

**ORDINANCE NO. 714-23**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING DESIGNATION OF SIXTEEN (16) CITY OWNED PARCELS FROM THEIR CURRENT UNDEVELOPABLE AND VARIED ZONING DISTRICT DESIGNATIONS: TO SINGLE-FAMILY RESIDENTIAL (R1-8) ZONING FOR PARCELS 80112004A, 80112015V AND 80112016; AND TO SINGLE-FAMILY RESIDENTIAL (R1-5) ZONING FOR PARCEL 80218011F; AND TO COMMUNITY COMMERCIAL (C-2) ZONING FOR PARCELS 80115002N, 80115008B, 80115008E, 80101002L, 80101002M, 80101002N AND 80216013B; AND TO BUSINESS PARK (BP) ZONING FOR PARCELS 80210020D AND 80210020R; AND TO SERVICE COMMERCIAL (SC) ZONING FOR THE RODEO GROUNDS PARCELS 80209001, 80209002 AND 80209003.**

**WHEREAS, the City of Page Planning and Zoning Commission held a public hearing on Zoning Case No. ZON 23-003 on October 10, 2023, to consider amending the zoning designation of sixteen (16) total parcels, including two (2) from the Planned Development (PD) Zoning District; six (6) from the Planned Recreation Development (PRD) Zoning District; three (3) from the Planned Development Golf Course (PDGC) Zoning District; two (2) from the Planned Development Business Park (PDBP) Zoning District; and, three (3) Rodeo Grounds Parcels from the Future Development (FD) Zoning District; and**

**WHEREAS, due and proper notice of such public hearing before the City of Page Planning and Zoning Commission was given in the time, form, substance and manner provided by law; and**

**WHEREAS, the City of Page Planning and Zoning Commission has unanimously recommended the adoption of Zoning Case No. ZON 23-003 as aforesaid; and**

**WHEREAS, the Mayor and City Council have determined that the zoning district amendments conform to the City of Page General Plan, and after considering the individual property rights and personal liberties of the residents of the City, and the probable impact and cost savings of the proposed zoning on the cost to develop said parcels, by changing the zoning of these sixteen (16) parcels to make them readily available for development, desire to accept the recommendation of the City of Page Planning and Zoning Commission and rezone Parcel Numbers 80112004A, 80112015V and 80112016 to the Single-Family Residential (R1-8) Zoning District; and, Parcel Number 80218011F to the Single-Family Residential (R1-5) Zoning District; and, Parcel Numbers 80115002N, 80115008B, 80115008E, 80101002L, 80101002M, 80101002N and 80216013B to the Community Commercial (C-2) Zoning District; and, Parcel Numbers 80210020D and 80210020R to the Business Park (BP) Zoning District; and, the Rodeo Grounds Parcel Numbers 80209001, 80209002 and 80209003 to the Service Commercial (SC) Zoning District, which combined is approximately 712.59 acres(±), as more particularly described in Exhibits A, B and C.**

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:**

**Section 1. The Planned Development (PD) Zoning District designation of Parcel Numbers 80218011F and 80216013B which combined are approximately 291.41 acres (±), as more particularly described in Exhibit B, where Parcel 80218011F is hereby amended to the Single-Family Residential (R1-5) Zoning District designation, and where Parcel 80216013B is hereby amended to the Community Commercial (C-2) Zoning District designation.**

**Section 2. The Planned Recreation Development (PRD) Zoning District designation of Parcel Numbers 80112004A, 80112015V, 80112016, 80115002N, 80115008B and 80115008E, which combined are approximately 111.77 acres (±), as more particularly described in Exhibit A, where Parcels 80112004A, 80112015V and 80112016 are hereby amended to the Single-Family Residential (R1-8) Zoning District designation, and where Parcels 80115002N, 80115008B and 80115008E are hereby amended to the Community Commercial (C-2) Zoning District designation.**

Section 3. The Planned Development Golf Course (PDGC) Zoning District designation of Parcel Numbers 80101002L, 80101002M and 80101002N, which combined are approximately 5.73 acres (±), as more particularly described in Exhibit A, are hereby amended to the Community Commercial (C-2) Zoning District designation.

Section 4. The Planned Development Business Park (PDBP) Zoning District designation of Parcel Numbers 80210020D and 80210020R, which combined are approximately 273.79 acres (±), as more particularly described in Exhibit C, are hereby amended to the Business Park (BP) Zoning District designation.

