

ORDINANCE NO. 18-852

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 7.06 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 900 FEET EAST OF SYCAMORE VISTA DRIVE AND 638 FEET NORTH OF WEST CENTER STREET, FROM AR-5 (AGRICULTURAL RESIDENTIAL – 5 ACRE MINIMUM) TO 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 ±7.06 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 opened the public hearing on the proposed rezoning on October 23, 2018, and continued the hearing until the first regularly-scheduled Town Council meeting in December; and

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

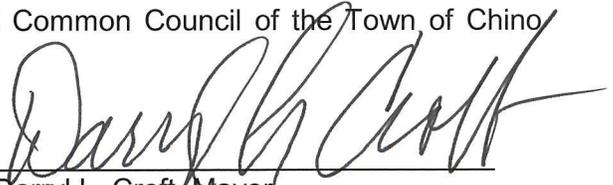
NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

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 7.06 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) zoning district. 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.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 11th day of December, 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. 18-852 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on December 11, 2018, and that quorum was present, and that the vote thereon was 5 ayes and 2 nays and 0 abstentions. 0 Council members were absent or excused.


Jami C. Lewis, Town Clerk

EXHIBIT 1
TO
ORDINANCE NO. 18-852

[Legal Description]

See following pages.

All that portion of the Southwest Quarter of the Southeast Quarter of Section 21, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona described as follows:

Commencing at the Southeast Corner of Section 21;

THENCE North 89° 34' 00" West 1814.63 feet along the south line of Section 21 to a one-half inch rebar;

THENCE North 01° 25' 30" East 670.83 feet to the TRUE POINT OF BEGINNING;

THENCE North 01° 25' 30" East 658.56 Feet to a one-half inch rebar;

THENCE South 89° 25' 25" West 467.80 Feet to a one-half inch rebar;

THENCE South 01° 33' 00" West 658.58 feet to a one-half inch rebar;

THENCE North 89° 25' 26" West 466.37 feet to the TRUE POINT OF BEGINNING.

EXHIBIT 2
TO
ORDINANCE NO. 18-852

[Zoning Exhibit]

See following pages.

Zoning Exhibit A



Z18-00013: Gempe

■ ■ ■ Subject Property

Applicant: Gesine Gempe
Request: Rezone 7.06 acres from AR-5 zoning district to SR-2 zoning district.
Location: No Physical Address, APN- 306-21-119



Not to Scale