

When Recorded, Return to:

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

ORDINANCE NO. 2022-921

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 1 ACRE OF REAL PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF GRANITE CREEK ROAD, BETWEEN HOME LANE AND MISTY LANE, FROM I (INDUSTRIAL) TO SR-1 (SINGLE FAMILY RESIDENTIAL 1-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 1 acre of real property generally located on the north side of Granite Creek Road, between Home Lane and Misty Lane, (APN 306-17-110D), from I (Industrial) to SR-1 (Single Family Residential 1-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 Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent.

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 1 acre, 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 I (Industrial) to SR-1 (Single Family Residential 1-Acre Minimum) to use the property as a residential lot, 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 23rd day of August, 2022.



Jack W. Miller, Mayor

ATTEST:

Erin N. Deskins

Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Ordinance No. 2022-921 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on August 23, 2022, and that quorum was present, and that the vote thereon was 7___ ayes and 0___ nays and abstentions. 0___ Council members were absent or excused.

Erin N. Deskins

Erin N. Deskins, Town Clerk

EXHIBIT 1
TO
ORDINANCE 2022-921

[Legal Description]

PARCEL A, RECORD OF SURVEY, recorded in Book 137 of Surveys, Page 48, records of Yavapai County, being a portion of Section 11, Township 16 North, Range 2 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 11;

THENCE, North 89 degrees 58 minutes East, 2974.72 feet along the North line of said Section 11 to a point, said point being the Northeast corner of Sunrise, recorded in Book 19 of Maps, Page 21, records of Yavapai County, Arizona;

THENCE, South 00 degrees 16 minutes 10 seconds East, along the East line of said Sunrise, 1840.00 feet to the Southeast corner thereof;

THENCE, South 89 degrees 56 minutes 41 seconds East, 397.50 feet to a point on the North line of that certain parcel recorded in Book 767 of Official Records, Page 145, records of Yavapai County, Arizona to the POINT OF BEGINNING;

THENCE, North 00 degrees 15 minutes 33 seconds West, 250.73 feet;

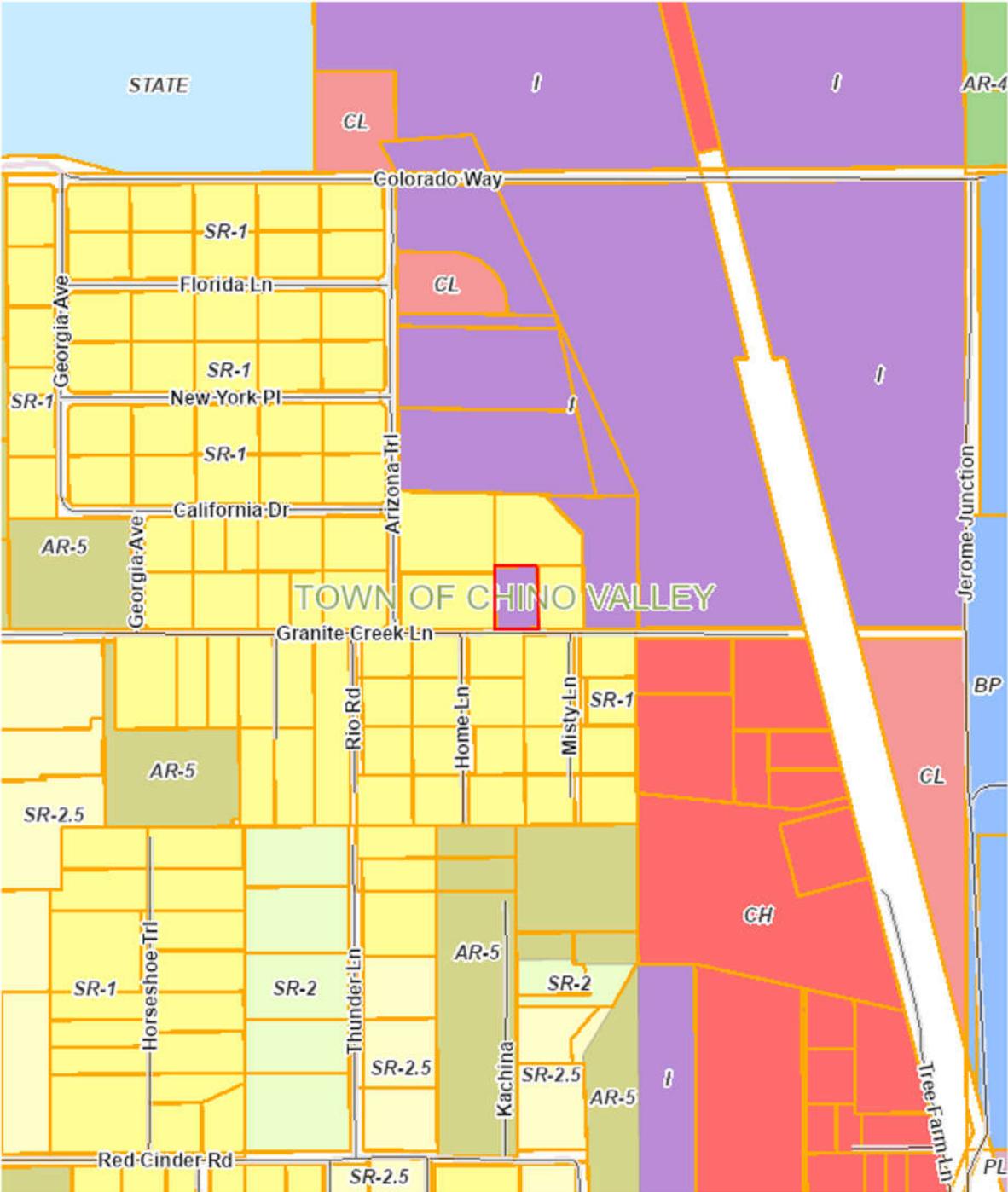
THENCE, South 89 degrees 56 minutes 45 seconds East, 173.40 feet;

