

**RESOLUTION NO. 2026-1301**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A FINAL PLAT FOR THE WINEGLASS LANE ESTATES, A FOUR-LOT, 22-ACRE RURAL MINOR SUBDIVISION COMPRISING YAVAPAI COUNTY ASSESSOR PARCEL NOS. 306-03-003T, U, V, AND W, AND LOCATED AT 1170 E ROAD 4 NORTH, CHINO VALLEY, ARIZONA.**

**WHEREAS**, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) is responsible for reviewing and approving plats for the subdivision of land within the Town; and

**WHEREAS**, on August 20, 2025, the applicant, Gilbert and Robert Campbell, on behalf of The Robert M. Campbell Family Trust, The Gilbert A Campbell Revocable Living Trust, Jody Lynn Olfers and William Thomas Carver Jr., applied for final plat approval of a four-lot, 22-acre rural minor subdivision comprising Yavapai County Assessor Parcel Nos. 306-03-003T, U, V, and W, and located at 1170 E Road 4 North, Chino Valley, Arizona (the “Wineglass Lane Estates”); and

**WHEREAS**, the applicant’s request is subject to the final plat review and approval process set forth in Subsection 5.2.4 of the Unified Development Ordinance of the Town of Chino Valley (the “UDO”), as modified by UDO Subsections 5.2.7 and 5.2.8; and

**WHEREAS**, the Chino Valley Planning and Zoning Commission (the “Commission”) considered the final plat at a properly posted and advertised public meeting, and forwarded a recommendation to the Town Council to approve the final plat with conditions; and

**WHEREAS**, the Town Council has reviewed the Commission’s recommendation.

**NOW, THEREFORE, BE IT RESOLVED** 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 final plat for the Wineglass Lane Estates, as more particularly set forth in the Commission staff report dated December 2, 2025, File Number FP-2025-01, is hereby approved subject to the requirements of the Chino Valley Town Code (“Town Code”) and the UDO, and to the following conditions:

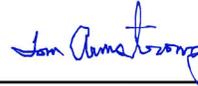
1. The applicant shall comply with these conditions and all applicable codes, rules, fees, and regulations.
2. The applicant shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder’s Office, prior to the public hearing and final decision of this item by the Town Council.
3. The applicant shall include a disclosure on the front page of the final plat identifying the proximity of the westerly adjacent light industrial (LI) land use designation and noting the potential for odors, visual impacts, noise, or operational activities associated with LI uses.

4. The applicant shall require buyers, as part of their closing documents, to sign a Noise and Odor Disclosure acknowledging the westerly adjacent LI land use designation and noting the potential for odors, visual impacts, noise, or operational activities associated with LI uses.
5. The applicant shall comply with all applicable Building and Safety Department construction requirements.
6. The applicant shall comply with all applicable Central Arizona Fire and Medical Authority (CAFMA) requirements.
7. The applicant shall comply with all applicable Arizona Game and Fish (AZGF) requirements prior to approval of any grading, leveling, or trenching related to construction preparation.
8. The applicant shall widen the private access road through the Wineglass Lane Estates—the Wineglass Lane—to conform to UDO § 5.3.2, Table 5-2, Rural Subdivision Private Street Minimum Design Standards, as follows:
  - a. Easement Width: 50'
  - b. Improvement Width: 24'
  - c. Subgrade Preparation: 6"
  - d. Base Depth: 6"
  - e. Surface: Double Chip

**SECTION 4.** If any section, subsection, sentence, clause, phrase, or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

(SIGNATURES FOLLOW)

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 27th day of January 2026.



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Tom Armstrong, Mayor

ATTEST:



*Erin N. 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 P.L.C.

I hereby certify that the above foregoing Resolution No. 2026-1301 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on January 27, 2026, and that quorum was present thereat and that the vote thereon was 7 ayes, 0 nays, and 0 abstentions. 0 Council members were absent or excused.

*Erin N. Deskins*

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Erin N. Deskins, Town Clerk