

**ORDINANCE NO. 18-855**

**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 1.74 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF NORTH ROAD 1 WEST AND REYES ROAD, AT 920 REYES ROAD, FROM THE AR-5 (AGRICULTURAL RESIDENTIAL-5 ACRE MINIMUM) ZONING DISTRICT TO THE SR-1.6 (SINGLE FAMILY RESIDENTIAL-1.6 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 ±1.74 acre parcel zoned AR-5 (Agricultural Residential-5 acre minimum) to SR-1.6 (Single Family Residential-1.6 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 1.74 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-1.6 (Single Family Residential-1.6 acre minimum). The Property described herein shall be used in accordance with the Town of Chino Valley Unified Development Ordinance.

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 cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona this 13th day of November, 2018.

  
\_\_\_\_\_  
Darryl L. Croft, Mayor

**SEAL**

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. 18-855 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on November 13, 2018, and that quorum was present, and that the vote thereon was 7 ayes and 0 nays and 0 abstentions. 0 Council members were absent or excused.

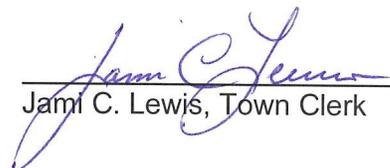
  
\_\_\_\_\_  
Jami C. Lewis, Town Clerk

EXHIBIT 1  
TO  
ORDINANCE NO. 18-855

[Legal Description]

See following pages.

All that portion of the Southwest Quarter of the Southwest Quarter of Section 22, Township 16 North, Range 2 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows: BEGINNING at the southwest corner of said Section 22; thence North 01°38'03" East, 662.41 feet along the West line of Said Section 22 to the TRUE POINT OF BEGINNING;

Thence North 01°38'03" East, 193.97 feet, along the West line of said Section 22;

Thence North 89°39'45" East, 450.27 feet,

Thence South 01°41'15" West, 193.79 feet;

Thence South 89°38'25" West, 450.10 feet to the TRUE POINT OF BEGINNING.

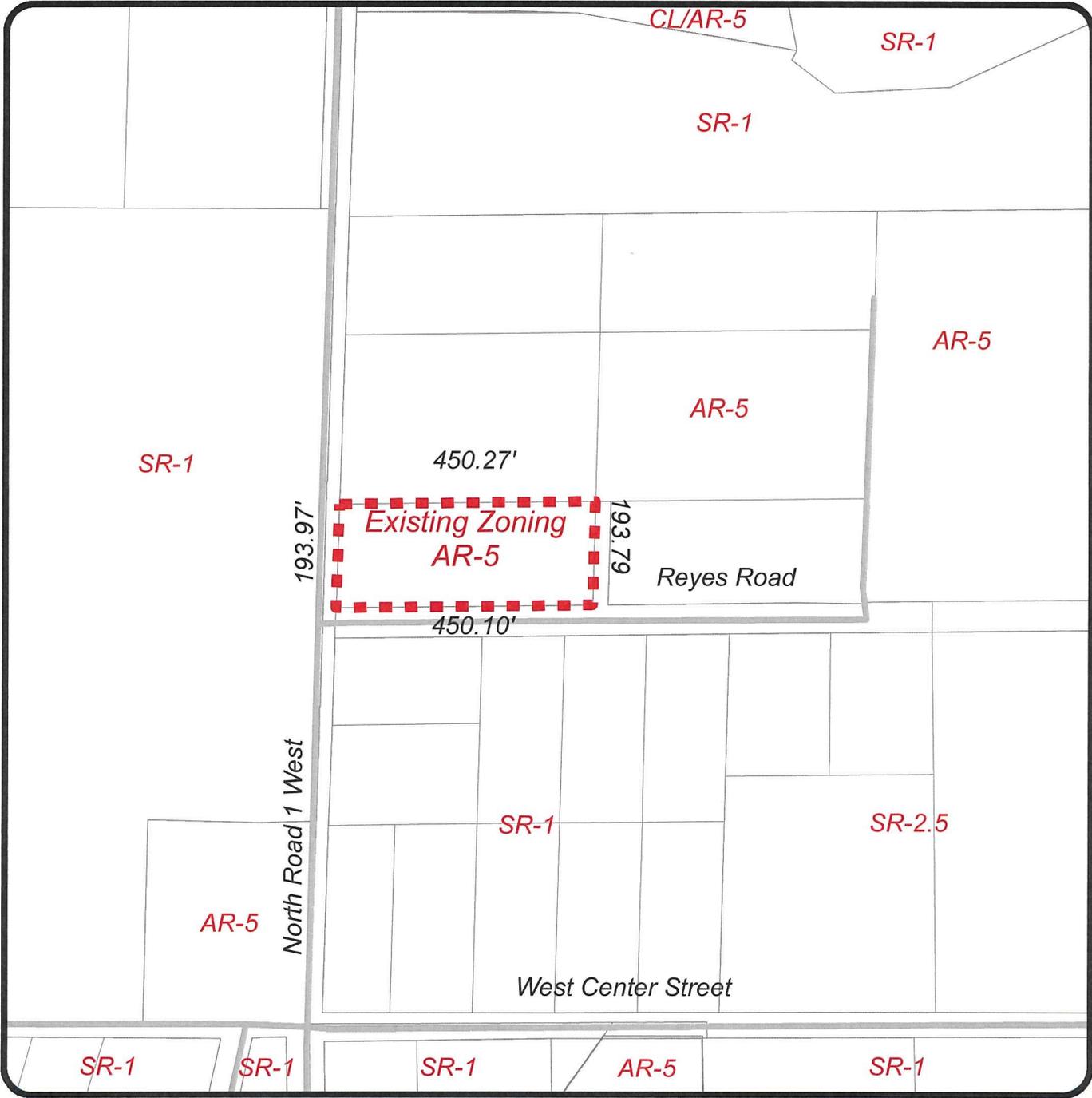
EXCEPT and undivided on-half interest in and to all oil, gas, petroleum, naphtha, etc., as contained in DEED recorded in BOOK 184 Deeds, page 216 and reserving on-half of all existing and remaining rights in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals, etc., from an beyond a depth of Fifty (50) feet below and under the surface, as contained in instrument recorded in Book 247 of Official Records, page 182, records of Yavapai County, Arizona.

EXHIBIT 2  
TO  
ORDINANCE NO. 18-855

[Zoning Exhibit]

See following pages.

# Zoning Exhibit



## Z18-000020: FILLEBROWN

■ ■ ■ Subject Property

Applicant: Fillebrown Living Trust  
 Request: Rezone 1.74 acres from AR-5 zoning district to SR-1.6 zoning district.  
 Location: 920 Reyes Road Chino Valley, Arizona, 86323  
 APN: 306-23-101B



Not to Scale