THENCE, South 00 degrees 26 minutes 15 seconds East, 250.74 feet to a point on the North line of that said certain parcel recorded in Book 767 of Official Records, Page 145;

THENCE, North 89 degrees 56 minutes 41 seconds West, 174.18 feet to the POINT OF BEGINNING.

EXHIBIT 2
TO
ORDINANCE 2022-921

[Zoning Map]





CREATED: 2022-08-24 18:55:49 UTC	SIGNER: Jack Miller Phone: Email: miataak@gmail.com	ADDITIONAL SIGNERS: Andrew McGuire Erin Deskins
CREATED BY: Erin Deskins		

AUTHENTICATIONS

IP VERIFICATION / GEOLOCATION

2022-08-24 19:39:57 UTC
IP Address: 72.24.254.17
iPhone / iOS 15.6 / Mobile Safari 15.6



LOCATION: 35.2467°, -106.7232° / Rio Rancho, NM, 87124, United States

DOCUMENTS

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4 Pages

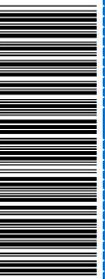
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SIGNATURE

08/24/2022



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CREATED: 2022-08-24 18:56:06 UTC	SIGNER: Andrew McGuire Phone: Email: amcguire@gustlaw.com	ADDITIONAL SIGNERS: Jack Miller Erin Deskins
CREATED BY: Erin Deskins		

AUTHENTICATIONS

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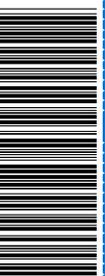
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CREATED: 2022-08-24 18:56:14 UTC	SIGNER: Erin Deskins Phone: Email: edeskins@chinoaz.net	ADDITIONAL SIGNERS: Jack Miller Andrew McGuire
CREATED BY: Erin Deskins		

AUTHENTICATIONS

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4 Pages

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08/24/2022

Erin N. Deskins



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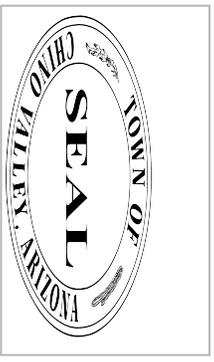
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2022-08-24 | 21:17:23



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Document 1
Page 2



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SIGNATURE

Document 1
Page 2

Erin N. Deskins

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Document 1
Page 2

Erin N. Deskins

2022-08-24 | 21:17:33



Document Submitted by
Erin Deskins

