

SKETCH PLAN OF LOT #3208 SUBDIVISION

A RESIDENTIAL SUBDIVISION IN
THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 42 NORTH, RANGE 6 WEST, G&SRM,
COLORADO CITY, MOHAVE COUNTY, ARIZONA

STREET LAYOUT PLAN

LAND USE

EXISTING LAND USE:
SUBJECT PROPERTY CURRENTLY VACANT.

PROPOSED LAND USE:
ATTACHED SINGLE FAMILY RESIDENTIAL TOWN HOUSE BUILDING.

ZONING:
SUBJECT PROPERTY CURRENT ZONING IS SINGLE FAMILY RESIDENTIAL (R1).

TOTAL AREA:
LOT #3208: 15.00 AC (6.714 ACRES)

LAND USE SUMMARY TABLE

LAND USE	AREA (AC.)	# UNITS	AVERAGE LOT AREA (AC.)	MINIMUM LOT AREA (AC.)	MAXIMUM LOT AREA (AC.)
PROPOSED	15.00	1	15.00	15.00	15.00
TOTAL	15.00	1			

KEY NOTE LEGEND

- EXISTING ASPHALT PAVEMENT SURFACING, TO REMAIN
- 4" CONC. SIDEWALK 4" CONC. CY 4" AGG. BASE PER DETAIL S/C-1.1
- 8" TYPE "A" CURB & GUTTER W/ 8" BASE, PER DETAIL S/C-1.1
- ASH CURB RAMP, W/ DETECTABLE WARNING SURFACE, PER DETAIL S/C-1.1 & S/C-1.2
- EXISTING SUBGRADE SURFACING, TO REMAIN
- PROPOSED ASPHALT PAVEMENT SURFACING

CONTACT INFORMATION

OWNER:
NOLAN JESSOP
JESSOP PROPERTIES LLC
PO BOX 205
PARSHALL, ND 58770
(702) 802-8500

DEVELOPER:
NOLAN JESSOP
JESSOP PROPERTIES LLC
PO BOX 205
PARSHALL, ND 58770
(702) 802-8500

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1385 W. UTAH AVE., STE. 101
HILDALE, UT 84704

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
--- PROPOSED LOT LINE
--- STREET CENTERLINE
--- UTILITY & DRAINAGE SURVEY
--- PROPOSED BUILDING
--- EXISTING CURB & GUTTER
--- PROPOSED CURB & GUTTER
--- EXISTING CURB
--- EXISTING FENCE
--- PROPOSED CONCRETE SIDEWALK
--- PROPOSED ASPHALT PAVING
--- 10" INCH ASPHALT/OT
--- 10" INCH ASPHALT BASE
--- TRAFFIC CIRCULATION PATTERN
--- EXISTING TREE
--- EXISTING POWER POLE
--- W/ 6/11 WIRE

TCT ENGINEERING
1385 W. UTAH AVE., STE. 101
HILDALE, UT 84704
(801) 400-0000

PROPOSED LOT #3208 SUBDIVISION SKETCH PLAN
FOR JESSOP PROPERTIES LLC
LOT #3208, BLOCK 32, SHORT CREEK SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 31, T42N, R6W, G&SRM, COLOMADO CITY, AZ

REVISIONS

REV.	DATE	DESCRIPTION
1	01/11/2024	ISSUED FOR PERMIT
2	01/11/2024	ISSUED FOR PERMIT
3	01/11/2024	ISSUED FOR PERMIT
4	01/11/2024	ISSUED FOR PERMIT
5	01/11/2024	ISSUED FOR PERMIT
6	01/11/2024	ISSUED FOR PERMIT
7	01/11/2024	ISSUED FOR PERMIT
8	01/11/2024	ISSUED FOR PERMIT
9	01/11/2024	ISSUED FOR PERMIT
10	01/11/2024	ISSUED FOR PERMIT

STREET
LAYOUT
PLAN

C1

LOT #3204

LOT #3205

LOT #3204

ACADEMY AVE.
(80' PUBLIC R.O.W.)

STREET CENTERLINE

LOT #3201

LOT #3202

LOT #3201
SHORT CREEK
SUBDIVISION
404-53-206

DEVELOPMENT BOUNDARY
LOT #3208 (6.714 ACRES)
PN: 404-53-213
ZONING: R1
JESSOP PROPERTIES LLC

LOT #3202
SHORT CREEK
SUBDIVISION
404-53-207

LOT #3207
SHORT CREEK
SUBDIVISION
404-53-212

WILLOW ST.
(80' PUBLIC R.O.W.)

STREET CENTERLINE

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

GRAPHIC SCALE
(1" = 200')
2" = 400'

VICINITY MAP

