

RESOLUTION NO. 18-1120

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY, AMENDING THE TOWN OF CHINO VALLEY GENERAL PLAN REGARDING THE LAND-USE DESIGNATION FOR APPROXIMATELY 9.49 ACRES LOCATED APPROXIMATELY .25 MILES WEST OF THE NORTHWEST CORNER OF NORTH ROAD 1 WEST AND WEST ROAD 4 NORTH, AT 1460 WEST ROAD 4 NORTH, FROM MEDIUM DENSITY RESIDENTIAL LAND-USE DESIGNATION TO COMMERCIAL/MULTI- FAMILY RESIDENTIAL LAND-USE DESIGNATION.

WHEREAS, the Town of Chino Valley General Plan (the “General Plan”) was adopted by the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) on May 13, 2014, and ratified by the voters on November 4, 2014; and

WHEREAS, the Town Council desires to amend the General Plan to change the land-use designation for approximately 9.49 acres of real property generally located approximately .25 miles west of the northwest corner of North Road 1 West and West Road 4 North, at 1460 West Road 4 North, from Medium Density Residential land-use designation to Commercial/ Multi-Family Residential land-use designation (the “General Plan Amendment”); and

WHEREAS, pursuant to ARIZ. REV STAT. § 9-461.06 and the General Plan, the Town of Chino Valley (the “Town”) has consulted with, advised and provided the opportunity for public comment on the General Plan Amendment; and

WHEREAS, all due and proper notice of the public hearings on the General Plan Amendment held before the Town of Chino Valley Planning Commission (the “Commission”) and the City Council was given in the time, form and substance provided by ARIZ. REV STAT. § 9-461.06; and

WHEREAS, pursuant to the General Plan, the Commission held a public hearing on the proposed General Plan Amendment on May 1, 2018, after which the Commission recommended approval by a vote of 7-0; and

WHEREAS, pursuant to the General Plan, the Town Council held a public hearing on the proposed General Plan Amendment in the City Council Chambers on May 22, 2018.

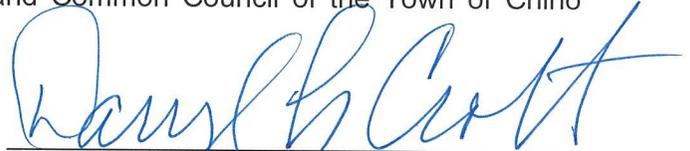
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, County of Yavapai, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The General Plan is hereby amended to change the land-use designation for approximately 9.49 acres of real property generally located approximately .25 miles west of the northwest corner of North Road 1 West and West Road 4 North, at 1460 West Road 4 North, as depicted on Exhibit A and described on Exhibit B, both attached hereto and incorporated herein by reference, from Medium Density Residential land-use designation to Commercial/ Multi- Family Residential land use designation.

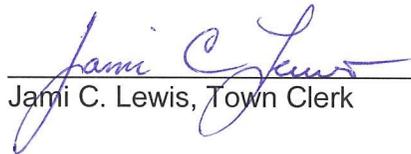
SECTION 3. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22nd day of May, 2018.



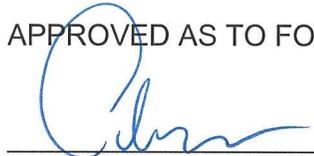
Darryl L. Croft, Mayor

ATTEST:



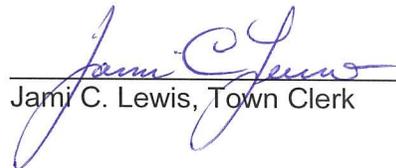
Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:



Andrew J. McGuire, Town Attorney
Gust Rosenfeld P.L.C.

I hereby certify the above foregoing Resolution No. 18-1120 was duly passed by the Council of the Town of Chino Valley, Arizona, at a special meeting held on May 22, 2018 and that quorum was present thereat and that the vote thereon was 6 ayes and 0 nays and 0 abstentions. 1 Council members were absent or excused.