Section 5. The Future Development (FD) Zoning District designation of the Rodeo Grounds Parcel Numbers 80209001, 80209002 and 80209003, which combined are approximately 29.89 acres (±), as more particularly described in Exhibit C, are hereby amended to the Service Commercial (SC) Zoning District designation.

Section 6. All development shall be in accordance with all relevant City Zoning, Subdivision, Building, Fire and Life Safety and Development codes.

Section 7. That the City of Page Zoning Map is hereby amended to reflect the zoning designation change.

Section 8. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, effective thirty (30) days from the adoption hereof.

Section 9. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 25<sup>th</sup> day of October, 2023, by the following vote:

Ayes	<u>6</u>
Nays	<u>0</u>
Abstentions	<u>0</u>
Absent	<u>1</u>

CITY OF PAGE

By Vice Mayor

ATTEST:

Jim Larson  
CITY CLERK

APPROVED AS TO FORM:

[Signature]  
CITY ATTORNEY



## **EXHIBIT A**

### **PARCEL NUMBERING AND REQUESTED ZONING AMENDMENTS**

1. Parcel #80112004A, 71.29 acres± from Planned Recreation Devel. (PRD) to Single-Family Residential (R1-8)
2. Parcel #80112015V, 8.84 acres± from Planned Recreation Devel. (PRD) to Single-Family Residential (R1-8)
3. Parcel #80112016, 15.01 acres± from Planned Recreation Devel. (PRD) to Single-Family Residential (R1-8)
4. Parcel #80115002N, 12.24 acres± from Planned Recreation Devel. (PRD) to Community Commercial (C-2)
5. Parcel #80115008B, 0.68 acres± from Planned Recreation Devel. (PRD) to Community Commercial (C-2)
6. Parcel #80115008E, 3.71 acres± from Planned Recreation Devel. (PRD) to Community Commercial (C-2)
7. Parcel #80101002L, 1.49 acres± from Planned Devel. Golf Course (PDGC) to Community Commercial (C-2)
8. Parcel #80101002M, 2.95 acres± from Planned Devel. Golf Course (PDGC) to Community Commercial (C-2)
9. Parcel #80101002N, 1.29 acres± from Planned Devel. Golf Course (PDGC) to Community Commercial (C-2)
10. Parcel #80218011F, 281.41 acres± from Planned Development (PD) to Single-Family Residential (R1-5)
11. Parcel #80216013B, 10.0 acres± from Planned Development (PD) to Community Commercial (C-2)
12. Parcel #80209001, 25.26 acres± from Future Devel. (FD) to Service Commercial (SC) \*
13. Parcel #80209002, 2.31 acres± from Future Devel. (FD) to Service Commercial (SC) \*
14. Parcel #80209003, 2.32 acres± from Future Devel. (FD) to Service Commercial (SC) \*
15. Parcel #80210020D, 10.0 acres± from Planned Devel. Business Park (PDBP) to Business Park (BP)
16. Parcel #80210020R, 263.79 acres± from Planned Devel. Business Park (PDBP) to Business Park (BP)

*\*(Parcels 12-14 are also requesting a Conditional Use Permit for Outdoor Entertainment with the Zone Change)*



