



435-874-2323

435-874-2603

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## ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/mailing notice

For Office Use Only: **AUG 19 2025**

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

By: *Angelina*

Name: 285 N LLC (Caleb Williams & Henry Hammon) Telephone: 435.714.2066

Address: 285 N Homestead, Colorado City, AZ 86021 Fax No. \_\_\_\_\_

Agent (If Applicable): Caleb Williams Telephone: 435.714.2066

Email: calebwill37@gmail.com

Address/Location of Subject Property: 1160 North Canyon Street

Tax ID of Subject Property: HD-SHCR-10-13-A & HD-0-3-35-441 Existing Zone District: RA-1

**Proposed Zoning District and reason for the request** (Describe, use extra sheet if necessary)

Requesting R1-8 to build a few small homes with walkout basements.

**Submittal Requirements:** The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

**NOTE: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:00 p.m. The deadline date to submit the application is 10 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.**

\*\*\*\*\*

(OFFICE USE ONLY)

Date Received: \_\_\_\_\_ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



## Entity Information:

### ENTITY INFORMATION

Search Date and Time: 8/13/2025 4:32:17 PM

#### Entity Details

Entity Name:	285 NORTH, LLC	Entity ID:	23085080
Entity Type:	Domestic LLC	Entity Status:	Active
Formation Date:	5/11/2020	Reason for Status:	In Good Standing
Approval Date:	5/12/2020	Status Date:	5/11/2020
Original Incorporation Date:	5/11/2020	Life Period:	Perpetual
Business Type:	Real Estate and Rental and Leasing	Last Annual Report Filed:	
Domicile State:	Arizona	Annual Report Due Date:	
		Years Due:	
Original Publish Date:			

#### Statutory Agent Information

Name:	Henry Hammon	Appointed Status:	Active 5/12/2020
Attention:			
Address:	615 W. Wilkins Ave, COLORADO CITY, AZ 86021, USA		
Agent Last Updated:	5/12/2020	E-mail:	
Attention:		Mailing Address:	P.O. Box 815, COLORADO CITY, AZ 86021, USA
County:	Mohave		

