

ORDINANCE NO. 18-851

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A CHANGE OF ZONING AND AMENDMENT TO THE OFFICIAL ZONING MAP FOR APPROXIMATELY 15.87 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 150 FEET EAST OF THE SOUTHEAST CORNER OF EAST PERKINSVILLE ROAD AND SALIDA DEL SOL, AT 1821 EAST PERKINSVILLE ROAD, FROM 15.87 ACRES OF AR-5 (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) TO REZONE 8.7 ACRES OF THE 15.87 ACRE SITE TO SR-1 (SINGLE FAMILY RESIDENTIAL – 1 ACRE MINIMUM), ZONING DISTRICT.

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) desires to amend the Town of Chino Valley Official Zoning Map for a ±15.87 acre parcel zoned AR-5 (Agricultural Residential – 5 acre minimum) to rezone 8.7 acres of the 15.87 acre site to SR-1 (Single Family Residential – 1 acre minimum); and

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Chino Valley General Plan and any applicable specific area plan, neighborhood plan, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, the Planning and Zoning Commission recommends approval of the rezoning; and

WHEREAS, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance,

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

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

Section 2. The Official Zoning Map is hereby amended for property consisting of approximately 15.87 acres, described in Exhibit 1 and as shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by this reference, to rezone 8.7 acres of the 15.87 acre site from AR-5 (Agricultural Residential – 5 acre minimum) to SR-1 (Single Family Residential – 1 acre minimum) zoning district.

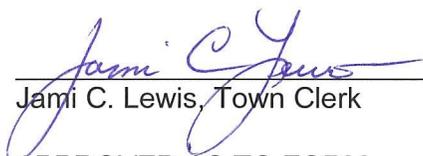
Section 3. The Property described in Section 2 above shall be used and developed in accordance with the Town of Chino Valley Unified Development Ordinance.

Section 4. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 24th day of July, 2018 by the following vote:


Darryl L. Croft, Mayor

ATTEST:


Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:


Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 18-851 was duly passed by the Council of the Town of Chino Valley, Arizona, at a special meeting held on July 24, 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.

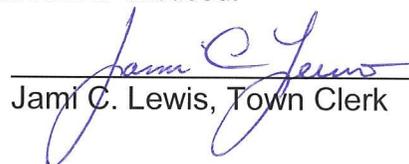

Jami C. Lewis, Town Clerk

EXHIBIT 1
TO
ORDINANCE NO. 18-851

[Legal Description]

See following pages.

Parcel A
±8.74 ACRES

All that portion of Tract 50, Section 14, Township 16 North, Range 2 West of Gila and Salt River Base and Meridian in Yavapai County, more particularly described as follows.

Commencing at the Northwest corner of Tract 50;

Thence South 00°00'58" East, a distance of 28.12 feet TO the point of beginning;

Thence South 89°56'27" East, a distance of 295.34 feet;

Thence South 0°04'37" West, a distance of 1292.71 feet;

Thence South 89°56'49" West, a distance of 293.24 feet;

Thence North 00°00'58" West along the Basis of Bearing, a distance of 1293.28 feet to THE POINT OF BEGINNING.

CONTAINING 8.74 ACRES MORE OR LESS.

RESERVING, SUBJECT TO and TOGETHER WITH a 50.00 foot INGRESS, EGRESS and PUBLIC UTILITY EASEMENT laying 25.00 feet on each side of the following described centerline;

Commencing at the Northwest corner of Tract 50;

Thence South 00°00'58" East, a distance of 28.12 feet

Thence South 89°56'27" East, a distance of 270.34 feet to THE POINT OF BEGINNING.

Thence South 0°04'37" West, a distance of 1131.63 feet to the center of a Cul-De-Sac having a Radius of 50.00 feet and THE END OF THIS EASEMENT;

RESERVING, SUBJECT TO and TOGETHER WITH all easements of record.

