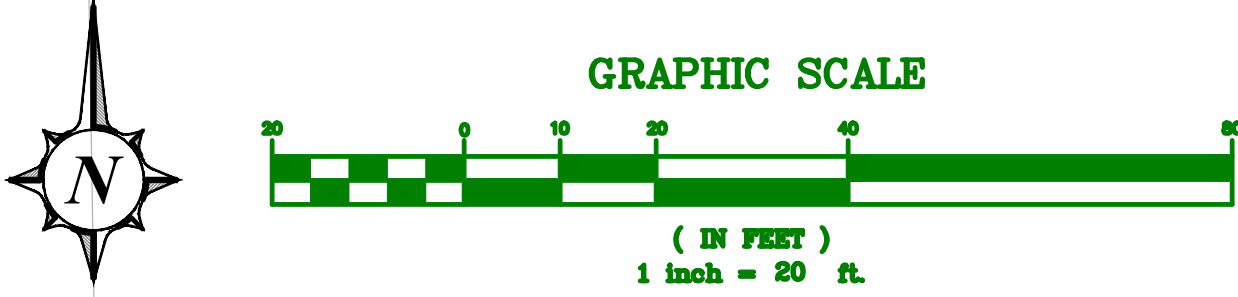
LAND USE							
EXISTING LAND USE:							
SUBJECT PROPERTY IS CURRENTLY PARTIALLY USED AS PRIMARY RESIDENCE FOR LOT 5808. LOT 5801 IS CURRENTLY VACANT WITH A HOUSE PAD.							
PROPOSED LAND USE:							
MIX OF DETACHED AND ATTACHED SINGLE FAMILY RESIDENTIAL SUBDIVISION							
TOTAL AREA: 1.93 ACRES;							
LAND USE SUMMARY TABLE							
LAND USE	AREA (AC.)	# UNITS	AVERAGE LOT AREA (AC.)	MINIMUM LOT AREA (AC.)	(SF)	MAXIMUM LOT AREA (AC.)	(SF)
R2	1.69	18	0.09	0.04	1,543	0.28	12,284
ROW	0.24						
TOTAL	1.93						

LOT 5807
SINGLE-FAMILY RESIDENCE
TIMPSON, ASH,
BURNHAM, NATHANIEL
(RE-1A)



LOT 5803
SINGLE-FAMILY RESIDENCE
BARLOW, SOLOMON
(RE-1A)

LOT 5802
SINGLE-FAMILY RESIDENCE
HAMMON, DAVIS
(RE-1A)



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STARLIGHT CLIFFS

PROPOSED LOT LAYOUT

KEY NOTE LEGEND

EXCEPTIONS TO ORDINANCE

ZONING

CONTACT INFORMATION

LINE & SYMBOLS LEGEND

1

LOTS 6,7,& 8, LOTS 9,10,11,&12, AND LOTS 13,14,15,&16 ARE LOTS TO BE SOLD COLLECTIVELY FOR THE PURPOSE OF ATTACHED, SINGLE-FAMILY HOUSING. LOT LINES DIVIDING THEM ANY FURTHER REFER TO SHARED COMMON WALLS BETWEEN TOWN HOMES.

2

EXISTING HOME TO REMAIN ON ALLOCATED PROPERTY.

3

TYPICAL SETBACKS ACCORDING TO SINGLE-FAMILY ATTACHED & DETACHED R-2 ZONING.

4

15' PUBLIC UTILITY & DRAINAGE EASEMENT

5

PROPOSED, PRIVATE ACCESS EASEMENT FOR USE ONLY WITHIN THE COMMUNITY AND FOR USE AS A FIRE LANE AS NECESSARY.

6

PRIVATE ACCESS EASEMENT FOR LOTS 6,7,8,9,10,11, AND 12.

7

EXISTING LOTS OF 5808 AND 5801 TO BE CONVERTED TO SUBDIVISION.

8

ADA CURB RAMP, W/ DETECTABLE WARNING SURFACE, PER DETAIL C/C5.2 & E/C5.2

9

CONCRETE PAVED DRIVEWAY ACCESS ACCORDING TO 156.37 (C) IN THE CITY CODE

10

8-FOOT PLANTER BEDS, 6-FOOT SIDEWALKS, 30" TYPE "A" CURB & GUTTER ALONG ALL PUBLIC R.O.W. PER STREET SECTION

11

PROPOSED ASPHALT CONNECTING TO EXISTING ROAD SURFACE TO REMAIN

12

24" TYPE "H" CURB & GUTTER ON BOTH SIDES OF STREET, 26' ASPHALT PAVEMENT, 5' SIDEWALK ON ONE SIDE OF STREET (PER STREET SECTION)

1. 156.16 - TYPICAL STREET CROSS-SECTIONS:
35.00' RIGHT-OF-WAY FOR PRIVATE STREETS WITHIN SUBDIVISION (CONSTELLATION WAY) WITH 26.00' OF ASPHALT PAVING, 2.00' CURB ON BOTH SIDES, & 5.0' SIDEWALK ON ONE SIDE. (SEE STREET SECTION)

ZONING

SUBJECT PROPERTY WAS PREVIOUSLY REZONED FROM RESIDENTIAL (R1) TO MULTI-FAMILY RESIDENTIAL (R2)

CONTACT INFORMATION

OWNER:

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265 E TOWNSHIP AVE
COLORADO CITY, AZ 86021

DEVELOPER:

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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 & DRAINAGE EASEMENT

--- PROPOSED BUILDING

--- EXISTING CURB & GUTTER

--- PROPOSED CURB & GUTTER

--- PROPOSED CURB

--- X --- EXISTING FENCE

--- PROPOSED CONCRETE SIDEWALK

--- PROPOSED ASPHALT PAVING

--- "X" INCHES ASPHALT O/ "Y" INCHES AGGREGATE BASE

--- TRAFFIC CIRCULATION PATTERN

--- EXISTING TREE

--- EXISTING POWER POLE W/ GUY WIRE

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:

CAD DWG. FILE:

DRAWN BY:

DESIGNED BY:

FIELD CREW:

CHECKED BY:

DATE:

1/26/2024

PROPOSED LOT LAYOUT

C1

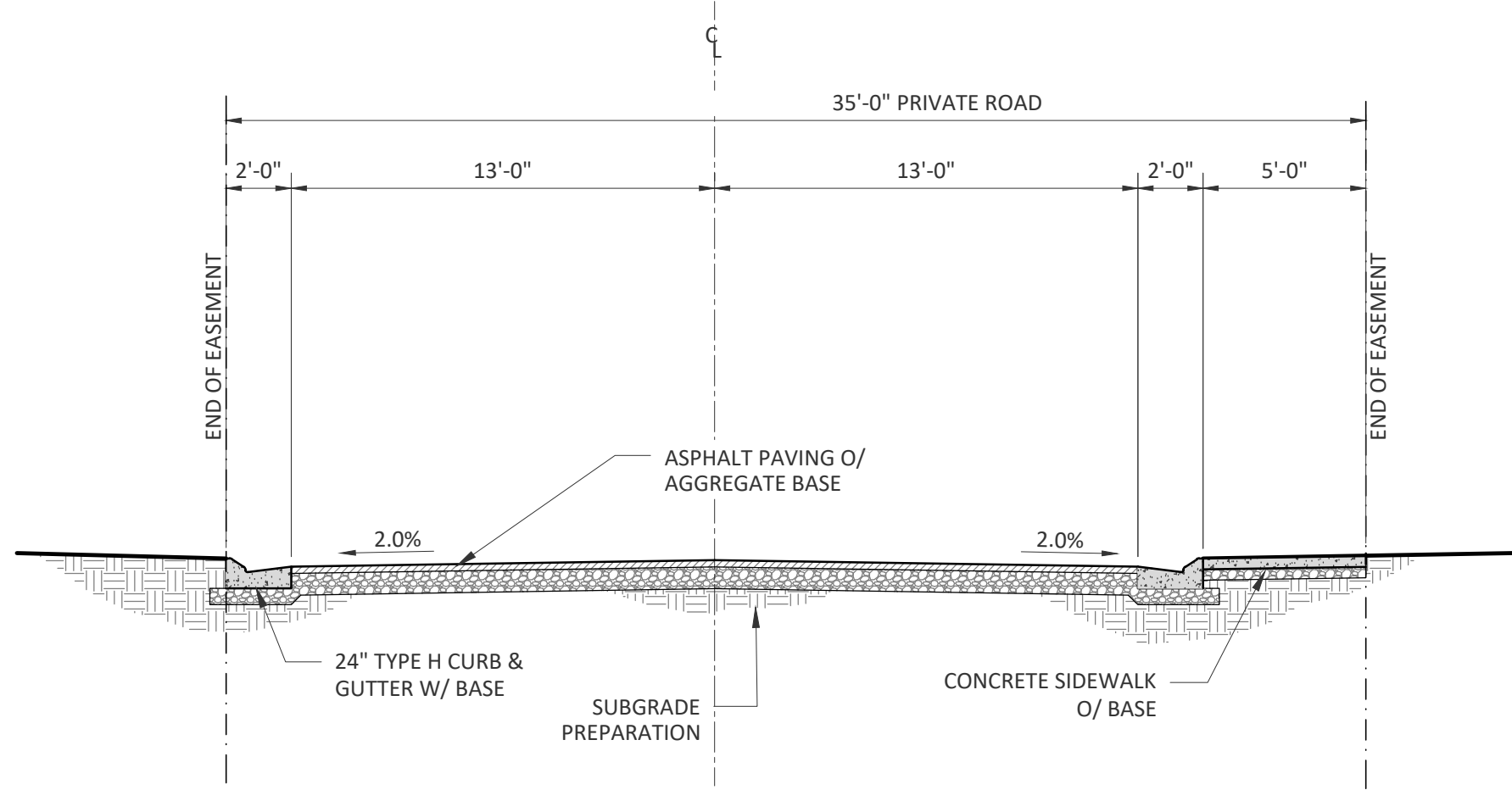
TCT ENGINEERING

1965 S HAMMON ST. COLORADO CITY, AZ
TEL (435) 619-6477
E-MAIL tclimpson@live.com

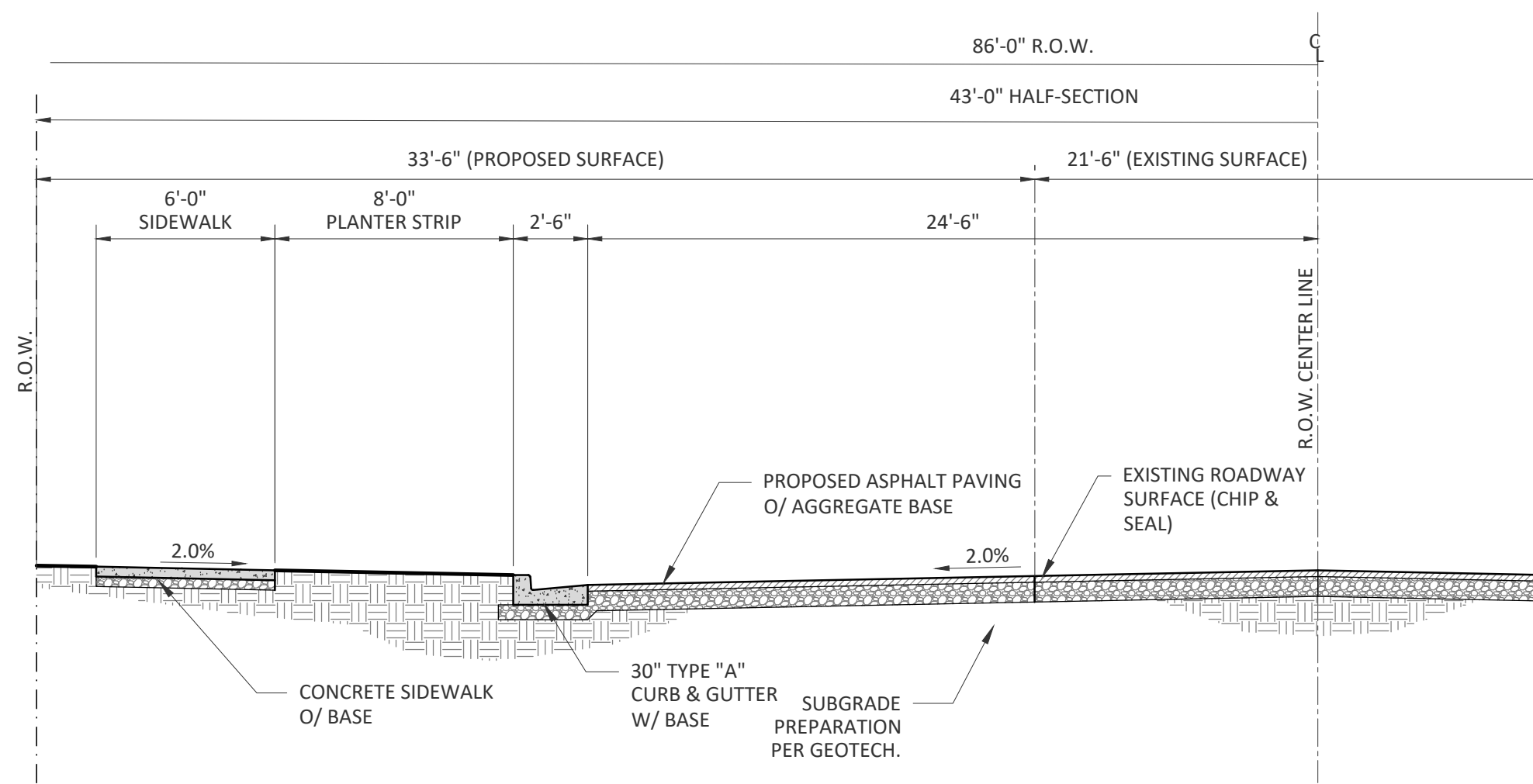
STARLIGHT CLIFFS

PRELIMINARY PLAT

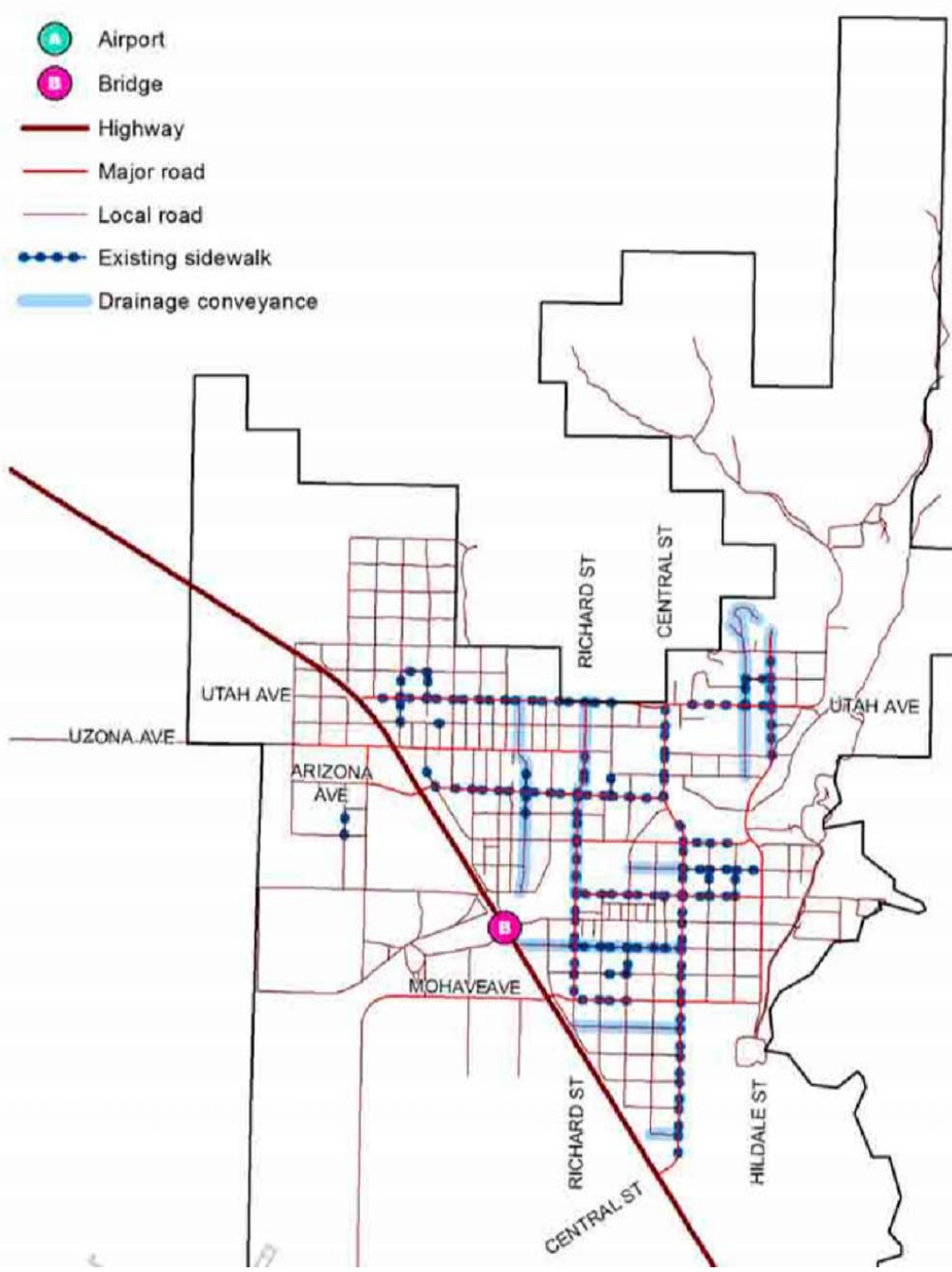
NORTHWEST 1/4 OF SECTION 5, T. 41 N. R. 6 W G&SRM.
COLORADO CITY, MOHAVE COUNTY, ARIZONA