**EXHIBIT A – (CONTINUED)**  
**MAP SHOWING PARCELS #1 THROUGH #9**

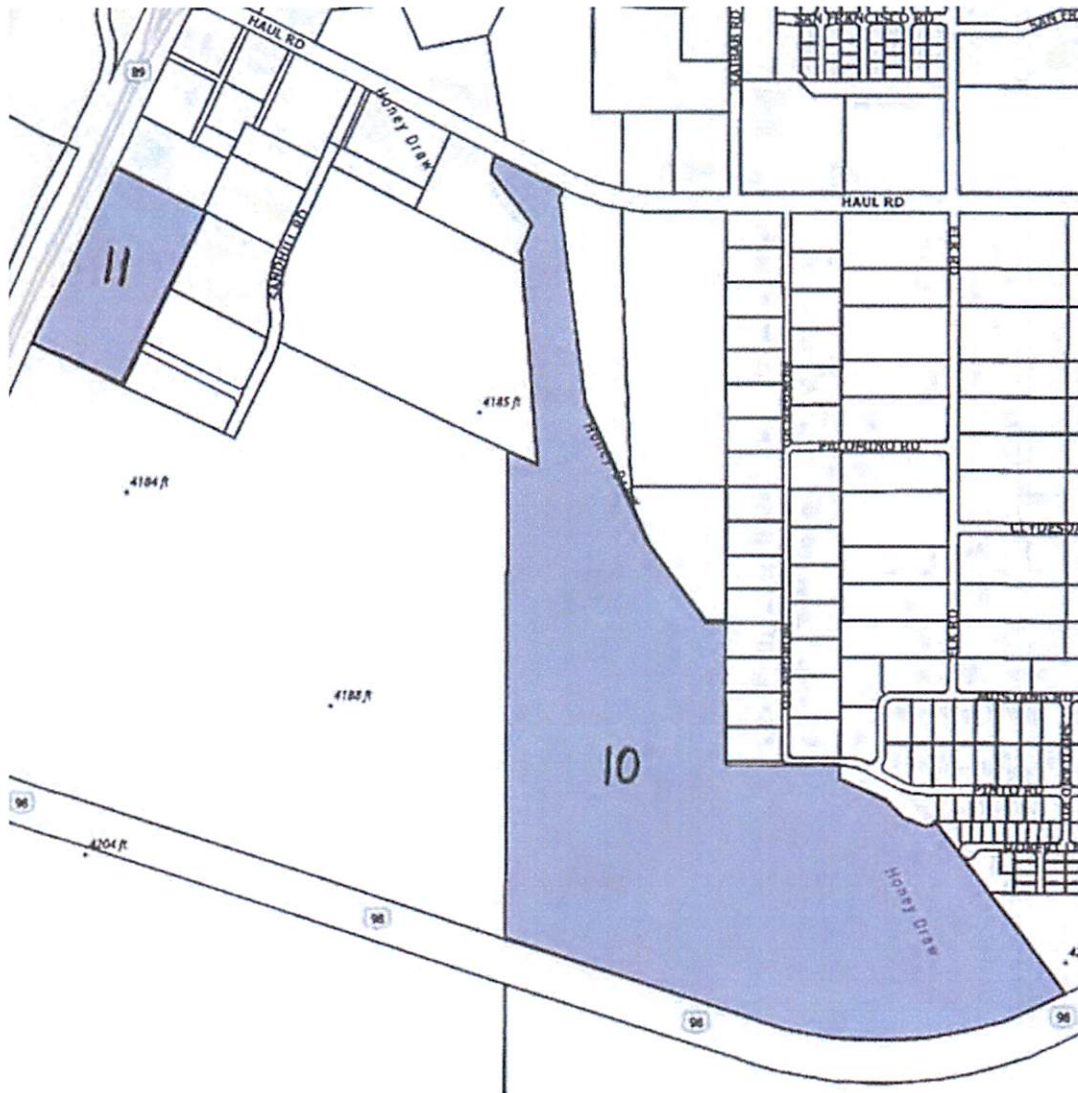


**EXHIBIT A – (CONTINUED)**  
**LEGAL DESCRIPTIONS FOR PARCELS #1 THROUGH #9**

1. Parcel #80112004A, 71.29 acres± from Planned Recreation Devel. (PRD) to Single-Family Residential (R1-8):  
*Subdivision: INDIGO RIDGE AM Block: 435 Tract: E FKA INST# 3576957 Sixteenth: SE Quarter: SW Section: 19 Township: 41N Range: 09E Sixteenth: NE Quarter: NW Section: 30 Township: 41N Range: 09E Sixteenth: SE Quarter: NW Section: 30 Township: 41N Range: 09E Sixteenth: SW Quarter: NE Section: 30 To... Additional Legal on File.*
2. Parcel #80112015V, 8.84 acres± from Planned Recreation Devel. (PRD) to Single-Family Residential (R1-8):  
*Subdivision: PAGE (BLOCK 48 TRACT A BLOCK 110 TRACT F) INST 3486525 Block: 436 Lot: 3 FKA INST# 3486525 Sixteenth: NE Quarter: SW Section: 19 Township: 41N Range: 09E Sixteenth: SE Quarter: SW Section: 19 Township: 41N Range: 09E.*
3. Parcel #80112016, 15.01 acres± from Planned Recreation Devel. (PRD) to Single-Family Residential (R1-8):  
*Subdivision: PAGE (BLOCK 435 TRACTS C E LOTS 1 3 BLOCK 436 TRACTS B AMENDED) INST 3576957 Block: 436 Lot: 1 FKA INST#3492424 Sixteenth: SE Quarter: SW Section: 19 Township: 41N Range: 09E Sixteenth: NW Quarter: NW Section: 30 Township: 41N Range: 09E Sixteenth: NE Quarter: NW Section: 30 Township: 41N Range: 09E.*
4. Parcel #80115002N, 12.24 acres± from Planned Recreation Devel. (PRD) to Community Commercial (C-2):  
