

ORDINANCE NO. 2019-866

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 12.35 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY .25 MILE EAST OF THE SOUTHEAST CORNER OF NORTH ROAD 1 WEST AND WEST ROAD 4 NORTH, AT 683 WEST ROAD 4 NORTH, FROM SR-1 (SINGLE FAMILY RESIDENTIAL-1 ACRE MINIMUM) TO 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 ±12.35 acre parcel zoned SR-1 (Single Family Residential-1 acre minimum) 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 denial 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 12.35 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-1 (Single Family Residential-1 acre minimum) 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 26th day of March, 2019.

  
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. 2019-866 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on March 26, 2019, and that quorum was present, and that the vote thereon was 6 ayes and 1 nays and 0 abstentions. 0 Council members were absent or excused.

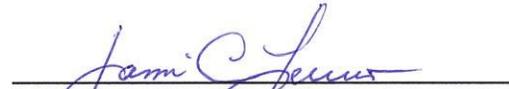
  
Jami C. Lewis, Town Clerk

EXHIBIT 1  
TO  
ORDINANCE NO. 2019-866

[Legal Description]

See following pages.

All that portion of Section 10, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 10;

Thence South 90°00'00" West, along the North line of said section, a distance of 493.90 feet;

Thence South 00°02'04" East, a distance of 40.00 feet;

Thence South 90°00'00" West, a distance of 413.42 feet to the TRUE POINT OF BEGINNING;

Thence Continuing South 90°00'00" West, a distance of 413.42 feet;

Thence South 00°08'14" West, a distance of 1283.88 feet;

Thence North 89°59'35" East, a distance of 415.35 feet;

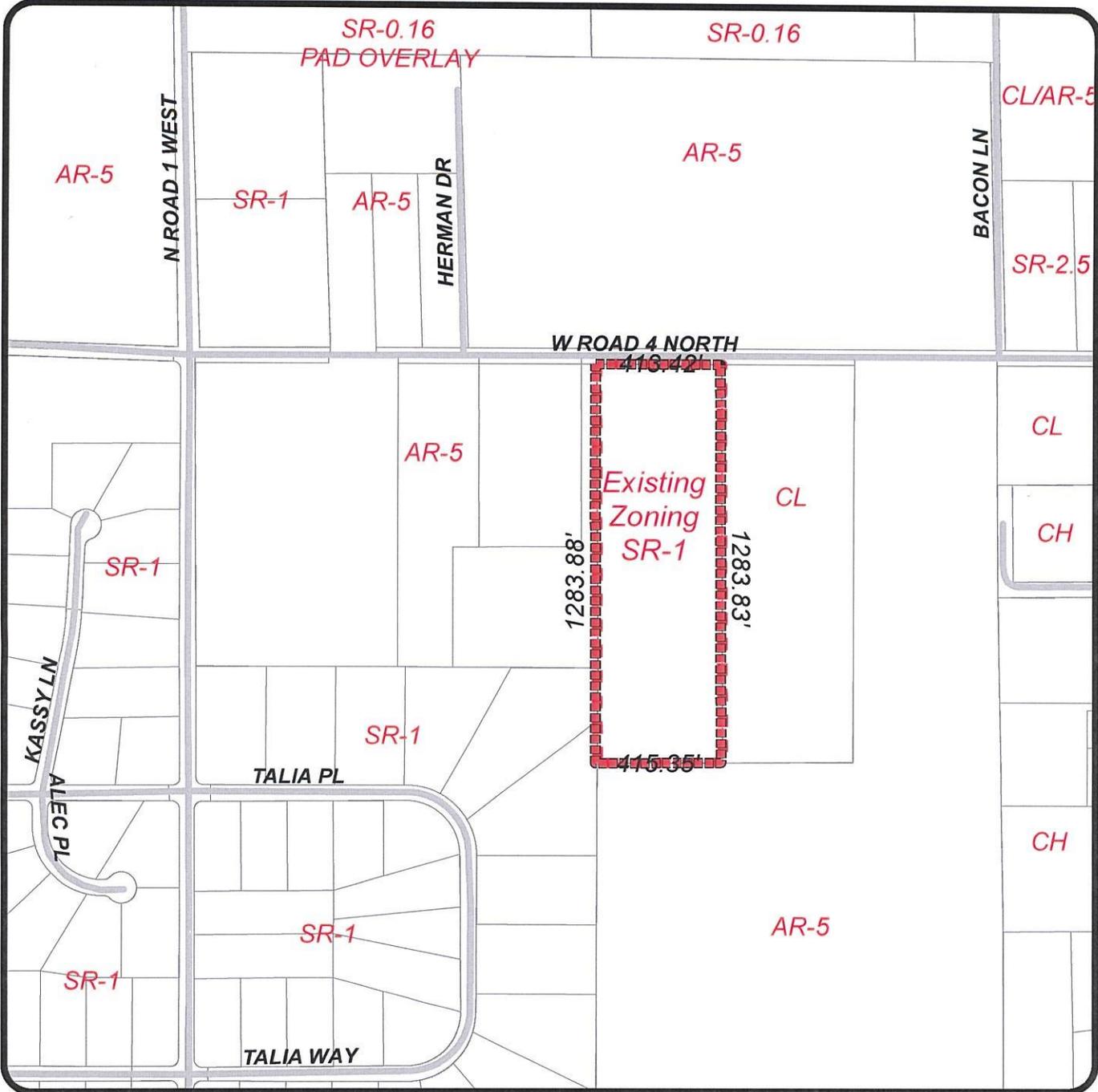
Thence North 00°03'05" East, a distance of 1283.83 feet to the POINT OF BEGINNING.

EXHIBIT 2  
TO  
ORDINANCE NO. 2019-866

[Zoning Exhibit]

See following pages.

# Zoning Exhibit 2



## Z18-000019: COX

■ ■ ■ Subject Property

Applicant: Catherine Cox  
 Request: Rezone 12.35 acres from SR-1 zoning district to CL zoning district.  
 Location: 683 West Road 4 North Chino Valley, Arizona, 86323  
 APN: 306-14-003S



Not to Scale