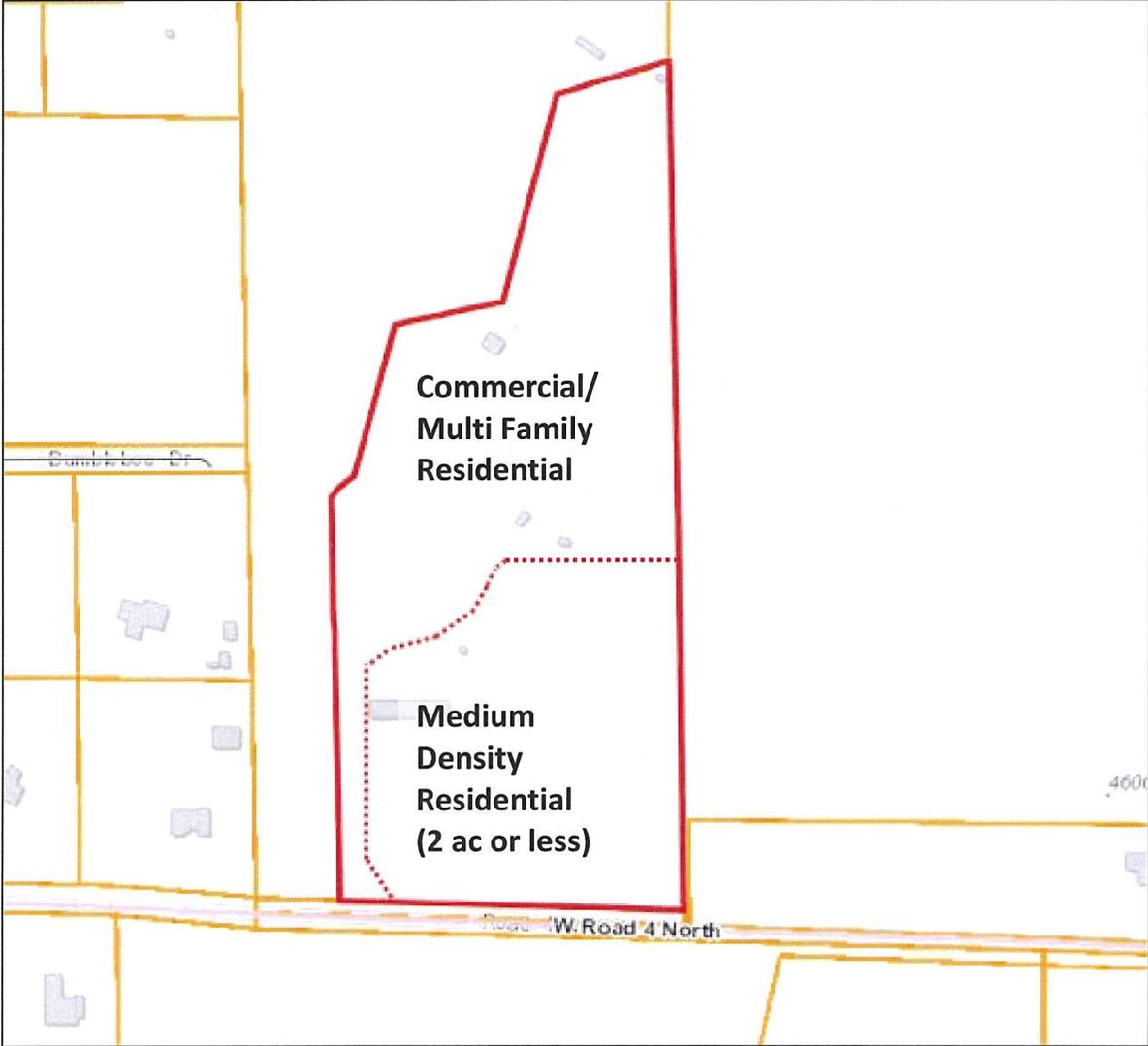
Jami C. Lewis, Town Clerk

EXHIBIT A
TO
RESOLUTION NO. 18-1120

[General Plan Exhibit]

See following pages.