#### Principal Information

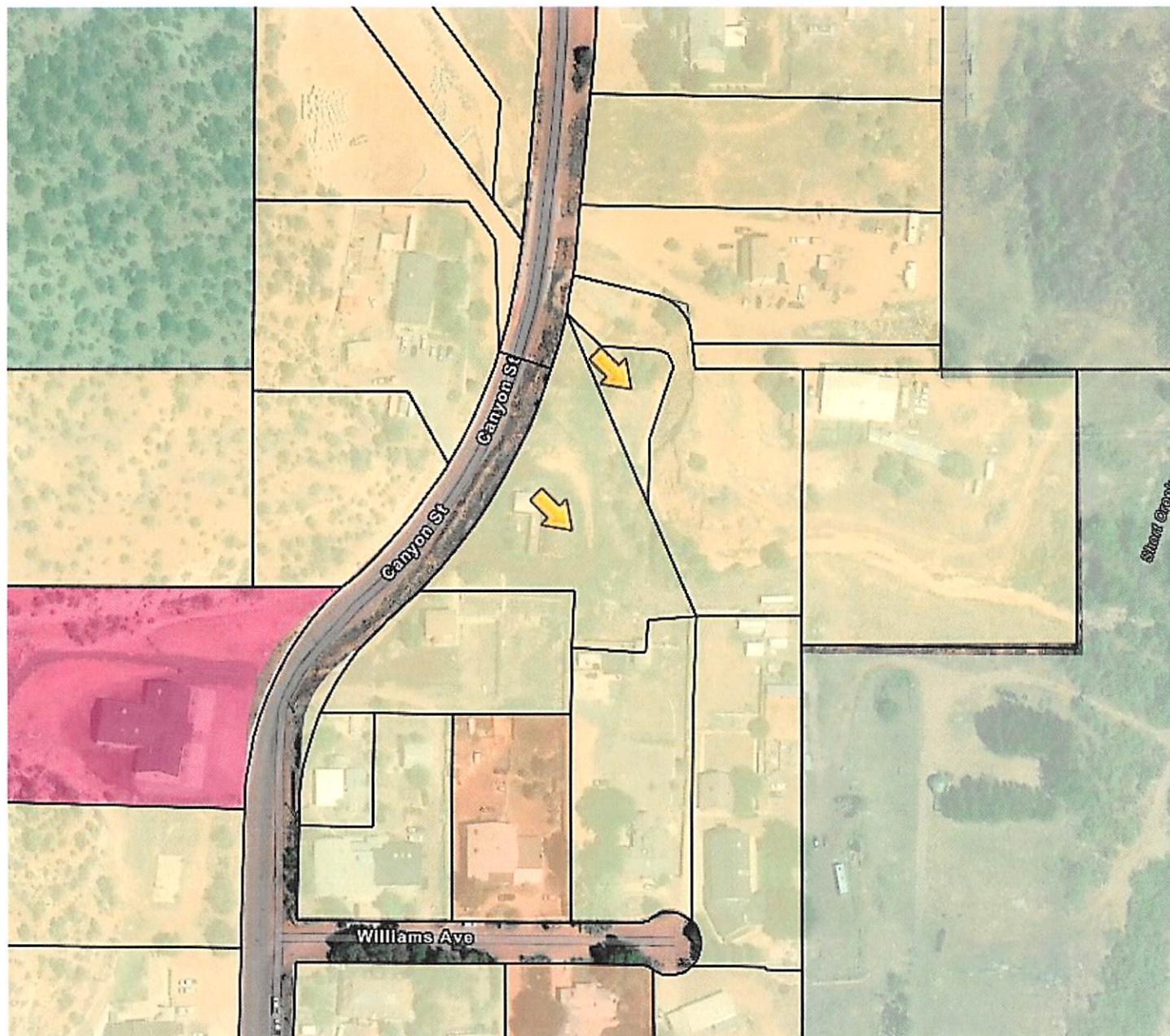
Title	Name	Attention	Address	Date of Taking Office	Last Updated
Member	Caleb Williams		285 North Homestead, COLORADO CITY, AZ, 86021, Mohave County, USA		5/12/2020
Member	Henry Hammon		285 North Homestead, COLORADO CITY, AZ, 86021, Mohave County, USA		5/12/2020

Page 1 of 1, records 1 to 2 of 2

#### Address

Attention: Henry Hammon	Address: 285 North Homestead, COLORADO CITY, AZ, 86021, USA	County: Mohave	Last Updated: 5/12/2020
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Legend

