

ORDINANCE NO. 18-854

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 FIVE ACRES OF REAL PROPERTY GENERALLY LOCATED 625 FEET SOUTH OF THE SOUTHEAST CORNER OF WEST CENTER STREET AND SOUTH ROAD 1 WEST, FROM AR-5 (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) 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 ± 5 acre parcel zoned AR-5 (Agricultural Residential – 5 acre minimum) 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 recommended 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.

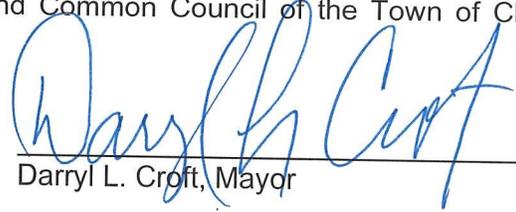
Section 2. The Official Zoning Map is hereby amended for property consisting of approximately five acres, described in Exhibit 1 and as shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by this reference, to rezone it from AR-5 (Agricultural Residential – 5 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 and the following condition:

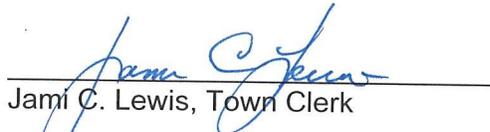
- A. The owner shall dedicate to the Town sufficient real property so that the ultimate right-of-way line on Road 1 West is 50’ west of the section line between sections 27 and 28.

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.

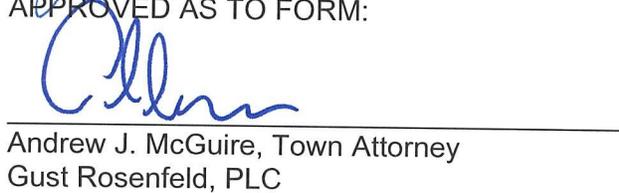
PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 23rd day of October, 2018.


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. 18-854 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on October 23, 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. 18-854

[Legal Description]

See following pages.

All the portion of Section 27, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

Commencing at the Northwest corner of Section 27;

Thence North $89^{\circ}37'00''$ East along the North line of said Section, a distance of 652.39 feet;

Thence South $00^{\circ}46'55''$ East, a distance of 629.69 feet to THE POINT OF BEGINNING.

Thence continuing South $00^{\circ}46'55''$ East, a distance of 347.19 feet;

Thence continuing South $89^{\circ}34'30''$ West, a distance of 627.50 feet;

Thence North $00^{\circ}46'30''$ West, a distance of 347.19 feet;

Thence North $89^{\circ}34'30''$ East, a distance of 627.46 feet to THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH, a 12 foot irrigation Easement being the West 12 feet of the above described parcel.

EXHIBIT 2
TO
ORDINANCE NO. 18-854

[Zoning Exhibit]

See following pages.

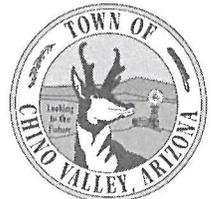
Zoning Exhibit A



Z18-000015: LIRA

■ ■ ■ Subject Property

Applicant: Jeff Lira
Request: Rezone 5 acres from AR-5 zoning district to SR-1 zoning district.
Location:
Approximate 625' South of the SE Corner of W Center St on S Road 1 West
w/ APN: 306-29-11A



Not to Scale