

ORDINANCE NO. 18-857

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 TWO ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 612 FEET NORTH OF THE NORTHEAST CORNER OF RED CINDER ROAD AND KACHINA LANE, FROM THE AR-5 (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) ZONING DISTRICT TO THE SR-2 (SINGLE FAMILY RESIDENTIAL – 2 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 ± 2 acre parcel zoned AR-5 (Agricultural Residential – 5 acre minimum) to SR-2 (Single Family Residential – 2 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 two 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-2 (Single Family Residential – 2 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.

SEAL



Darryl L. Croft, Mayor

ATTEST:



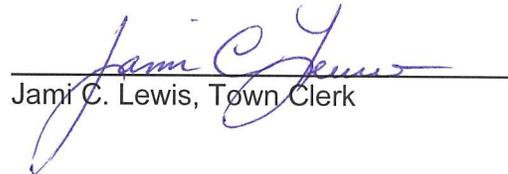
Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:



Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 18-857 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. 18-857

[Legal Description]

See following pages.

All that portion of Tract 40, lying in Section 11, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona;

BEGINNING at a point that lies South 0 degrees 06' East, 552.92 feet from the Northeast corner of said Tract 40 being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 49' West 250 feet to a point;

Thence North 0 degrees 16' 45" West 23.51 feet to a point;

Thence South 89 degrees 49' 41" West 246.65 feet to a point;

Thence South 0 degrees 15' 45" East 208.16 feet to a point;

Thence North 89 degrees 49' 41" East 381.88 feet more or less to a point;

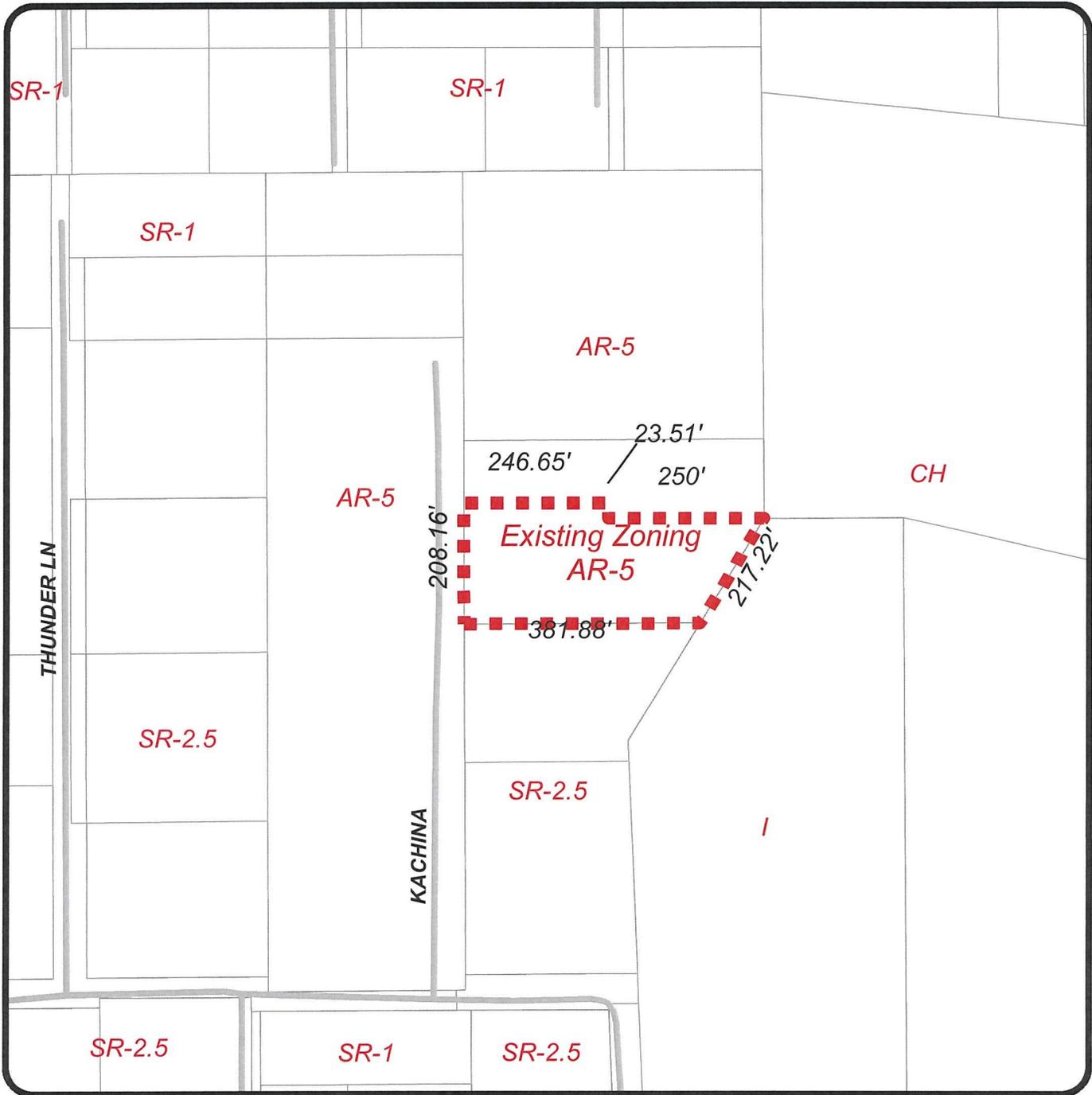
Thence North 31 degrees 36' 44" East 217.22 feet to the true point of beginning;

EXHIBIT 2
TO
ORDINANCE NO. 18-857

[Zoning Exhibit]

See following pages.

Zoning Exhibit



Z18-000021: ROMANEK

■ ■ ■ Subject Property

Applicant: TOM ROMANEK

Request: Rezone 2 acres from AR-5 zoning district to SR-2 zoning district.

Location: Approximately 620' N from the intersection of Kachina & Red Cinder Road to the SE corner of the property.

APN: 306-17-018Z



Not to Scale