*Subdivision: PAGE (BLOCK 429 LOT 2A TRACT A) INST 3062509 Block: 429 Lot: 2A AS REC IN C8M29 Sixteenth: SE Quarter: SE Section: 25 Township: 41N Range: 08E.*
5. Parcel #80115008B, 0.68 acres± from Planned Recreation Devel. (PRD) to Community Commercial (C-2):  
*Subdivision: PAGE (BLOCK 429 LOT 2A TRACT A) INST 3062509 Block: 429 Tract: A FKA C8M29 Sixteenth: SE Quarter: SE Section: 25 Township: 41N Range: 08E.*
6. Parcel #80115008E, 3.71 acres± from Planned Recreation Devel. (PRD) to Community Commercial (C-2):  
*Subdivision: PAGE (BLOCK 429 LOTS 1B1 1B2) INST 3356109 Block: 429 Lot: 1B2 FKA C9M91 Sixteenth: SE Quarter: SE Section: 25 Township: 41N Range: 08E.*
7. Parcel #80101002L, 1.49 acres± from Planned Devel. Golf Course (PDGC) to Community Commercial (C-2):  
*Subdivision: GOLF LINKS UNIT 1 Lot: 4 Sixteenth: NE Quarter: NE Section: 36 Township: 41N Range: 08E.*
8. Parcel #80101002M, 2.95 acres± from Planned Devel. Golf Course (PDGC) to Community Commercial (C-2):  
*Subdivision: GOLF LINKS UNIT 1 Lot: 5 Sixteenth: NE Quarter: NE Section: 36 Township: 41N Range: 08E.*
9. Parcel #80101002N, 1.29 acres± from Planned Devel. Golf Course (PDGC) to Community Commercial (C-2):  
*Subdivision: GOLF LINKS UNIT 1 Tract: A Sixteenth: NE Quarter: NE Section: 36 Township: 41N Range: 08E.*



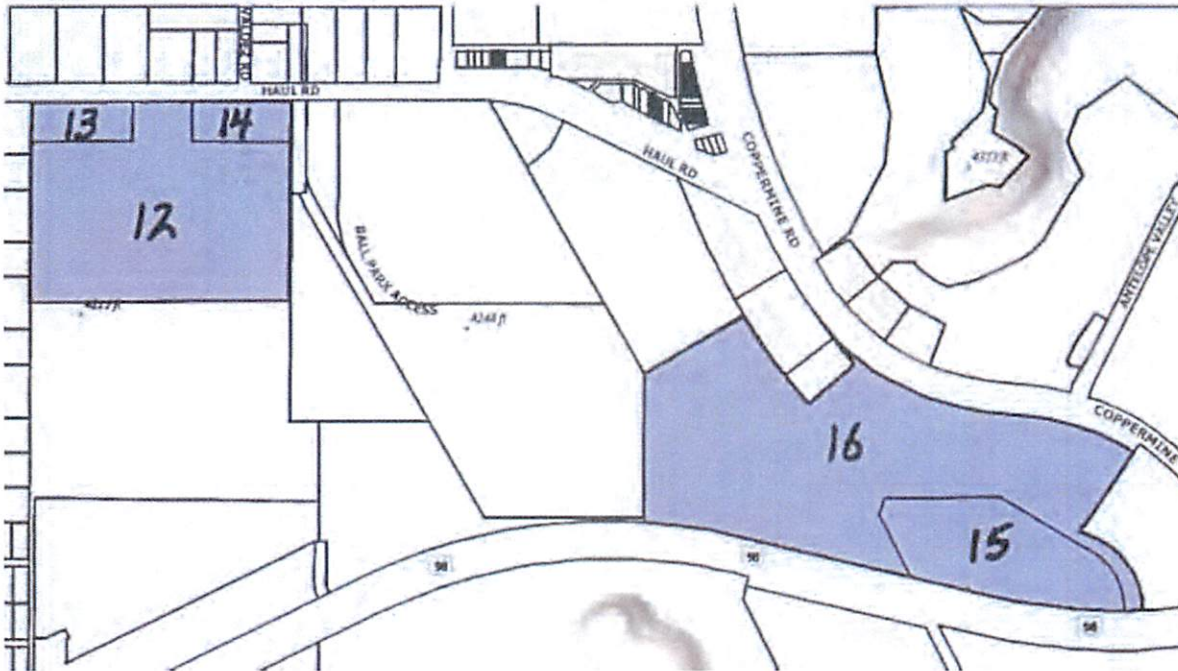
**EXHIBIT B**  
**MAP SHOWING PARCELS #10 AND #11**



