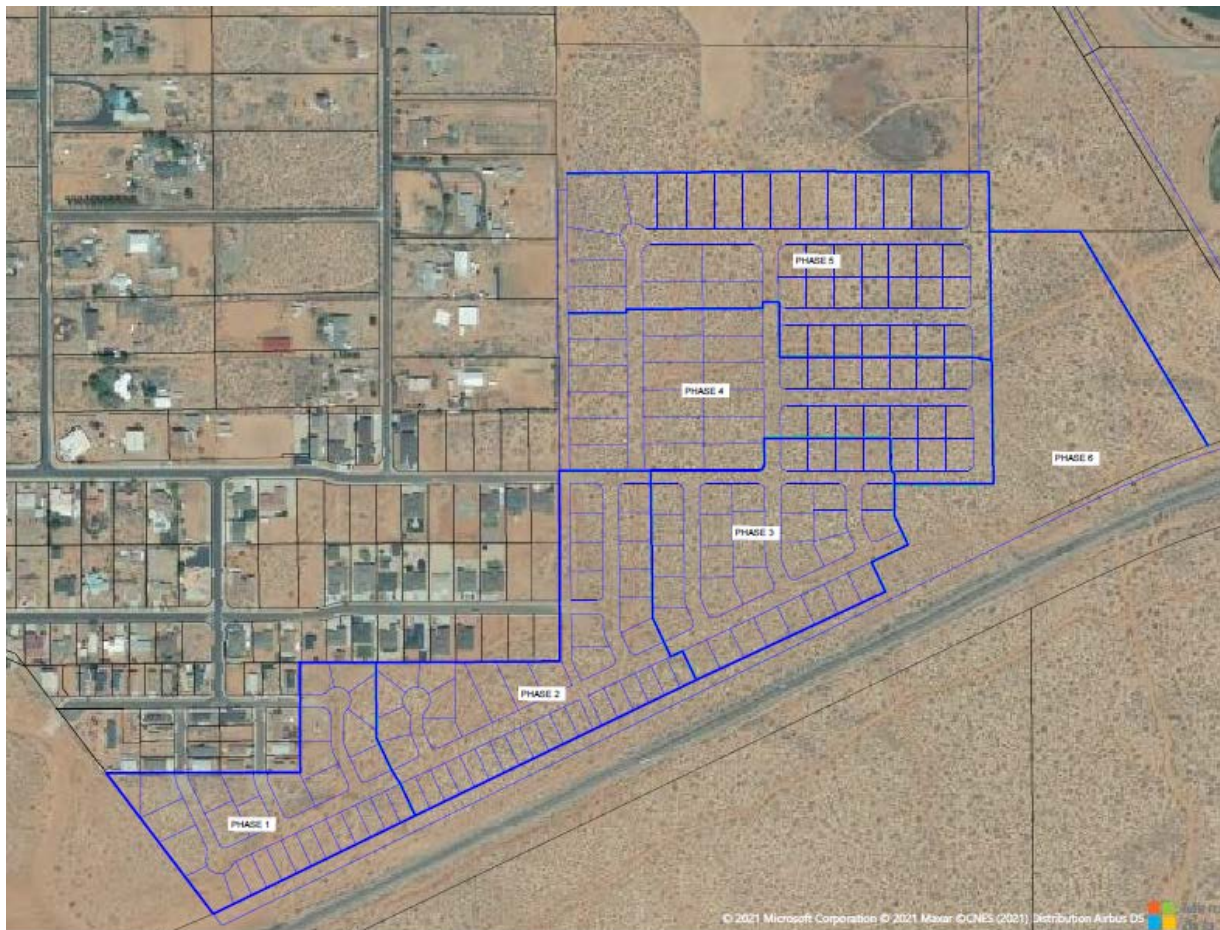


PUBLIC HEARING NOTICE
CITY OF PAGE CITY COUNCIL
AND
PLANNING & ZONING COMMISSION

Pursuant to A.R.S. 9-462.04, **NOTICE** is hereby given to the members of the City of Page City Council, Planning & Zoning Commission, and to the general public that the City of Page Planning & Zoning Commission will hold a Public Hearing on **February 1, 2022 at 5:30 P.M.**, and the City Council will hold a Public Hearing on **February 9, 2022 at 5:30 P.M.** and **BOTH** Public Hearings will be held in the **City Council Chambers located at City Hall at 697 Vista Avenue, Page, AZ**

The purpose of the Public Hearings is to gather information from the public and make a recommendation to the City Council regarding the following:

Amendment to the Zoning Map (Zone Change Request): ZON 22-001 – Colt Springs Subdivision Zone Change request from Planned Development (PD) Zoning to Small Lot Residential-2 (R-2) Zoning, for Phases 1-5 only. Phase six (6) to be rezoned at a future date at the request of the applicant. (Please see the Proposed Zone Change boundary map and Proposed Legal Description below):



Proposed Zone Change Boundary Map in Blue

Trout Land Development, LLC is seeking to rezone approximately 57.00 acres of land south and east of, and adjacent to, the Ranchettes and Mountainview subdivisions and Honey Draw Estates, and north of Highway 98 from Planned Development (PD) Zoning to Small Lot Residential-2 (R-2) Zoning, for Phases 1-5 only. Phase 6 is not a part of this zone change request, but it is planned to be rezoned at a future date to a different zoning district, based upon the outcome of Phases 1-5.