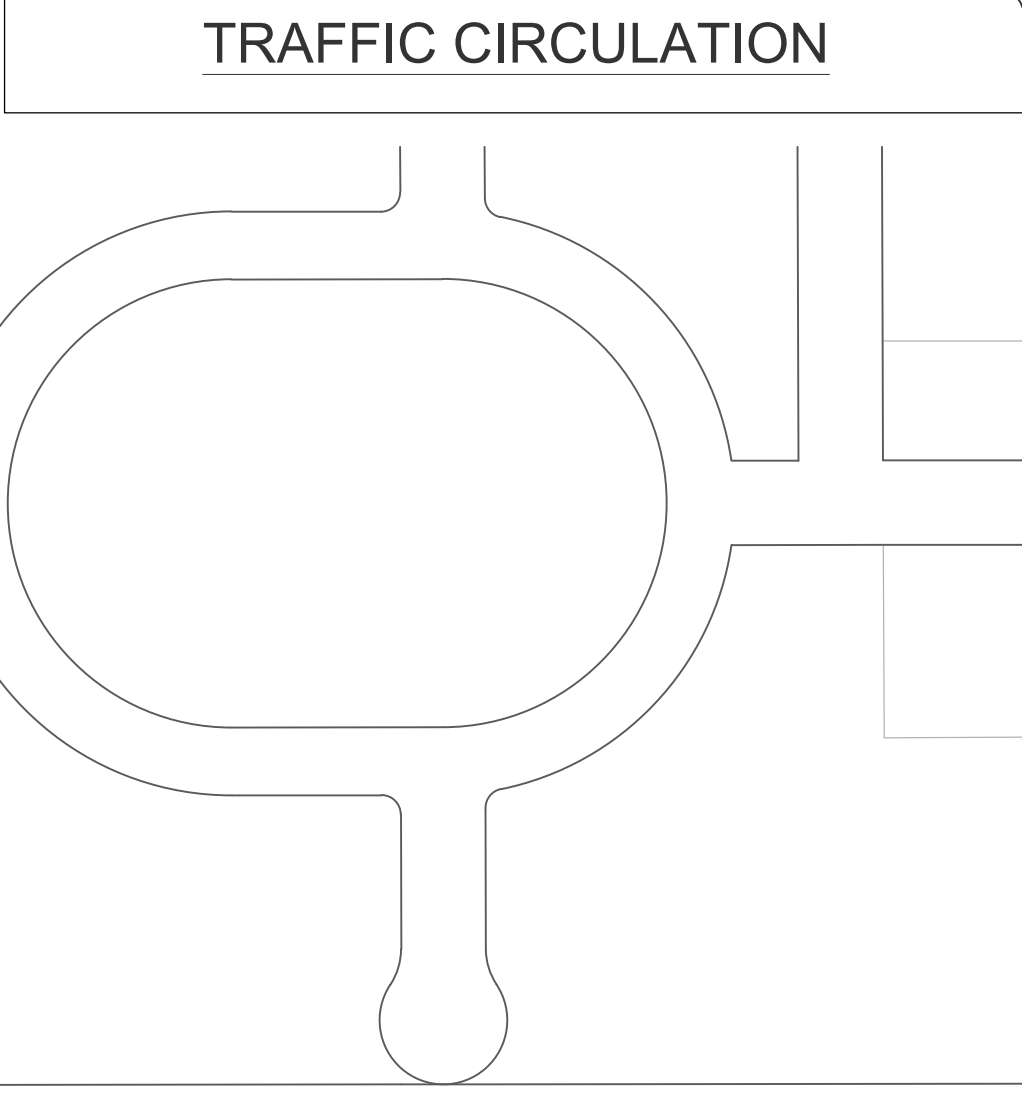
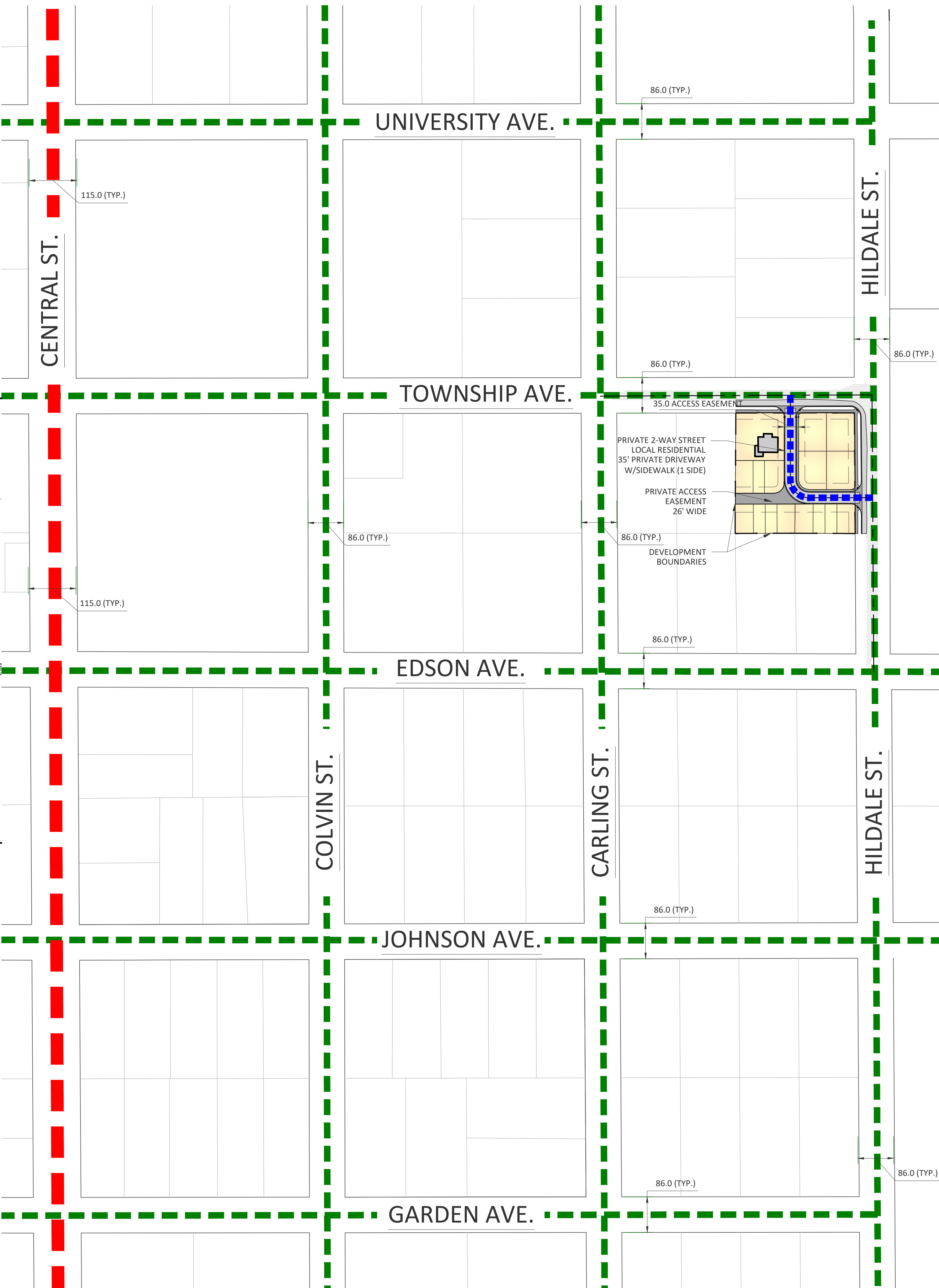
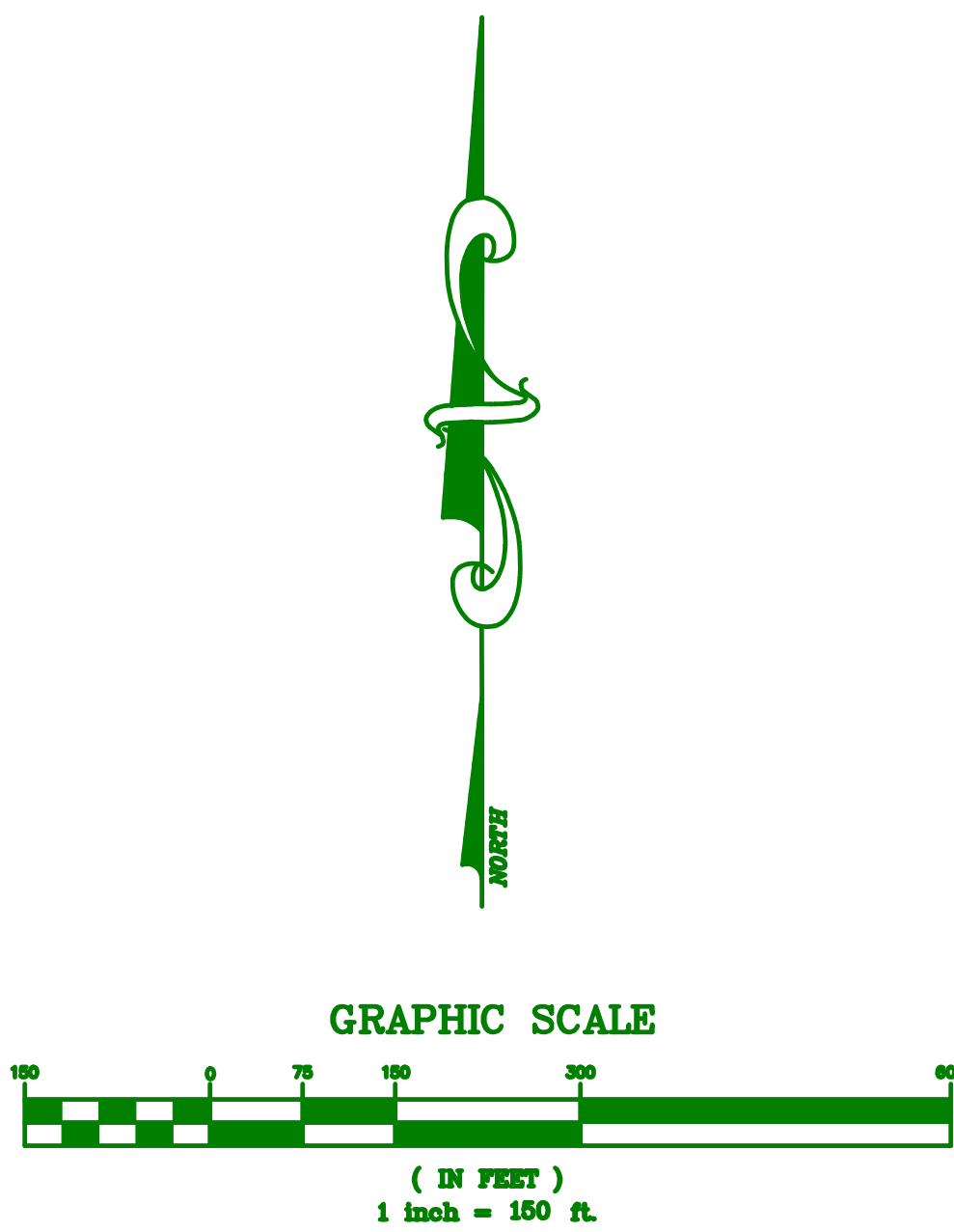
PROPOSED PRIVATE STREET SECTION - 35' PRIVATE STREET
(CONSTELLATION WAY)



PROPOSED LOCAL STREET HALF-SECTION - 86' R.O.W.
(HILDALE STREET & TOWNSHIP AVE.)



EXISTING TRAILS / SIDEWALKS



TRAFFIC IMPACT

PROPOSED STREETS:
IT IS PROPOSED TO CONSTRUCT A TWO WAY STREET THROUGH THE DEVELOPMENT, CONSISTING OF A 35-FT R.O.W. WITH 26-FT OF ASPHALT PAVING, 2-FT OF CURB AND GUTTER EACH SIDE, AND 5-FT SIDEWALK ON ONE SIDE PER THE STREET CROSS SECTION. NEW STREET WILL HAVE ACCESS VIA TOWNSHIP AVE. & HILDALE ST. FLOWING BOTH WAYS THROUGH.

TRAFFIC IMPACTS:
PRIMARY TRAFFIC IMPACT IS TO TOWNSHIP AVE. (LOCAL) AND HILDALE ST. (LOCAL). THE PROPOSED SUBDIVISION HAS AN ESTIMATED 16 LOTS AND IT IS ESTIMATED IT WILL GENERATE APPROXIMATELY 160 TRIPS PER DAY (ADT), WHICH WILL BE A DIRECT INCREASE TO TRAFFIC ALONG TOWNSHIP AVE. AND HILDALE ST. FOR THE TIME BEING. CENTRAL STREET (COLLECTOR) AND IS WITHIN 2 BLOCKS OF PROJECT. CONSIDERING THE 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. AND MOHAVE AVE.

CONTACT INFORMATION

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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
- X - X - EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING

STREET CLASSIFICATION LEGEND

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

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TEL (435) 619-6477
E-MAIL: tctcliffs@live.com

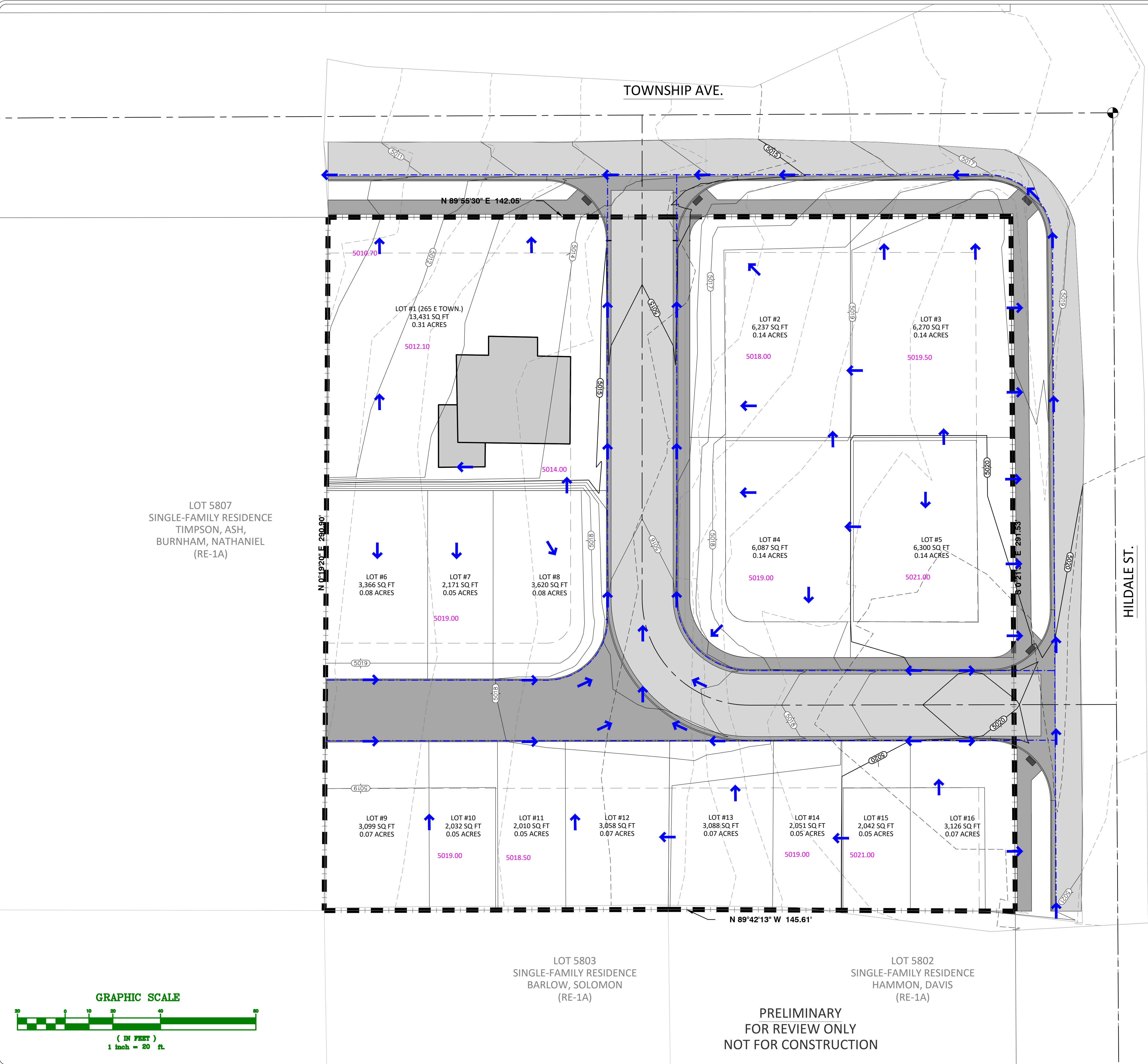
STARLIGHT CLIFFS
PRELIMINARY PLAT

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG. FILE:	
DRAWN BY:	JLT
DESIGNED BY:	JLT
FIELD CREW:	
CHECKED BY:	
DATE:	1/26/2024

TRAFFIC CIRCULATION

C2



PRELIMINARY GRADING PLAN

DRAINAGE PLAN

BENCHMARK:
NORTH 00°21'35" WEST, BETWEEN THE TWO FOUND SPINDLES
LOCATED AT THE INTERSECTION OF HILDALE STREET AND EDSON
AVENUE AND HILDALE STREET AND TOWNSHIP AVENUE.

