

ORDINANCE NO. 2019-868

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 200 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 0.4 MILES NORTH OF JEROME JUNCTIONS AND PERKINSVILLE ROAD INTERSECTION, FROM PL (PUBLIC LAND) TO BP (BUSINESS PARK) 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 ±200 acre parcel zoned PL (Public Land) to BP (Business Park); 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:

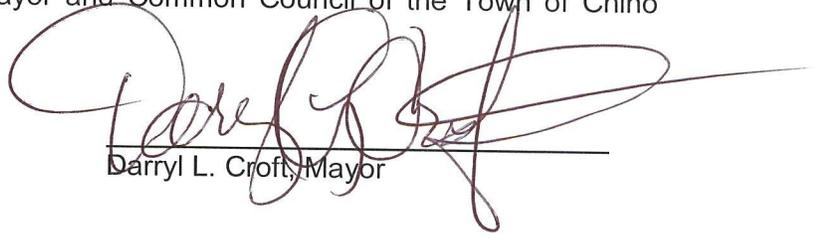
Section 1. The recitals above are incorporated as if fully set forth herein.

Section 2. The Official Zoning Map is hereby amended for property consisting of approximately 200 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 PL (Public Land) to BP (Business Park). The Property described herein shall be used in accordance with the Town of Chino Valley Unified Development Ordinance. The rezoning effectuated by this Ordinance shall be null and void, and the zoning on the property described in Exhibit 1 shall revert to the Public Land designation in the event the text amendment set forth in Ordinance 2019-867 fails to become effective, for any reason, prior to the date this Ordinance becomes effective.

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 23rd day of July, 2019.



Darryl L. Croft, Mayor

ATTEST:

Vickie Nissen, Deputy Town Clerk
Jami C. Lewis, Town Clerk *for Jami Lewis*

APPROVED AS TO FORM:

Andrew J. McGuire
Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 2019-868 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on July 23, 2019, and that quorum was present, and that the vote thereon was 5 ayes and 1 nays and 0 abstentions. 1 Council members were absent or excused.

Vickie Nissen, Deputy Town Clerk
Jami C. Lewis, Town Clerk *for Jami Lewis*

EXHIBIT 1
TO
ORDINANCE NO. 2019-868

[Legal Description]

See following pages.

APN: 306-02-001S

The Northeast Quarter of the Northwest Quarter of Section 12, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

APN: 306-02-001U

The Northwest Quarter of the Northwest Quarter of Section 12, Township 16 North Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

APN: 306-02-001N

The Southwest Quarter of the Northwest Quarter of Section 12, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

APN: 306-02-001L

The Northwest Quarter of the Southwest Quarter of Section 12, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

APN: 306-02-001J

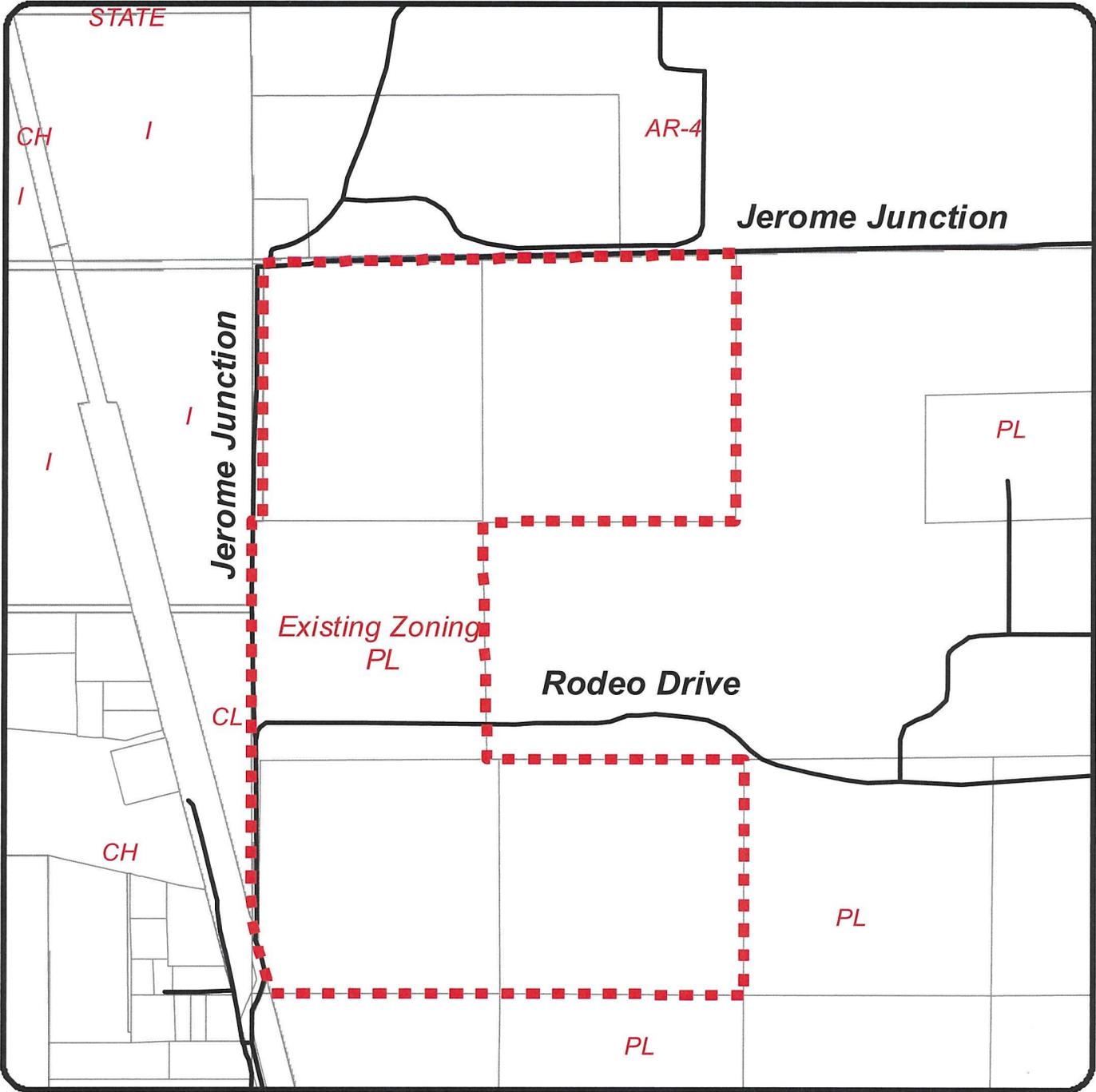
The Northeast Quarter of the Southwest Quarter of Section 12, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

EXHIBIT 2
TO
ORDINANCE NO. 2019-868

[Zoning Exhibit]

See following pages.

Zoning Exhibit 2



Z19-000003: Old Home Manor

- Subject Property
- Street Current

Applicant: Town of Chino Valley

Request: Rezone 199.59 acres from PL zoning district to BP zoning district.

Location: Approx. 0.4 Miles North of Jerome Junctions and Perkinsville Road intersection

APN: 306-02-001S, 001U, 001N, 001L, 001J



Not to Scale