EXHIBIT A



— Subject Property

Resolution-18-1120: JC Estates_Cordovana

Applicant: La Vacara Trust

Request: Request for Minor General Plan Amendment to change the land use designation of approximately 9.49 of 15.9 acres of real property generally located at 1460 West Road 4 North from Medium Density Residential land use designation to Commercial/ Multi- Family Residential land use designation.

Location: 1460 West Road 4 North, Chino Valley, AZ 86323



Not to Scale

EXHIBIT B
TO
RESOLUTION NO. 18-1120

[Legal Description]

See following pages.

APN: 306-05-031V Medium Density Residential Land Use Designation

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 0°36'33" WEST AND ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 25.03 FEET;

THENCE SOUTH 87°39'03" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 252.77 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL,

THENCE NORTH 38°11'14" WEST, A DISTANCE OF 44.99 FEET,

THENCE NORTH 0°10'23" WEST, A DISTANCE OF 391.18 FEET;

THENCE NORTH 75°03'55" EAST, A DISTANCE OF 123.26 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 105.00 FEET AND WHOSE CENTER BEARS NORTH 12°47'59" WEST FROM THE LAST DESCRIBED POINT;

THENCE NORTHEASTLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°44'01", AN ARC LENGTH OF 129.63 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 88°49'25" EAST, A DISTANCE OF 326.38 FEET;

THENCE SOUTH 1°10'34" EAST, A DISTANCE OF 576.59 FEET;

THENCE NORTH 87°39'03" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 509.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 279,832 SQUARE FEET OR 6.424 ACRES, MORE OR LESS

APN: 306-05-031V Commercial/ Multi-Family Residential Land Use Designation

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 0°36'33" WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 25.03 FEET;

THENCE SOUTH 87°39'03" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 152.10 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL,

THENCE NORTH 0°36'33" WEST, A DISTANCE OF 724.23 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 162.19 FEET AND WHOSE CENTER BEARS SOUTH 49°40'11" EAST FROM THE LAST DESCRIBED POINT;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°12'50", AND ARC LENGTH OF 54.39 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 15°23'45" EAST, A DISTANCE OF 269.77 FEET;

THENCE NORTH 0°36'33" WEST, A DISTANCE OF 314.50 FEET TO A POINT OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 893.68 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°07'12", AN ARC LENGTH OF 79.86 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 88°51'38" EAST, A DISTANCE OF 271.62 FEET;

THENCE NORTH 1°02'58" EAST, A DISTANCE OF 175.37 FEET;

THENCE SOUTH 88°51'24" EAST, A DISTANCE OF 197.51 FEET;

THENCE SOUTH 1°10'34" EAST, A DISTANCE OF 1028.13 FEET;

THENCE SOUTH 88°49'25" WEST, A DISTANCE OF 326.38 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 105.00 FEET AND WHOSE CENTER BEARS NORTH 83°32'00" WEST FROM THE LAST DESCRIBED POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $70^{\circ}44'01''$, AN ARC LENGTH OF 129.63 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH $75^{\circ}03'55''$ WEST, A DISTANCE OF 123.26 FEET;

THENCE SOUTH $0^{\circ}10'23''$ EAST, A DISTANCE OF 391.18 FEET;

THENCE SOUTH $38^{\circ}11'14''$ EAST, A DISTANCE OF 44.99 FEET;

THENCE NORTH $87^{\circ}39'03''$ WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ROAD 4 NORTH AS DESCRIBED IN BOOK 3407, PAGE 77, YAVAPAI COUNTY, RECORDER A DISTANCE OF 100.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 545,102 SQUARE FEET OR 12.514 ACRES, MORE OR LESS.