

ORDINANCE NO. 2019-860

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 1.48 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 1,663 FEET SOUTH AND 300 FEET WEST OF SOUTHWEST CORNER OF WEST ROAD 2 SOUTH AND STATE ROUTE 89, AT 1328 SOUTH STATE ROUTE 89, FROM THE CL (COMMERCIAL LIGHT), ZONING DISTRICT TO THE CH (COMMERCIAL HEAVY) 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 \pm 1.48 acre parcel zoned CL (Commercial Light) to CH (Commercial Heavy); 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.

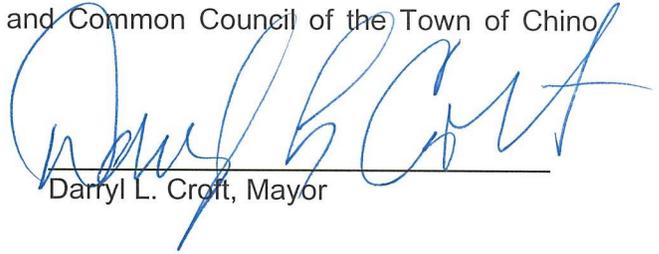
Section 2. The Official Zoning Map is hereby amended for property consisting of approximately 1.48 acres, described in Exhibit 1 and shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by this reference, to rezone it from CL (Commercial Light) to CH (Commercial Heavy). 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 22nd day of January, 2019.

SEAL



Darryl L. Croft, Mayor

ATTEST:



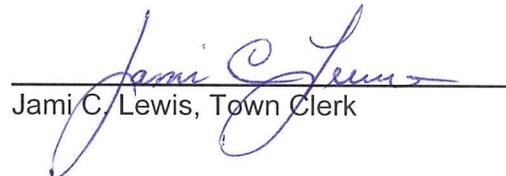
Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:



Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 2019-860 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on January 22, 2019, and that quorum was present, and that the vote thereon was 4 ayes and 0 nays and 0 abstentions. 3 Council members were absent or excused.



Jami C. Lewis, Town Clerk

EXHIBIT 1
TO
ORDINANCE NO. 2019-860

[Legal Description]

See following pages.

All that portion of the Southwest Quarter of the Northwest Quarter of Section 34, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the North Quarter Corner of said Section 34;

Thence South $89^{\circ}24'08''$ West, 2063.05 feet along the East-West midsection line to the Westerly right of way line of State Route 89;

Thence North $01^{\circ}58'14''$ West, 774.80 feet along said right of way;

Thence South $89^{\circ}23'46''$ West, 323.10 feet to the TRUE POINT OF BEGINNING;

Thence South $89^{\circ}23'46''$ West, 323.10 feet;

Thence North $01^{\circ}17'20''$ West, 200.33 feet;

Thence North $89^{\circ}23'48''$ East, 321.91 feet;

Thence South $01^{\circ}37'47''$ East, 200.34 feet to the TRUE POINT OF BEGINNING.

EXHIBIT 2
TO
ORDINANCE NO. 2019-860

[Zoning Exhibit]

See following pages.

Zoning Exhibit 2



Z18-000016: Henrickson

■ ■ ■ Subject Property

Applicant: Desert, Development & Design Corp. (Tim Henrickson)

Request: Rezone 1.48 acres from CL zoning district to CH zoning district.

Location: 1328 South Highway 89 Chino Valley, AZ 86323

APN: 306-33-005K



Not to Scale