

ORDINANCE NO. 2019-858

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 2.71 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 375 FEET EAST OF THE NORTHEAST CORNER OF STATE ROUTE 89 AND ROAD 4 NORTH, AT 868 EAST ROAD 4 NORTH, FROM THE CH (COMMERCIAL HEAVY) ZONING DISTRICT TO THE CL (COMMERCIAL LIGHT), 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 ±2.71 acre parcel zoned CH (Commercial Heavy) to CL (Commercial Light); 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.

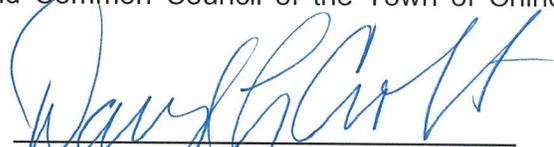
Section 2. The Official Zoning Map is hereby amended for property consisting of approximately 2.71 acres, described in Exhibit 1 and as shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by this reference, to rezone it from CH (Commercial Heavy) to CL (Commercial Light). 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]

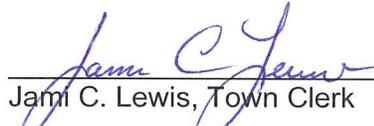
PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 8th day of January, 2019.

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. 2019-858 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on January 8, 2019, and that quorum was present, and that the vote thereon was 6 ayes and 0 nays and 1 abstentions. 0 Council members were absent or excused.



Jami C. Lewis, Town Clerk

EXHIBIT 1
TO
ORDINANCE NO. 2019-858

[Legal Description]

See following pages.

The East 1102 feet of the Southeast quarter of the Southeast quarter of Section 3, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, lying East of U.S. Highway 89.

EXCEPTING therefrom the East 600 and the North 1034.1 feet, and EXCEPTING the following described parcel:

Beginning at the Southwest corner of the above described parcel;

Thence East along the South line of the Southeast quarter of said Section 3, 130 feet;

Thence North 375 feet to a point on the North line of the above described parcel;

Thence West 130 feet along said North line;

Thence South 375 feet along the West line of said parcel, to the TRUE POINT OF BEGINNING, as recorded in Book 2381 of Official Records, Page 450, records of Yavapai County, Arizona.

ALSO EXCEPT any portion lying within dedicated roadway known as East Road 4 North.

EXHIBIT 2
TO
ORDINANCE NO. 2019-858

[Zoning Exhibit]

See following pages.

Zoning Exhibit A



Z18-000022: MENDOZA

■ ■ ■ Subject Property

Applicant: Corey Mendoza
Request: Rezone 2.71 acres from CH zoning district to CL zoning district.
Location: 864 East Road 4 North Chino Valley, AZ 86323
APN: 306-04-010U



Not to Scale