

**ORDINANCE NO. 2019-861**

**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 5.62 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 2,250 FEET SOUTH OF THE SOUTHWEST CORNER OF WEST ROAD 2 SOUTH AND STATE ROUTE 89, AT 1458 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 ±5.62 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.

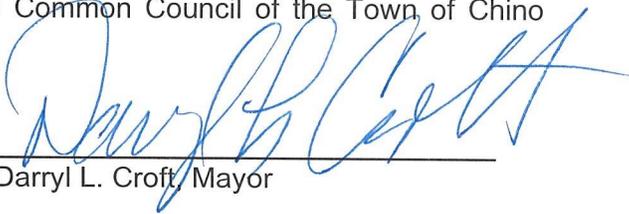
Section 2. The Official Zoning Map is hereby amended for property consisting of approximately 5.62 acres, described in Exhibit 1 and shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by this reference, to rezone it from CL (Commercial Light) to CH (Commercial 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.

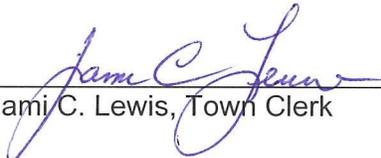
[SIGNATURES ON FOLLOWING PAGE]

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona this 22nd day of January, 2019.

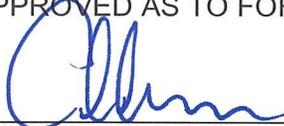
**SEAL**

  
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. 2019-861 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.

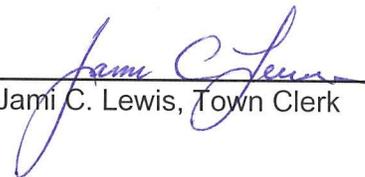
  
Jami C. Lewis, Town Clerk

EXHIBIT 1  
TO  
ORDINANCE NO. 2019-861

[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, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at the East 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 to THE TRUE POINT OF BEGINNING;

Thence South  $89^{\circ}23'11''$  West, 655.42 feet;

Thence North  $01^{\circ}17'20''$  West, 375.21 feet;

Thence North  $89^{\circ}23'48''$  East, 650.96 feet;

Thence South  $01^{\circ}58'14''$  East 375.17 feet to the TRUE POINT OF BEGINNING.

EXHIBIT 2  
TO  
ORDINANCE NO. 2019-861

[Zoning Exhibit]

See following pages.

# Zoning Exhibit 2



## Z18-000017: Henrickson

■ ■ ■ Subject Property

Applicant: Desert, Development & Design Corp. (Tim Henrickson)  
 Request: Rezone 5.62 acres from CL/AR5 zoning district to CH zoning district.  
 Location: 1458 South Highway 89 Chino Valley, AZ 86323  
 APN: 306-33-005M



Not to Scale