

When Recorded, Return to:

Town Clerk  
Town of Chino Valley  
202 N. State Route 89  
Chino Valley, Arizona 86323

**ORDINANCE NO. 2022-917**

**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 6.15 ACRES OF REAL PROPERTY LOCATED AT 735 S ROAD 1 WEST, FROM AR-5 (AGRICULTURAL RESIDENTIAL 5-ACRE MINIMUM) TO SR-2 (SINGLE FAMILY RESIDENTIAL 2-ACRE MINIMUM).**

**WHEREAS**, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) desires to amend the Town of Chino Valley (the “Town”) Official Zoning Map for approximately 6.15 acres of real property located at 735 S Road 1 West, (APN 306-29-052A), from AR-5 (Agricultural Residential 5-Acre Minimum) to SR-2 (Single Family Residential 2-Acre Minimum), as described in Exhibit 1 and shown on the Zoning Map in Exhibit 2, both attached hereto and incorporated herein by reference (the “Zoning Map Amendment”); and

**WHEREAS**, the Town Council has determined that this Zoning Map Amendment conforms with the Town of Chino Valley General Plan and any applicable specific area plan, neighborhood plan, or other plan, any overlay zoning district, and the standards and design requirements contained in the Unified Development Ordinance of the Town of Chino Valley (the “UDO”); 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 Zoning Map Amendment; and

**WHEREAS**, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, and ARIZ. REV. STAT. § 9-462.01, the Town Council has, before adopting this Ordinance, considered the individual property rights and personal liberties of the residents of the Town, along with the probable impact of this Ordinance on the cost to construct housing for sale or rent in the Town;

**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 hereby incorporated as if fully set forth herein.

**Section 2:** The Zoning Map Amendment is hereby approved and the Official Zoning Map is hereby amended for property consisting of approximately 6.15 acres, as described in Exhibit 1 and shown on the Zoning Map in Exhibit 2, both attached hereto and incorporated herein by reference, to rezone the property from AR-5 (Agricultural Residential 5-Acre Minimum) to SR-2 (Single Family Residential 2-Acre Minimum), subject to the requirements of the Chino Valley Town Code and the UDO.

Section 3: The Town Manager is directed, upon the effective date of this Ordinance, to cause the Official Zoning Map to reflect the Zoning Map Amendment as applicable to the property, indicating the zoning is subject to compliance with the stipulations provided herein.

Section 4: If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5: 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 24th day of May, 2022.

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Jack W. Miller, Mayor



ATTEST:

*Erin Deskins*

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Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

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Andrew J. McGuire, Town Attorney  
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 2022-917 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on May 24, 2022, 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.

*Erin Deskins*

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Erin N. Deskins, Town Clerk

EXHIBIT 1  
TO  
ORDINANCE 2022-917

[Legal Description]

All that portion of the North Half of the Southwest Quarter 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 a 1" iron stake marking the West Quarter of said Section 27;

Thence North 89 degrees 32 minutes 35 seconds East, 674.34 feet along the East West centerline of Section 27 to an iron stake;

Thence South 00 degrees 45 minutes 19 seconds East, 521.61 feet to the TRUE POINT OF BEGINNING;

Thence South 00 degrees 45 minutes 19 seconds East, 794.46 feet;

Thence South 89 degrees 29 minutes 49 seconds West, 674.46 feet to an iron stake on the West line of said Section 27;

Thence North 00 degrees 45 minutes West, 529.82 feet;

Thence North 89 degrees 30 minutes 55 seconds East, 337.21 feet;

Thence North 00 degrees 45 minutes 10 seconds West, 264.86 feet;

Thence North 89 degrees 29 minutes 49 seconds East, 337.19 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion of the North Half of the Southwest Quarter 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 West Quarter corner of Section 27 marked with a one inch iron stake;

Thence South 00 degrees 45 minutes 00 seconds East (basis of bearing) 794.73 feet along the Section line (toward a one and one quarter inch iron pipe marking the Southwest Section corner) to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 30 minutes 55 seconds East 337.21 feet;

Thence South 00 degrees 45 minutes 10 seconds East 529.72 feet;

Thence South 89 degrees 29 minutes 49 seconds West 337.23 feet;

Thence North 00 degrees 45 minutes 00 seconds West 529.82 feet to the TRUE POINT OF BEGINNING.