The Legal Description of the property involved in the Zone Change request involves a Portion of Sections 5 and 6 Township 40 North, Range 9 East, Gila and Salt River Base and Meridian, more particularly described as follows, Less Phase Six (6), which is NOT a part of this Zone Change request:

Commencing at the South $\frac{1}{4}$ Corner of Section 31, Township 41 North, Range 9 Gila and Salt River Base and Meridian; thence South $00^{\circ} 18' 41''$ East, 1888.02 feet, to the southwest corner of Parcel A of Page Corrals Plat, as recorder in Case 4, Map 7 of the Coconino County Recorder, Arizona and the POINT OF BEGINNING; thence, along the south line of said parcel, North $89^{\circ} 40' 37''$ East, 1299.66 feet, to the southwest corner of said parcel; thence, along the east line of said parcel, North $00^{\circ} 19' 09''$ West, 957.54 feet, to the southwest corner of Lot 2A, Block 222, as recorder on the record of Survey in Book 9, Page 72; thence, along the south line of said Lot, North $85^{\circ} 46' 17''$ East, 41.28 feet, to the westerly line of 60' Roadway and Utility Easement of Doland Sports Complex, as recorder in Case 4, Map 140 and the beginning of a non-tangential curve, thence, along said line and the curve to the left, 70.17 feet, having a radius of 530.00 feet; a central angle of $07^{\circ} 35' 08''$ and whose long chord bears South $26^{\circ} 50' 56''$ East, 70.12 feet, thence, South $30^{\circ} 38' 05''$ East, 1888.57 feet, to the northerly right of way of State Route 98 (as shown on ADOT right of way plan of the U.S. 160 Page Streets, Phase 1, 98 CN 295 H3595 01R S559-701) and the beginning of a non-tangent curve; thence, along said right of way and the curve to the left, 639.01 feet, having a radius of 2964.79 feet, a central angle of $12^{\circ} 20' 57''$ and whose long chord bears South $71^{\circ} 38' 00''$ West, 637.77 feet; thence South $64^{\circ} 22' 48''$ West, 151.39 feet; thence South $63^{\circ} 58' 56''$ West, 2917.12 feet, thence departing said right of way, North $37^{\circ} 15' 31''$ West, 590.26 feet, to the southwest corner of Mountain View Subdivision, as recorded on Instrument number 3451384; thence, along the south line of said subdivision, North $89^{\circ} 44' 00''$ East, 598.98 feet, to the southwest corner of said subdivision; thence, along the east line of said subdivision, North $00^{\circ} 11' 47''$ West, 337.91 feet, to the southwest corner of Gamella Cerchio Subdivision, as recorded on Instrument number 3554811; thence, along the south line of said subdivision, North $89^{\circ} 43' 39''$ East, 800.99 feet, to the southwest corner of said subdivision; thence, along the east line of said subdivision, North $00^{\circ} 17' 17''$ West, 587.00 feet, to the north right of way of Mustang Road; thence, continuing along said line and the east line of Ranchette Estates Unit 1, as recorded in Case 3, Map 160, North $00^{\circ} 18' 41''$ West, 864.38 feet, to the POINT OF BEGINNING; containing 81.19 acres (more or less), as shown on the attached Exhibit drawing, which is made a part hereof by this reference.

For more information about this requested Zone Change - Case #ZON 22-001, the Public Hearing(s), or those individuals interested in commenting may appear in person or may submit written comments through the following contact information:

Zach Montgomery, City Planning Director
City of Page Arizona
697 Vista Avenue
Page, AZ 86040
Phone: (928) 645-4261
Email: zmontgomery@pageaz.gov

Persons with disabilities who require special accommodations may contact Kim Larson, City Clerk at the above location or by calling (928) 645-4221 or Sue Kennedy, Deputy City Clerk at (928) 645-4220 at least 48 hours before the Public Hearing.

Please publish the above Public Notice one (1) time in the January 12, 2022, edition of the newspaper.

This Ad must be published in a "display ad" covering not less than one-eighth of a full page.

Zach Montgomery, City Planning Director

(928) 645-4262

zmontgomery@pageaz.gov