PROPOSED DRAINAGE:
ALL LOTS WILL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO STREET.
STORMWATER RUNOFF WILL BE COLLECTED AT THE STREET AND WILL
BE CONVEYED ALONG CURB / GUTTER. RUNOFF WILL DISCHARGE FROM
THE SITE INTO THE PUBLIC R.O.W. AT TOWNSHIP AVENUE.

OFF-SITE DRAINAGE:
DUE TO THE EXISTING ELEVATION, DRAINAGE INTO THE PROPERTY IS
TYPICAL. THERE IS, WITH CURRENT ELEVATIONS, OFF-SITE DRAINAGE
ENTERING THE PROPERTY, WHICH WILL BE RECTIFIED WITH ADDITIONAL
GRADING ON THE SITE. THE SMALL AMOUNTS OF RUNOFF THAT COULD
ACCUMULATE ALONG THE WEST SIDE OF THE PROJECT WILL BE DRAINED
TO THE STREET AND OUT TO THE ROAD.

ALL ELEVATIONS SHOWN ARE EXISTING.

CONTACT INFORMATION

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DEVELOPER:
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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 & DRAINAGE 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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TCT ENGINEERING

1965 S HAMMON ST, COLORADO CITY, AZ
TEL: (435) 619-4477
E-MAIL: tctimpson@tct.com

STARLIGHT CLIFFS
PRELIMINARY PLAT

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

REVISIONS

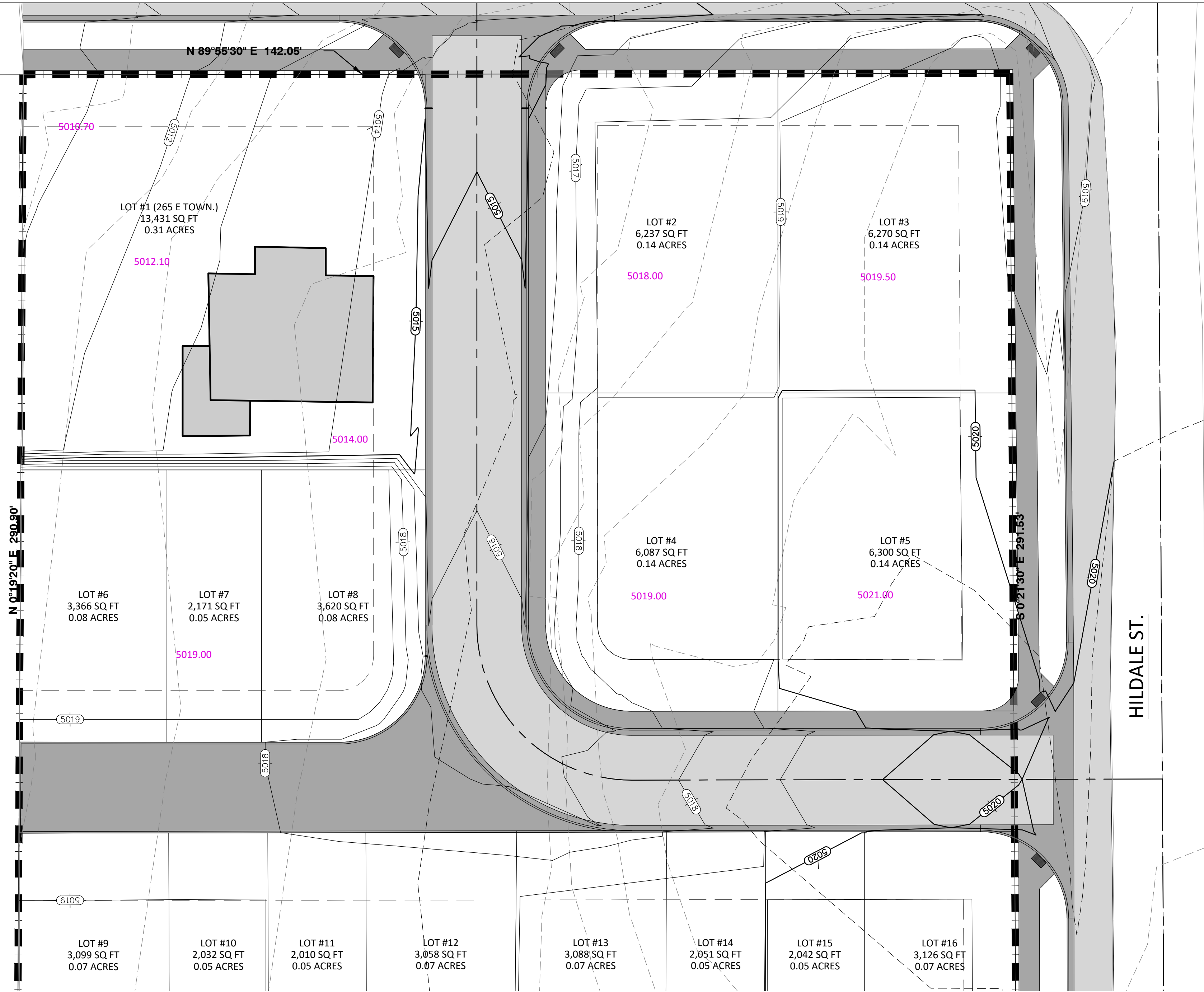
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DRAWN BY:	JLT
DESIGNED BY:	JLT
FIELD CREW:	
CHECKED BY:	
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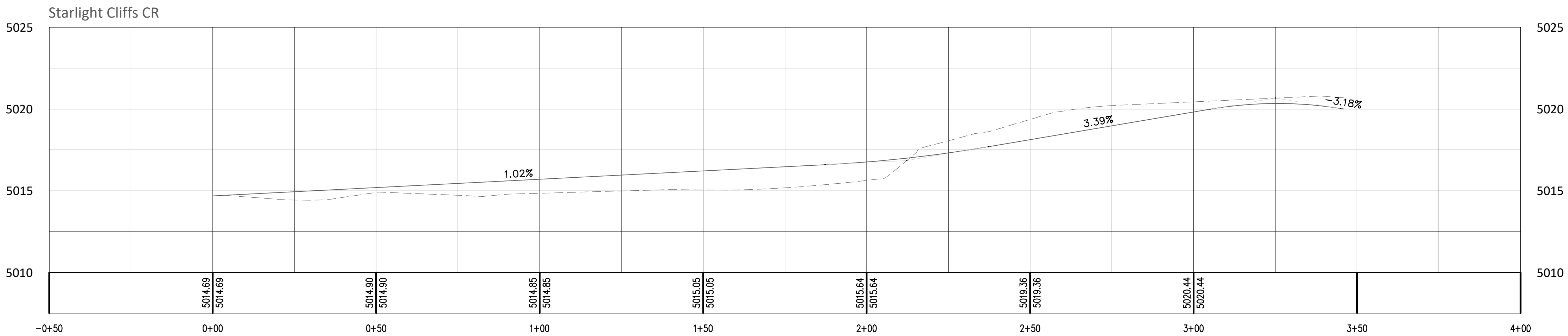
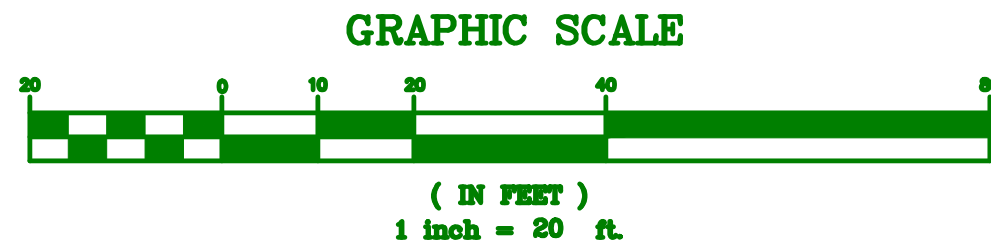
SHEET:
GRADING &
DRAINAGE
PLAN

C3

LOT 5807
SINGLE-FAMILY RESIDENCE
TIMPSON, ASH,
BURNHAM, NATHANIEL
(RE-1A)



PRELIMINARY GRADING PLAN



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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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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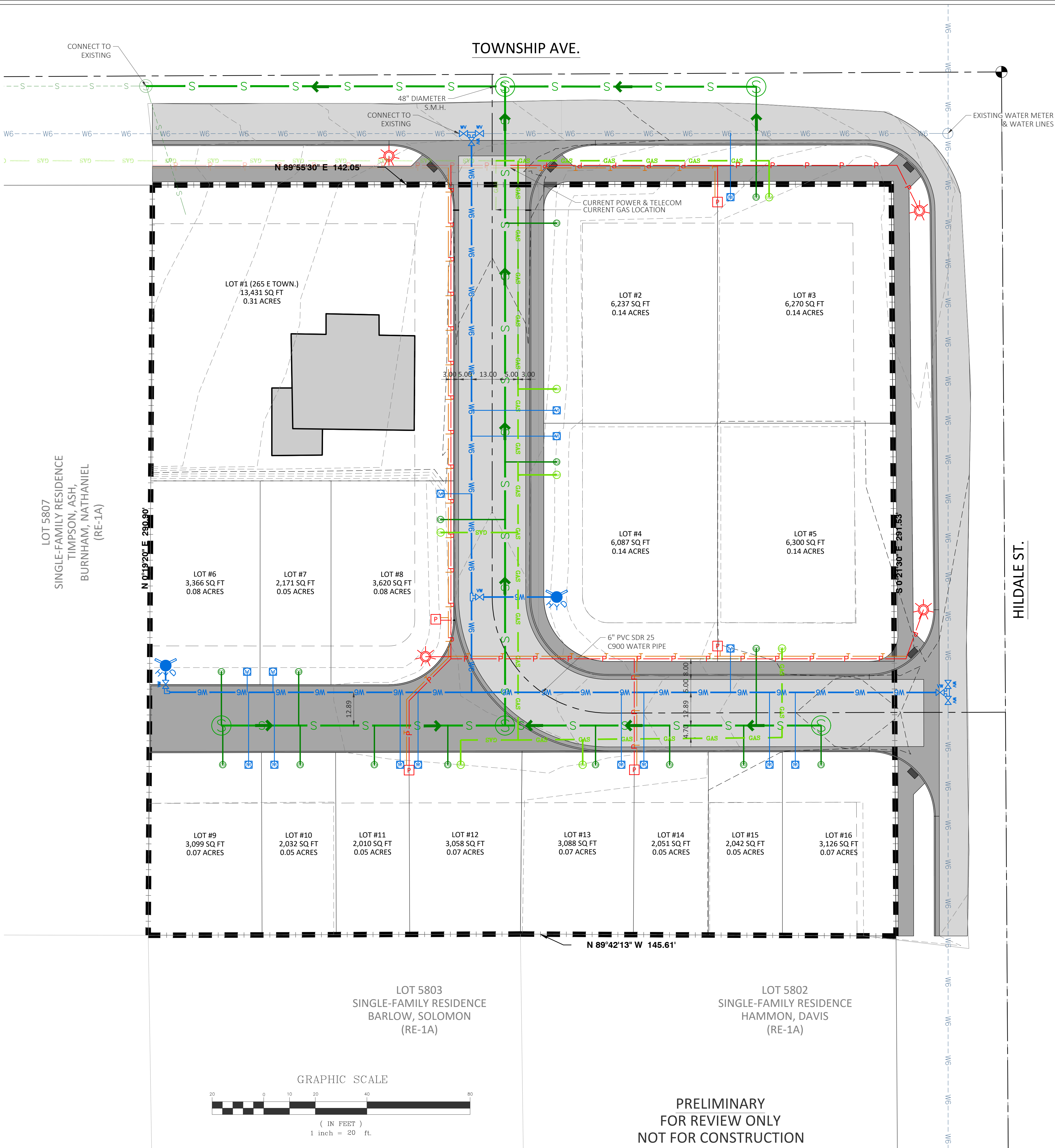
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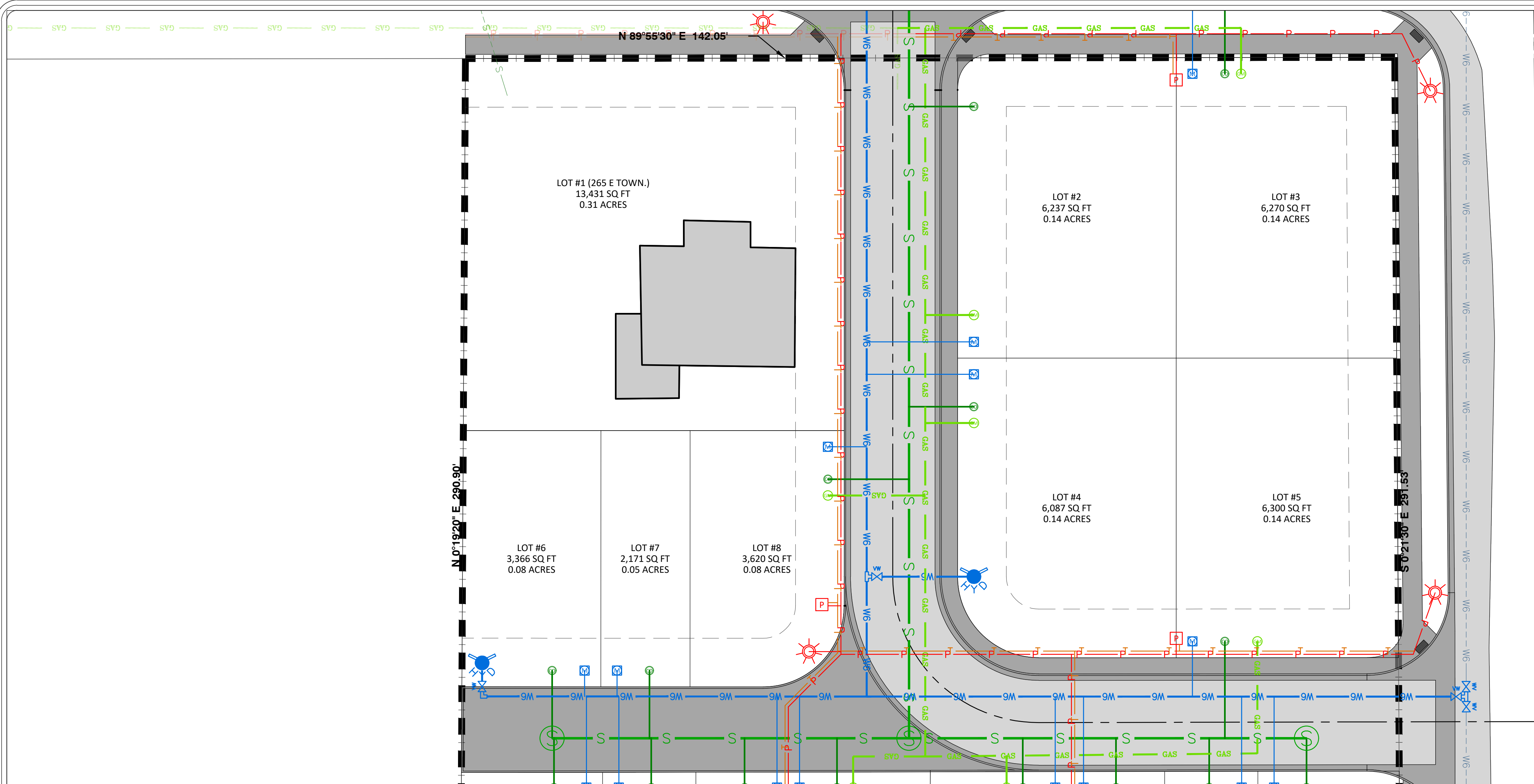
GRADING &
DRAINAGE
PLAN