Municipal Boundary

Washington County Parcels

Zoning Viewer

Zoning Districts

A 40 - Agricultural 40

A 20 - Agricultural 20

A 10 - Agricultural 10

A 5 - Agricultural 5

RA 1 - Residential-agricultural 1

RA .5 - Residential-agricultural .5

R1-15 - Single-family residential 15

R1-10 - Single-family residential 10

R1-8 - Single-family residential 8

R1-6 - Single-family residential 6

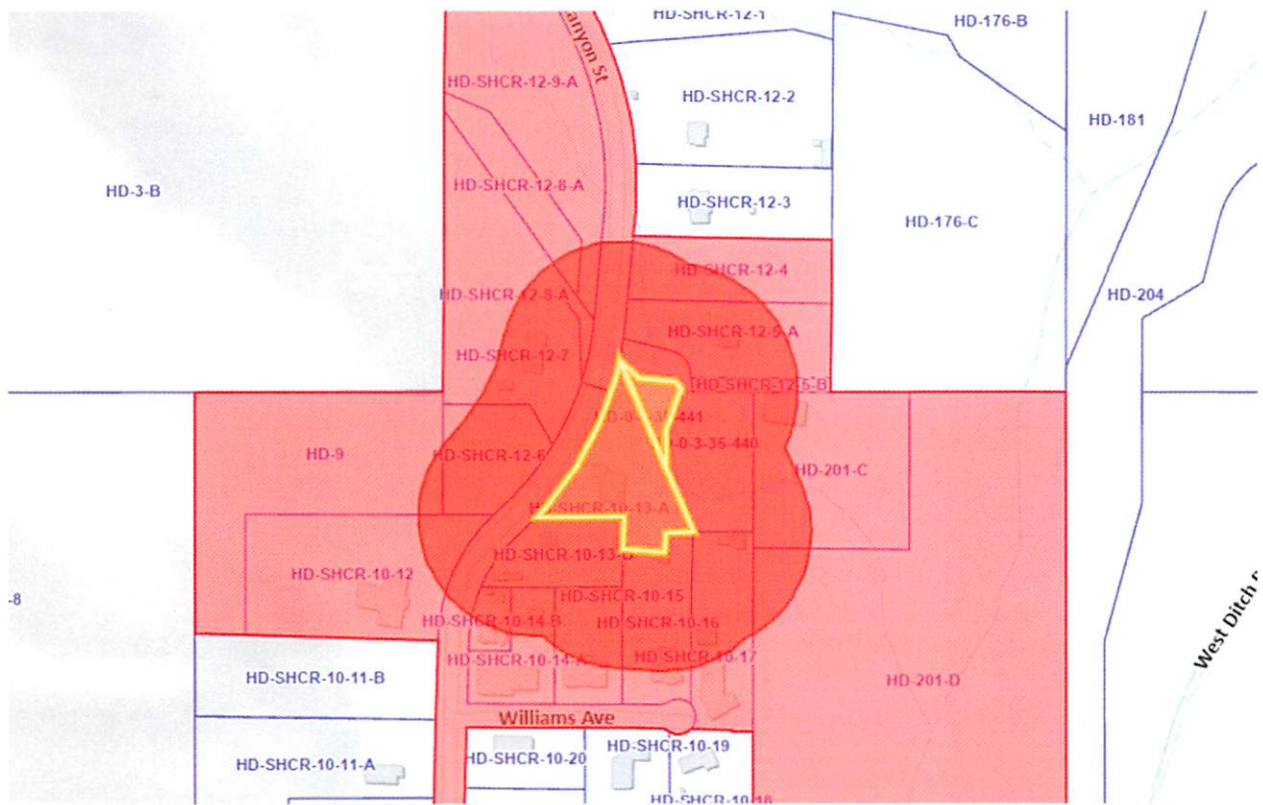
RM-1 - Multiple-family residential 1

RM-2 - Multiple-family residential 2

RM-3 - Multiple-family residential 3

MH/RV - Mobile home/RV park

Mailing List Map:



**Legal Description HD-SHCR-10-13-A:**

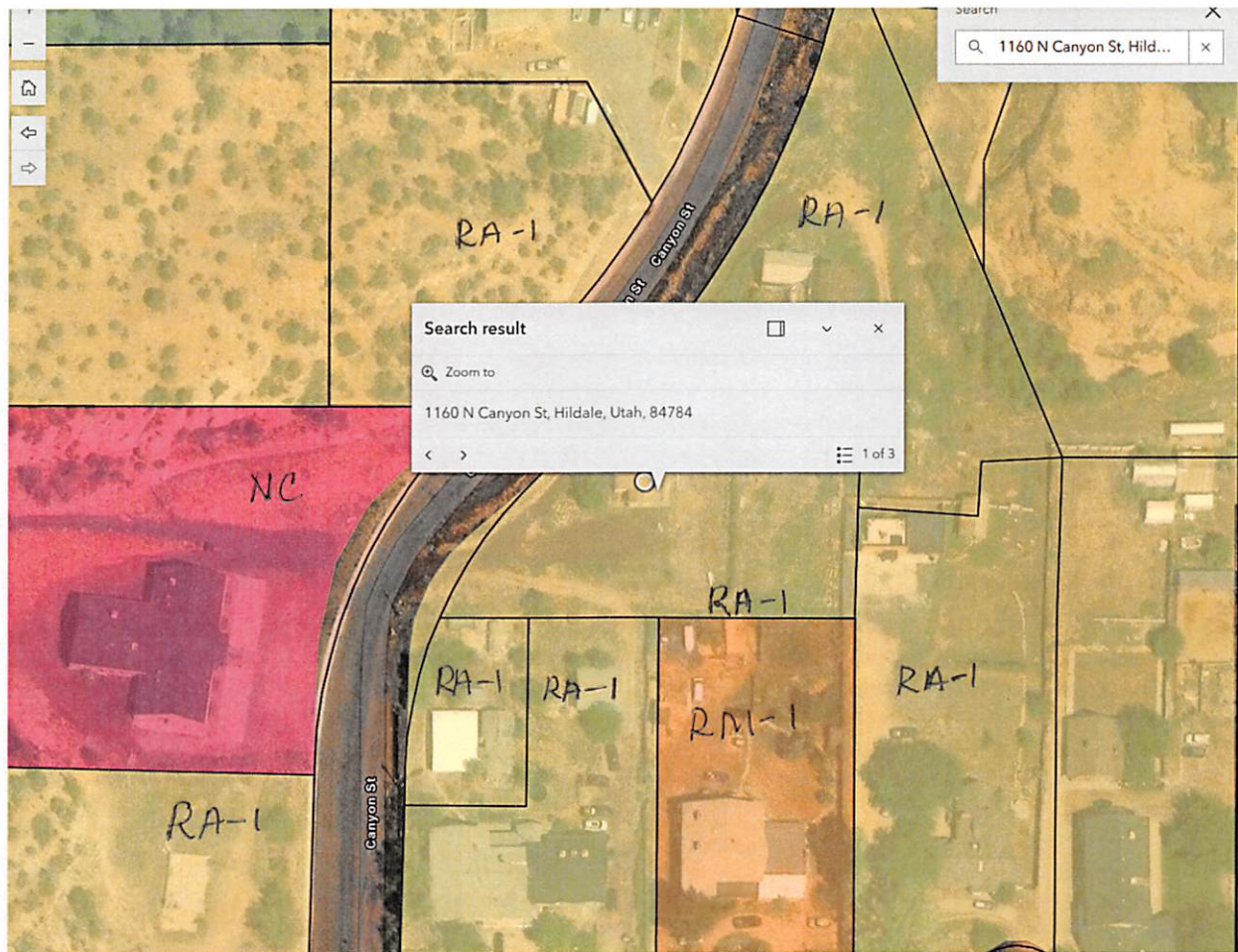
Subdivision: SHORT CREEK 10 2ND AMD & EXT (HD) Lot: 13 MORE PARTICULARLY DESCRIBED AS:  
LOT 13-A:

BEGINNING AT A POINT BEING S 89°57'35" E 199.74 FEET ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND S 0°00'00" E 266.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35, POINT BEING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF CANYON STREET, POINT ALSO BEING THE POINT OF CURVATURE OF A 683.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 46°13'41" W; AND RUNNING THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE 380.11 FEET THROUGH A CENTRAL ANGLE OF 31°53'13", TO THE NORTHERN MOST POINT OF SHORT CREEK SUBDIVISION #10 2ND AMENDED' AND EXTENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY; STATE OF UTAH: THENCE S 23°29'00" E 395.16 FEET ALONG SAID BOUNDARY, TO THE NORTHEAST CORNER OF LOT 16 OF SAID SHORT CREEK SUBDIVISION #10 2ND AMENDED AND EXTENDED; THENCE ALONG SAID LOT 16 THE FOLLOWING THREE (3) COURSES: (1) S 86°41'04" W 58.73 FEET, (2) THENCE S 3°43'29" W 39.14 FEET, (3) THENCE N 86°16'31" W 87.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 16: THENCE N 1°07'49" E 67.66 FEET; THENCE S 89°55'14" W 185.76 FEET, TO THE POINT OF BEGINNING. TOG W/ EASEMENT (DOCUMENT 20240014316)

**Legal Description HD-0-3-35-441:**

S: 26 T: 43S R: 10W S: 35 T: 43S R: 10W BEGINNING AT A POINT BEING S 89°57'35" E 374.91 FEET ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND N 0°00'00" E 65.63 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35, POINT BEING THE NORTHERN MOST POINT OF LOT 13 OF SHORT CREEK SUBDIVISION #10 2ND AMD & EXT, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 46°59'4" E 57.61 FEET; THENCE S 86°07'03" E 67.20 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 36.69 FEET THROUGH A CENTRAL ANGLE OF 105°06'25"; THENCE S 18°59'22" W 84.23 FEET; THENCE S 0°00'00" E 78.64 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 13; THENCE N 23°29'00" W 249.24 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.  
CONTAINS 9,927 SQ FT OR 0.23 ACRE MORE OR LESS (DOCUMENT 20240014318)





