

**ORDINANCE NO. 2019-865**

**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 2.8 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY .25 MILES EAST OF THE SOUTHEAST CORNER OF EAST CENTER STREET AND SOUTH STATE ROUTE 89, FROM SR-2.5 (SINGLE FAMILY RESIDENTIAL - 2.5 ACRE MINIMUM) TO MR-1 (MULTIPLE FAMILY RESIDENTIAL - 1 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  $\pm 2.8$  acre parcel zoned SR-2.5 (Single Family Residential - 2.5 acre minimum) to MR-1 (Multiple Family Residential - 1 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 2.8 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 SR-2.5 (Single Family Residential - 2.5 acre minimum) to MR-1 (Multiple Family Residential - 1 acre minimum). The Property described herein shall be used in accordance with the Town of Chino Valley Unified Development Ordinance, and subject to the following stipulations:

1. The property shall generally conform to the attached site plan.
2. A block wall shall be located along all property lines except for the front property line.
3. If the project is developed in phases, the block wall shall be completed during the first phase.

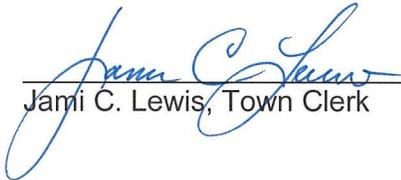
Section 3. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 26th day of February, 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. 2019-865 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on February 26, 2019, and that quorum was present, and that the vote thereon was 6 ayes and 0 nays and 0 abstentions. 1 Council members were absent or excused.

  
Jami C. Lewis, Town Clerk

EXHIBIT 1  
TO  
ORDINANCE NO. 2019-865

[Legal Description]

See following page.

All that portion of Section 27, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Northeast corner of Section 27;

Thence South 00 degrees 59 minutes 25 seconds East 300.00 feet along the Section line;

Thence South 89 degrees 29 minutes 55 seconds West 25.00 feet to a one-half inch rebar on the Westerly line of ROAD 1 EAST;

Thence South 89 degrees 29 minutes 55 seconds West 265.40 feet to a one-half inch rebar;

Thence North 00 degrees 59 minutes 25 seconds West 275.00 feet to a one-half inch rebar on the South line of CENTER STREET;

Thence South 89 degrees 29 minutes 55 seconds West 234.14 feet to a one-half inch rebar and THE TRUE POINT OF BEGINNING;

Thence South 89 degrees 29 minutes 55 seconds West 234.13 feet to a one-half inch rebar;

Thence South 00 degrees 59 minutes 25 seconds East 314.95 feet to a one-half inch rebar;

Thence South 89 degrees 29 minutes 55 seconds West 276.62 feet to a one-half inch rebar;

Thence South 00 degrees 59 minutes 25 seconds East 101.51 feet to a one-half inch rebar;

Thence North 89 degrees 27 minutes 30 seconds East 510.75 feet to a one-half inch rebar;

Thence North 00 degrees 59 minutes 25 seconds West 416.10 feet TO THE TRUE POINT OF BEGINNING.

EXHIBIT 2  
TO  
ORDINANCE NO. 2019-865

[Zoning Exhibit]

See following page.

# Zoning Exhibit 2



## Z18-000003: Center Street Duplex

■ ■ ■ Subject Property

Applicant: Granite Basin Engineering, Inc.  
Request: Single Family Residential (SR-2.5)  
to Multi-Family Residential (MR-1)  
Location: South side of Center Street between Hwy 89 & Road 1 East  
Chino Valley, AZ 86323, APN- 306-29-002N



Not to Scale