C3.2

UTILITY PLAN NOTES

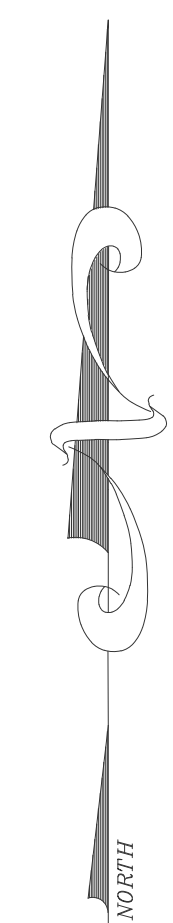
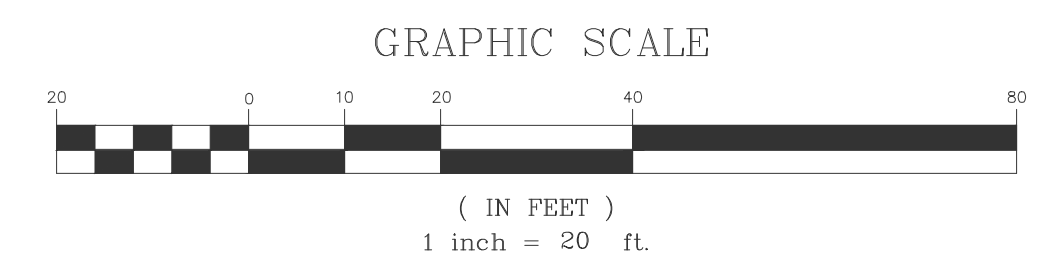
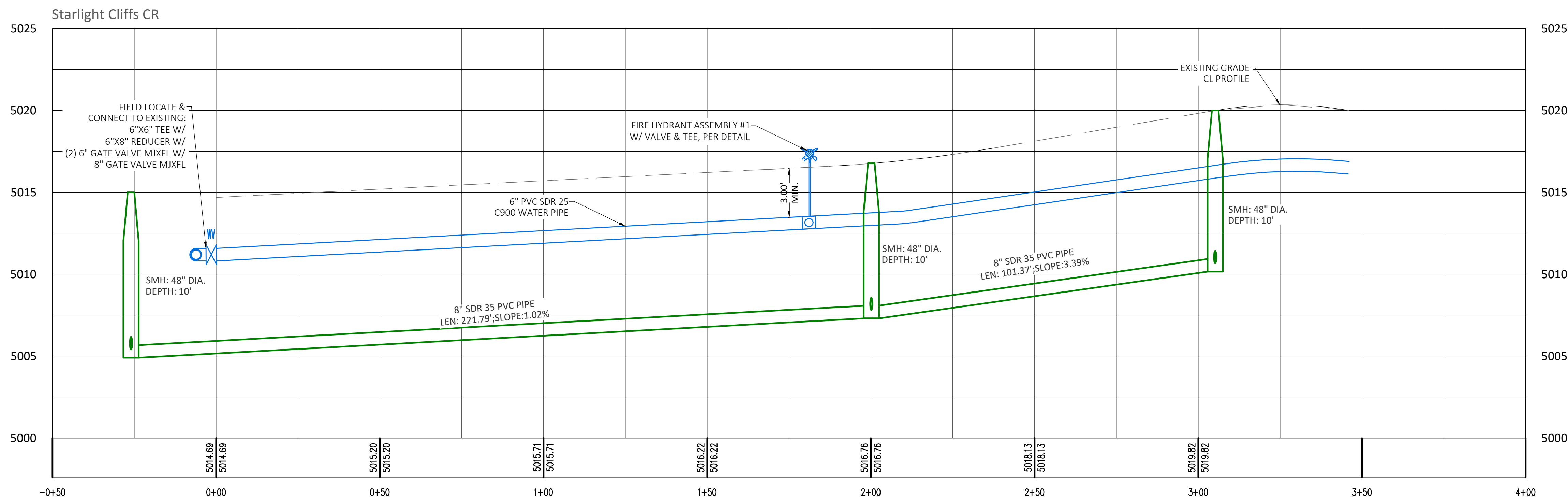
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION, AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES, WHETHER SHOWN ON THE PLAN OR NOT, OR AS INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE FAILURE OF THE CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO TOWN OF COLORADO CITY STANDARDS AND SPECIFICATIONS.
- COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
- INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE.
- NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-86, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 3' (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
- ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO TOWN OF COLORADO CITY STANDARDS AND SPECIFICATIONS.
- 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- INSTALL CONCRETE THRUST BLOCKS AND JOINT RESTRAINTS ON THE NEW PIPELINE. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. SEE DETAILS.
- ALL MANHOLES, VALVE BOXES, AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR PER TOWN OF COLORADO CITY STANDARDS / DETAILS.
- ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND PIPE INDICATOR.
- A VERTICAL DUAL CHECK VALVE IS REQUIRED ON THE SERVICE SIDE OF THE WATER METER.
- FIRE HYDRANTS SHALL BE KENNEDY MODEL K81D OR APPROVED EQUAL.
- MARKING TAPE SHALL BE INSTALLED IN THE TRENCH ALONG ALL UTILITY PIPELINES, CABLES, AND CONDUITS.
- NO COPPER PIPE, FITTINGS, OR METER SETTER YOKES AND NO PVC PIPE AND FITTINGS SHALL BE ALLOWED FOR USE IN WATER SERVICE LINES 2" OR SMALLER.
- 3/4" & 1" Ø WATER SERVICE LINES SHALL BE BLUE HDPE 200 PSI PRESSURE RATED, IPS-ID PIPE MEETING AWWA C901 AND ASTM D2239. 1-1/2" & 2" Ø WATER SERVICE LINES SHALL BE BLUE HDPE, 200 PSI PRESSURE RATED, CTS-OD TUBING MEETING AWWA C901 AND ASTM D2737. FITTINGS SHALL BE COMPRESSION TYPE WITH STAINLESS STEEL INSERTS.
- WATER SERVICE LINES SHALL BE CONTINUOUS TO THE WATER METER WITHOUT A METER YOKE.
- A CORP STOP IS REQUIRED ON THE SERVICE LINE AT THE WATER MAIN CONNECTION WITH A HDPE PIPE MARKER PLACED BY AND EXTENDED 2' ABOVE THE CORP STOP.
- ALL METER BOXES SHALL HAVE A WHITE INTERIOR. RINGS & COVERS FOR METER BOXES SHALL BE CAST IRON.
- MAIN SANITARY AND STORM SEWER LINE TESTING AND ACCEPTANCE, SHALL REQUIRE VIDEO INSPECTION.
- ALL GAS PIPE MATERIAL SHALL BE PLASTIC PIPE AND FITTINGS MEETING THE REQUIREMENTS OF ASTM D2513, HAVING A TEMPERATURE / HDB RATING OF CD, CE, CF, OR CG. THE PIPE SHALL BE EITHER UAC 2000 AS MANUFACTURED BY USPOLY CORPORATION, OR DRISCOPEX 6500 AS MANUFACTURED BY PERFORMANCE PIPE.
- THE FOLLOWING MINIMUM SEPARATION MUST BE MAINTAINED BETWEEN UTILITIES:
 - 10' HORIZONTAL SEPARATION BETWEEN GRAVITY SEWER MAINS AND WATER LINES;
 - WATER LINES MUST BE 2' HIGHER THAN GRAVITY SEWER LINES AT CROSSINGS; EXTRA PROTECTION SHALL BE PROVIDED PER MAG STANDARD 610.5 WHEN THE WATER LINE IS BELOW THE SEWER AND WHEN THE WATER AND SEWER MAIN DOES NOT MEET THE MINIMUM 2' VERTICAL SEPARATION REQUIREMENT.
 - 3' HORIZONTAL SEPARATION BETWEEN GAS MAINS AND POWER OR COMMUNICATION CABLES;
 - 5' HORIZONTAL SEPARATION BETWEEN POWER LINES AND WATER OR SEWER MAINS;
 - 1' HORIZONTAL AND 6" VERTICAL SEPARATION BETWEEN POWER LINES AND COMMUNICATION CABLES, WITH THE COMM. BEING HIGHER THAN THE POWER LINES;
- TRACER WIRE SHALL BE INSTALLED ON ALL WATER, GAS, AND RE-USE WATER PIPELINES AND ON PLASTIC CONDUITS FOR NON-METALLIC CABLES (SUCH AS FIBER). THE TRACER WIRE SHALL BE INSULATED, SOLID COPPER CABLE, NOT LESS THAN 14 GAUGE. IT SHALL BE INSTALLED BY BEING PULLED TIGHT ALONG THE BOTTOM OF THE PIPE OR CONDUIT. IT SHALL EXTEND UP TO ALL HYDRANTS, VALVES, AND PULL-BOXES. IT SHALL BE PIG-TAILED - NOT LOOPEDED.
- TRACER WIRE ENDS SHALL BE SPLICED TOGETHER WITH WIRE NUTS.
- CONTRACTOR SHALL PROVIDE HYDROSTATIC PRESSURE TESTING AND LEAKAGE TESTING OF THE COMPLETE NEW WATER DISTRIBUTION SYSTEM PER AWWA C605 FOR PVC AND MAG SECTION 611.2.2.
- CONTRACTOR SHALL DISINFECT COMPLETE NEW WATER DISTRIBUTION SYSTEM PER MAG SECTION 611.3, ENGINEERING BULLETIN NO. 8: DISINFECTION OF WATER SYSTEMS, OR ANSI/AWWA C651-14: DISINFECTING WATER MAINS.
- ALL WATER PIPE, FITTINGS, VALVES, FIRE HYDRANTS AND OTHER WATER SYSTEM APPURTENANCES SHALL CONFORM TO CURRENT AWWA, ANSI/NSF 61 STANDARDS.
- THE DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, ELECTRIC POWER, AND GAS UTILITIES SHALL BE IN ACCORDANCE WITH THE APWA, UTAH CHAPTER, MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, EXCEPT AS AMENDED BY THE TOWN OF COLORADO CITY MUNICIPAL CODE.