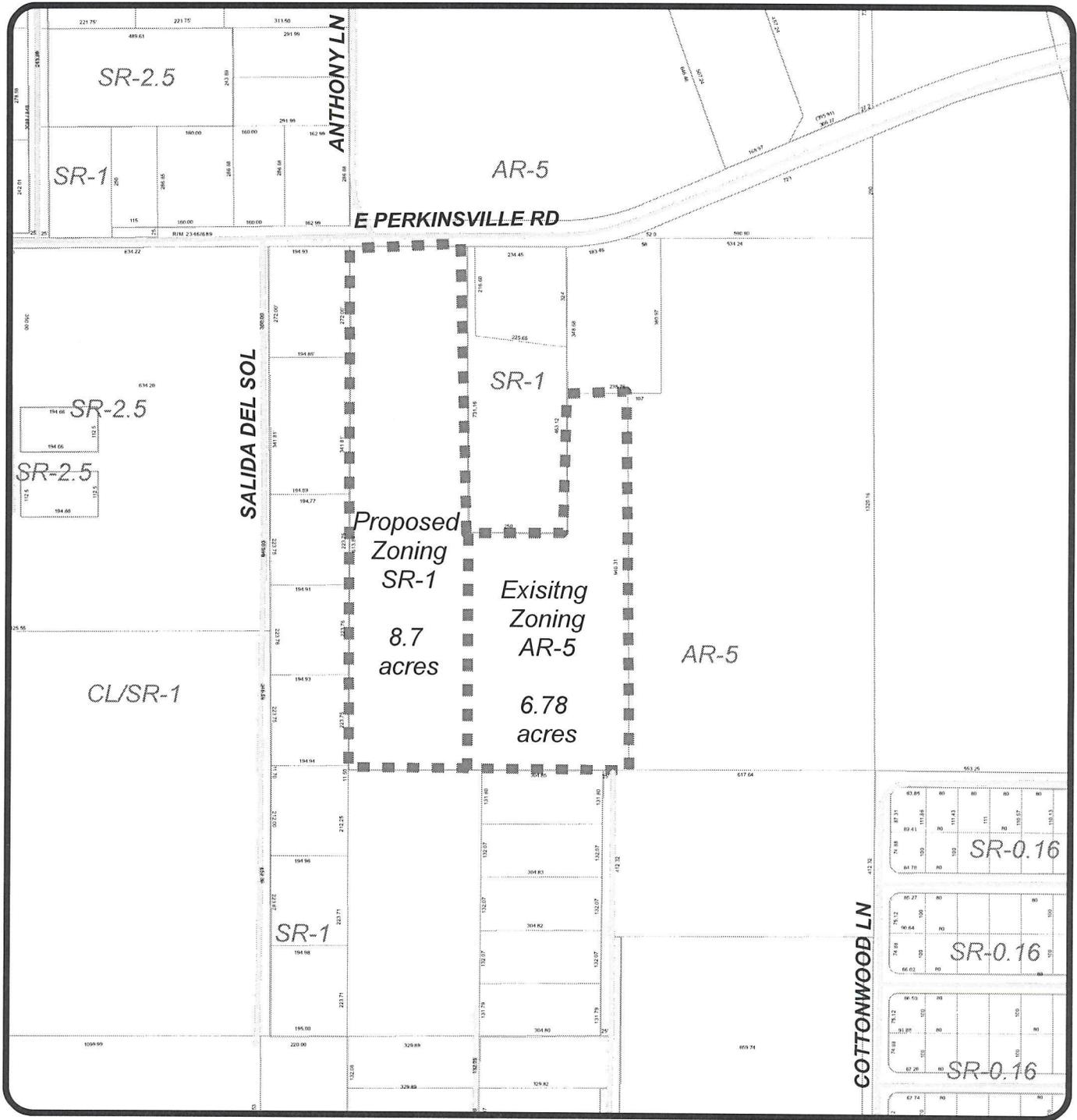


EXHIBIT 2
TO
ORDINANCE NO. 18-851

[Zoning Exhibit]

See following pages.

Zoning Exhibit A



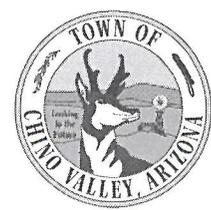
Z18-000009: Rotening

■ ■ ■ Subject Property

Applicant: David & Candy Rotering

Request: Rezone 8.7 acres of the 15.8 acres from AR-5 (Agricultural Residential- 5 acre minimum) to SR-1 (Single Family Residential- 1 Acre Minimum)

Location: 1821 E. Perkinsville Road, Chino Valley, AZ, 866323
 APN- 306-31-005C



Not to Scale