

ORDINANCE NO. 14-780

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, TERMINATING A CONDITIONAL USE PERMIT ON YAVAPAI COUNTY ASSESSOR'S PARCEL NUMBER 306-29-025B TO OPERATE A BED & BREAKFAST IN THE "SR-1" (SINGLE FAMILY RESIDENTIAL - 1 ACRE MINIMUM) ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY

WHEREAS, the Mayor and Common Council of the Town of Chino Valley approved Ordinance No. 04-590 on October 14, 2004 granting a Conditional Use Permit on Yavapai County Assessor's Parcel Number 306-29-025B (the "Property") to operate a Bed & Breakfast in the "SR-1" (Single Family Residential – 1 acre minimum) zoning district; and

WHEREAS, the owner of the Property no longer wishes to operate a Bed & Breakfast on the Property and has filed a written request with the Development Services Department to terminate the Conditional Use Permit; and

WHEREAS, the Town Council finds that the Town's interests would not be impaired by terminating the Conditional Use Permit;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. In General.

The Conditional Use Permit to operate a Bed & Breakfast in the "SR-1" (Single Family Residential – 1 Acre Minimum) zoning district, granted and issued pursuant to Ordinance No. 04-590 for Yavapai County Assessor's Parcel Number 306-29-025B, as legally described in Exhibit A and depicted in Exhibit B, which exhibits are attached hereto and incorporated herein by this reference, is hereby terminated and said Bed & Breakfast Use shall no longer be permitted on this Property.

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section 3. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 11th day of February, 2014 by the following vote:

AYES: 6
NAYS: 0

ABSENT: 1
ABSTAINED: 0

APPROVED this 11th day of February, 2014.

Chris Marley, Mayor

ATTEST:

Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:

Curtis, Goodwin, Sullivan, Udall & Schwab, PLC
Town Attorneys
By: Phyllis L.N. Smiley

The following exhibits are attached hereto and incorporated herein:

1. Legal Description
2. Site Depiction

EXHIBIT "A"

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, MONUMENTED WITH A TOWN OF CHINO VALLEY BRASS CAP;

THENCE SOUTH 00 DEGREES, 47 MINUTES, 09 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 18.00 FEET;

THENCE NORTH 89 DEGREES, 37 MINUTES, 00 SECONDS EAST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES, 37 MINUTES, 00 SECONDS EAST, A DISTANCE OF 159.05 FEET;

THENCE SOUTH 00 DEGREES, 47 MINUTES, 09 SECONDS EAST, A DISTANCE OF 228.07 FEET;

THENCE SOUTH 89 DEGREES, 37 MINUTES, 00 SECONDS WEST, A DISTANCE OF 159.05 FEET;

THENCE NORTH 00 DEGREES, 47 MINUTES, 09 SECONDS WEST, A DISTANCE OF 228.07 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AS RESERVED FROM SAID LAND.

READ AND APPROVED



DATE 7-2-13

306-29-025B Teapot Inn CUP Extinguishment



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and the GIS UserCommunity



Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