UTILITIES PLAN PROFILE

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



TCT ENGINEERING
1965 S HAWKIN ST, COLORADO CITY, AZ
TEL: (435) 619-4477
E-MAIL: tctimpson@tct.com

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

PROJECT NO:	
CAD DWG. FILE:	
DRAWN BY:	JLT
DESIGNED BY:	JLT
FIELD CREW:	
CHECKED BY:	
DATE:	1/26/2024

SHEET:
**CONCEPTUAL
UTILITIES
PLAN**

C4.2



11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | FAX 435.652.8416

February 28, 2024

Vance Barlow, Town Manager
Colorado City
P.O. Box 70
Colorado City, AZ 86021

RE: Starlight Cliffs Preliminary Plat and Conceptual Construction Plans – [Third Review](#).

Dear Mr. Barlow,

Sunrise Engineering has reviewed the preliminary plat and preliminary construction plans for the Starlight Cliffs development. Below are our comments related to this development. Second review comments are shown in [red](#). Third review comments are shown in [blue](#). [Only the construction drawings were provided for second check review.](#)

1. The subdivision map should clearly state that this is a "Preliminary Plat". [No subdivision map was provided for review. Done.](#)
2. The city has advised that a change of zone was recently approved for the subject property. The zoning of the subject property is R-2. Note 6 of Table 2.2.2 of the CCMC in relation to R-2 lot sizes states: "For Single-Family Attached uses within a common site, the minimum individual lot/dwelling unit size shall be 1,500 square feet." All proposed lot sizes meet the minimum 1,500 square foot minimum lot size. [It is assumed that the above referenced information has not changed on the subdivision map. No subdivision map was provided for review. Done.](#)
3. Comply with Section 153.036 "PRELIMINARY PLAT CONTENTS" of the CCMC. [No subdivision map was provided for review. Done.](#)
4. Section 153.038 of the CCMC requires that a statement as to the type of water facilities proposed appear on the preliminary plat. It shall be the responsibility of the subdivider to furnish the city such evidence as the city may require for satisfaction regarding facilities for supplying domestic water. A statement of water adequacy is required from the Arizona Department of Water Resources either for the proposed subdivision or for the water company (private or public) which will serve the subdivision pursuant to A.R.S. §45-108. The construction plans indicate that water will be provided to the subdivision. A will serve letter was not provided for review, therefore the city will need to verify that capacity exists to serve this subdivision. Additionally, no documentation from the Arizona Department of Water Resources was provided for review. [No subdivision map was provided for review. The city will need to verify that this subdivision complies with state requirements.](#)
5. CCMC Section 153.039 states that it shall be the responsibility of the subdivider to furnish the city water and sewer department such evidence as that department may require for its satisfaction as to the design and connection to the town sanitary sewage system. No documentation was provided for review verifying that capacity exists to serve this development. [The city will need to verify. The city will need to verify.](#)
6. CCMC Section 156.15B(2) requires streetlights to be installed at all intersections. None are shown on the plans. No electrical distribution systems are shown on the plans. [No electrical distribution plans were provided to verify. Streetlights are now shown at all intersections excepting the Hilldale](#)

and Township intersection. In discussion with Jay Timpson, a streetlight will be added at this location.

7. CCMC Section 153.037 requires a traffic study to be performed. No traffic study has been submitted for review. The traffic information provided on the preliminary plat does not constitute a traffic study. The city will need to determine if the traffic information provided is sufficient. The previous comment still holds true.
8. No phasing plan has been submitted for review. It is assumed that this development will be constructed in one phase. The previous comment still holds true.
9. A detail should be provided for the private shared driveway. It is unclear as to the width of the private shared driveway. It is common for such a road to terminate in a cul-de-sac so as to provide a proper turning radius for emergency and maintenance vehicles (trash). The city will need to determine if this private shared driveway requires a turn-around. Moreover, the proposed width of the private street does not meet the city's private street standard. (156.16 TYPICAL STREET CROSS-SECTIONS). The city will need to determine if a 28 foot wide ROW width is appropriate. No detail was provided for the private shared driveway. On Page C-1 the only street with dimensions shows the right-of-way to be 700 feet in width. This needs to be corrected. Again, the subdivision map has not been provided for review to verify street widths. In discussion with Jay Timpson, the developer will be asking the city to vary from this requirement.
10. Provide dimensions for all access drives and easements on the plans. Not done. No subdivision map provided for review. Done.
11. Identified easements also need to be dedicated for utilities. A 15 foot wide drainage and utility easement is required on each side of a right-of-way (CCMC Section 156.11). The city will need to determine if such easement requirements also applies to private streets. Unable to verify. No subdivision map provided for review. Done.
12. The city should be aware that the proposed lots are small; however, no common recreation area is being provided for recreational opportunities. The city needs to determine if this design is acceptable. Previous comment still holds true.
13. It is not common to have a one-way private drive accessway serving a development. In all likelihood, the private access drive will not function as a one-way drive, but a two-way drive. The city needs to be aware of this issue. If parking is allowed on this private drive (20 foot wide paved width) traffic flow and emergency vehicle access may be compromised. The private drive is now shown as a two-way street. The city needs to determine if this design and road width is acceptable. In discussion with Jay Timpson, the developer will be asking the city to vary from this requirement.
14. The lot layout exhibit seems to show that several existing improvements and possibly structures will be bisected by new lot lines. Lot lines should not bisect structures. The city will need to verify if lot lines are bisecting existing improvements and mitigate this issue. No subdivision map provided for review. Corrected and verified in conversation with Jay Timpson.
15. FEMA FIRM flood designation should be shown on the preliminary plat. No subdivision map provided for review. Done.
16. An HOA should be required for this development. No HOA documentation or CCRs have been provided for review. Not provided for review.
17. CCMC Section 156.18(F) requires that each development over two acres in size be designed with onsite storm water detention, be maintained with landscaping and native plants, and integrated into the overall design and layout of the development. The subject property is almost two acres in size. The city will need to determine if a detention basin is necessary. No detention basin is shown on the plans. The drainage study indicates that a detention basin will not be constructed.
18. The applicant should provide the following statement in the utility section notes: The design and construction of water, wastewater, electric and gas utilities shall be in accordance with the APWA

- (American Public Works Association), Utah Chapter, Manual of Standard Specifications and Manual of Standard Plans, except as amended by the CCMC. [Done](#).
19. Utility location and placement should comply with CCMC Section 156.24.
 20. Fire hydrant spacing should be checked with the city's spacing requirements or APWA requirements. It should also be checked whether another fire hydrant is necessary to serve the lots located on the private access drive. (Lots B4, C1-C3). [The city will need to verify](#). [Jay Timpson states that he has been working with the water department on hydrant spacing](#). [The water department will need to verify hydrant spacing](#).
 21. The utility plans do not show streetlights or spacing of streetlights. CCMC Section 156.15 requires the installation of streetlights at street intersections and generally at 300 foot maximum intervals on arterial streets. Streetlights and utility laterals serving the streetlights should be shown on the plans. [No electric distribution plans were provided for review](#). [Done](#), excepting the location at Township and Hilddale Streets, which [Jay Timpson states will be corrected on the plans](#).
 22. No drainage or geotechnical studies were provided for review. [None provided for second review](#). [A drainage study was provided for review](#). [The applicant should comply with the recommendations of the drainage study dated February 2024](#). [No geotechnical study was provided for review](#).
 23. Any public improvements should be constructed prior to map recordation; if not constructed prior, a performance bond must be submitted and accepted by the city. [The city will need to verify](#). [The city will need to verify](#).
 24. Why do street improvements on Township and Hilddale streets not extend the entire length of the subject property, but terminate at the access points into the subject property? The city will need to determine if such improvements should extend the entire length of the subject property. [Street improvements are now shown being extended to the end of the subject property on Township and Hilddale Streets](#). [Done](#).
 25. No electric, gas or telecommunication plans were included in the construction plans for review. [A gas distribution system is now shown on the plans](#). [Done](#).
 26. No landscape plans were provided for review. [None provided for the second check](#). [None provided for the third check](#).
 27. The provided traffic impact statement regarding the paved width of the private road and the provided detail do not match. [Corrected](#). [Done](#).
 28. The plans are not stamped by a registered civil engineer or surveyor. The plans should be stamped. [Not done](#). [Not done](#).

Please call me at (435) 233-0382 with any questions or comments.

Sincerely,



Brad Robbins
Planning Manager