**LEGAL DESCRIPTIONS FOR PARCELS #10 AND #11**

10. Parcel #80218011F, 281.41 acres± from Planned Development (PD) to Single-Family Residential (R1-5):  
*Sixteenth: NW Quarter: NW Section: 06 Township: 40N Range: 09E Sixteenth: SW Quarter: NW Section: 06  
 Township: 40N Range: 09E Sixteenth: NW Quarter: SW Section: 06 Township: 40N Range: 09E Sixteenth: SW  
 Quarter: SW Section: 01 Township: 40N Range: 08E Sixteenth: NE Quarter: SW Section: 06 Township: 40N Range:  
 09E Sixteenth: SW Quarter: SE Section: 06 Township: 40N Range: 09E Sixteenth: SE Quarter: SE Section: 06  
 Township: 40N Range: 09E Sixteenth: NE Quarter: SE Section: 06 Township: 40N Range: 09E Sixteenth: SE  
 Quarter: NE Section: 06 Township: 40N Range: 09E UNSUBDIVIDED POR OF SEC 6 LESS STATE HWY 98B  
 2143/271 ADOT (ASSESSOR'S DESC).*
11. Parcel #80216013B, 10.0 acres± from Planned Development (PD) to Community Commercial (C-2):  
*Subdivision: PAGE (BLOCK 275 LOT 4B) INST 3425908 Block: 275 Lot: 4B FKA 3377023 Sixteenth: NW Quarter:  
 NE Section: 01 Township: 40N Range: 08E.*

**EXHIBIT C**  
**MAP SHOWING PARCELS #12 THROUGH #16**



**LEGAL DESCRIPTIONS FOR PARCELS #12 THROUGH #16**

12. Parcel #80209001, 25.26 acres± from Future Devel. (FD) to Service Commercial (SC)w/Outdr Enter. CUP\*:  
Subdivision: PAGE CORRALS CASE 4 MAP 7 Lot: A Quarter: NE Section: 06 Township: 40N Range: 09E BEG NE COR SEC 6; TH S 17D23M W 489.86 FT; TH S 0D16M E 5.63 FT; TH S 89D39M W 499.81 FT TO POB; TH S 89D39M E 300 FT; TH S 0D16M E 201.82 FT; TH S 89D43M W 499.81 FT; TH S 0D16M E 800 FT; TH N 89D43M E ... Additional Legal on File.

13. Parcel #80209002, 2.31 acres± from Future Devel. (FD) to Service Commercial (SC) w/Outdr Enter. CUP\*:  
Subdivision: PAGE CORRALS CASE 4 MAP 7 Lot: B Sixteenth: NE Quarter: NE Section: 06 Township: 40N Range: 09E Sixteenth: NW Quarter: NE Section: 06 Township: 40N Range: 09E BEG NE COR SEC 6; TH S 17D23M W 489.86 FT; TH S 0D16M E 5.63 FT; TH S 89D39M W 799.81 FT TO POB; TH S 89D39M W 499.81 FT; TH ... Additional Legal on File.

14. Parcel #80209003, 2.32 acres± from Future Devel. (FD) to Service Commercial (SC) w/Outdr Enter. CUP\*:  
Subdivision: PAGE CORRALS CASE 4 MAP 7 Lot: C Sixteenth: NE Quarter: NE Section: 06 Township: 40N Range: 09E BEG NE COR SEC 6; TH S 17D23M W 489.86 FT; TH S 0D16M E 5.63 FT TO POB; TH S 89D39M W 499.81 FT; TH S 0D16M E 202.12 FT; TH N 89D43M E 499.81 FT; TH N 0D16M W 202.62 FT TO POB.

15. Parcel #80210020D, 10.0 acres± from Planned Development Business Park (PDBP) to Business Park (BP):  
Subdivision: PAGE (BLOCK 220 LOT 2) INST 3446509 Block: 220 Lot: 2 Sixteenth: NW Quarter: SE Section: 05 Township: 40N Range: 09E Sixteenth: NE Quarter: SE Section: 05 Township: 40N Range: 09E Sixteenth: SW Quarter: NE Section: 05 Township: 40N Range: 09E.

16. Parcel #80210020R, 263.79 acres± from Planned Development Business Park (PDBP) to Business Park (BP):  
Section: 05 Township: 40N Range: 09E UNSUBDIVIDED AREA.

END