## CHAPTER 13 RESIDENTIAL ZONES

Sec 152-13-1 Purpose

Sec 152-13-2 Scope

Sec 152-13-3 Uses Allowed

Sec 152-13-4 Development Standards In Residential Zones

Sec 152-13-5 Regulations Of General Applicability

Sec 152-13-6 Regulations For Specific Uses

Sec 152-13-7 Special Regulations

Sec 152-13-8 Illustrations (Reserved)

### Sec 152-13-1 Purpose

See section 152-11-2 of this chapter.

### Sec 152-13-2 Scope

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

### Sec 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-13-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

**TABLE 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES**

<b>PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES</b>							
	<b>Zones</b>						
	<b>R1-15</b>	<b>R1-10</b>	<b>R1-8</b>	<b>RM-1</b>	<b>RM-2</b>	<b>RM-3</b>	<b>MH/RV</b>
<b>PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES</b>							
	<b>Zones</b>						
	<b>R1-15</b>	<b>R1-10</b>	<b>R1-8</b>	<b>RM-1</b>	<b>RM-2</b>	<b>RM-3</b>	<b>MH/RV</b>
<b>Agricultural uses:</b>							
Accessory building	P	P	P	P	P	P	P
Agricultural business	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N
Animals and fowl for recreation and family food production	P <sup>3/C</sup>	P <sup>3/C</sup>	P <sup>3</sup>	N	N	N	N
Stable, private	N	N	N	N	N	N	N
<b>Residential uses:</b>							
Assisted living facility	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N



Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental <sup>4</sup>	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P
Commercial uses:							
Agricultural sales and service	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N
Bed and breakfast, home (Less than or Equal to 2; Owner Occupied)	C	C	C	N	N	N	C
Bed and breakfast inn (Between 3 and 10)	C	C	C	N	N	N	C
Business equipment rental, services, and supplies	N	N	N	N	N	N	N
Camping Hosting Facility	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N
Family child daycare facility <sup>2</sup>	P	P	P	P	P	P	P
Licensed family child care <sup>2</sup>	C	C	C	C	C	C	C
Residential certificate child care <sup>2</sup>	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N



Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based <sup>2</sup>	P	P	P	P	P	P	P
Personal instruction service, home based <sup>2</sup>	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

Notes:

- (1) See chapter 46 of this chapter.
- (2) See chapter 42 of this chapter.
- (3) See section 152-37-15 of this chapter for permitted animals and fowl.
- (4) See licensing and operations requirements in title 11 of this code.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessary and customarily associated with and incidental and subordinate to such uses.

(1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.

(2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

(3) Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking and Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

**Sec 152-13-4 Development Standards In Residential Zones**

## DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3

## DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3

ot standards:

verage lot area <sup>2</sup>	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
inimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
inimum lot width and/or project ontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project 30 ft. unit	100 ft. project 30 ft. unit	200 ft. project 30 ft. unit
	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots

uilding standards:

aximum height, main building <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
aximum height, accessory building <sup>4</sup>	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
aximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
uilding coverage: See subsection 10- 7-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
istance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.

etback standards - front yard:

ny building <sup>5</sup>	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
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etback standards - rear yard:

ain building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
ccessory building, including private orage <sup>6</sup>	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.

etback standards - interior side yard:

ain building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
ccessory building, including private orage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

etback standards - street side yard:

ain building <sup>7</sup>	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
ccessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 152-13-7C of this chapter.
4. Except as otherwise permitted by subsection 152-13-7B of this chapter.
5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to 10 feet.

### ec 152-13-5 Regulations Of General Applicability

ne use and development of real property in residential zones shall conform to regulations of general applicability as set forth in the following  
apters of this chapter:

(a) Design and compatibility standards:

ee chapter 33 of this title.

(b) Landscaping and screening:

ee chapter 32 of this title.

(c) Motor vehicle access: