

ORDINANCE NO. 15-799

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 7.39 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 743 SOUTH ROAD 1 WEST, FROM AR-5 (AGRICULTURAL/RESIDENTIAL 5 ACRE MINIMUM) ZONING DISTRICT TO SR-2 (SINGLE FAMILY RESIDENTIAL 2 ACRE MINIMUM) ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR NON-SEVERABILITY; AND PROVIDING PENALTIES.

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, 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, by a unanimous vote of all four (4) members present, recommends approval of the rezoning;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. In General.

1. The Change of Zoning and amendment to the Official Zoning Map is hereby approved for property consisting of approximately 7.39 acres, described in Exhibit A and as shown on the Zoning Exhibit (map) in Exhibit B, both of which are attached hereto and incorporated herein by this reference, from AR-5 (Agricultural/Residential 5 acre minimum) zoning district to SR-2 (Single Family Residential 2 acre minimum) zoning district.

2. The Property described in Paragraph 1 of this Section shall be used and developed in accordance with the Town of Chino Valley Unified Development Ordinance.

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Providing for Non-Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and this ordinance shall have no force or effect.

Section 4. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Town of Chino Valley Unified Development Ordinance. Each day a violation continues, or the failure to perform any act or duty required by this zoning ordinance, the Unified Development Ordinance or by the Town of Chino Valley Town Code continues, shall constitute a separate civil offense.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 9th day of June, 2015 by the following vote:

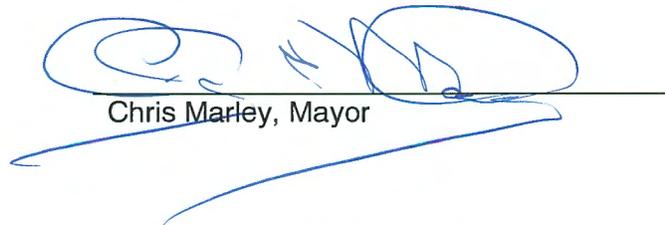
AYES: 6

ABSENT: 0

NAYS: 0

ABSTAINED: 0

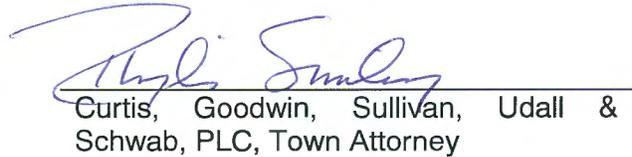
APPROVED this ___ day of _____, 2015.


Chris Marley, Mayor

ATTEST:

APPROVED AS TO FORM:


Jami C. Lewis, Town Clerk


Curtis, Goodwin, Sullivan, Udall & Schwab, PLC, Town Attorney

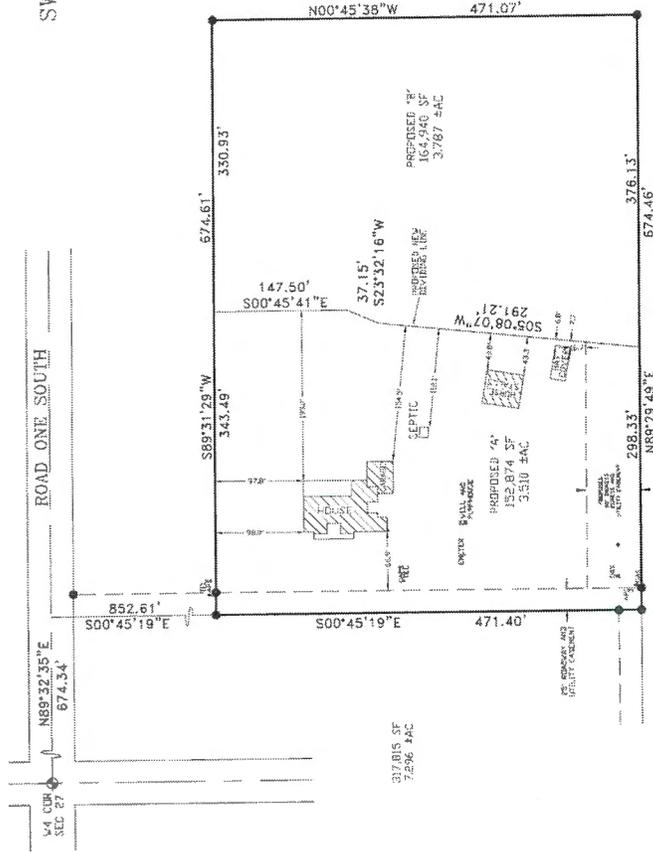
I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 15-799 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 9TH DAY OF JUNE, 2015, WAS POSTED IN THREE PLACES ON THE 11TH DAY OF JUNE, 2015.


Jami C. Lewis, Town Clerk

The following exhibits are attached hereto and incorporated herein:

- A. Legal Description
- B. Zoning Exhibit (map)

RECORD OF SURVEY
SITEPLAN FOR REZONE APPLICATION
 APN 306-29-050A
 SW4 SEC. 27, T16N, R2W, G&SRB&M,
 YAVAPAI COUNTY, ARIZONA
 TOWN OF CHINO VALLEY



LEGEND

- = FOIAR 1/2" BEGAR OR AS NOTED
- = SET 1/2" BEGAR WITH PLASTIC CAP
- STAMPED * FAWAS * LS 2738

() = RECORD INFORMATION

BOOK 4033 O.P. PAGE 107 YCRD

NOTE THAT ALL EASEMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAN

THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTHS OF FEBRUARY, 2015 AND POINTS FOIAR OR SET ARE REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF



GALE FAWAS RLS 2738

EMPIRE SURVEYING, Inc
 P.O. BOX 67 FAULDEN AZ 86334
 PHONE (928)-638-6892

SURVEY FOR: CORBELL
 DATE DRAWN: 2-16-15 FILE NO.: 150799
 DRAWN BY: DEF DRAWING: 019715

CURRENT ZONING= AR-5

GRAPHIC SCALE





PROPERTY DESCRIPTION
3.510 ACRE PARCEL

June 29, 2015

All that portion 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;

COMMENCING at a one-inch iron stake marking the West quarter corner of said Section 27;

Thence North 89° 32' 35" East (basis of bearings) 674.34 feet along the East-West centerline of said Section 27 to a one-half inch rebar;

Thence South 00° 45' 19" East 852.61 feet to a one-half inch rebar and
THE TRUE POINT OF BEGINNING;

Thence continuing South 00° 45' 19" East 471.40 feet to a one-half inch rebar;

Thence North 89° 29' 49" East 298.33 feet to a point;

Thence North 05° 08' 07" East 291.21 feet to a point;

Thence North 23° 32' 16" East 37.15 feet to a point;

Thence North 00° 45' 41" West 147.50 feet to a point;

Thence South 89° 31' 29" West 343.49 feet to **THE TRUE POINT OF BEGINNING.**

Containing 3.510 acres.

RESERVING, SUBJECT TO and TOGETHER WITH a 60.00 foot ROADWAY and PUBLIC UTILITY EASEMENT laying North of, running parallel with and adjoins the following described line;

**PROPERTY DESCRIPTION
3.510 ACRE PARCEL**

June 29, 2015

COMMENCING at a one-inch iron stake marking the West quarter corner of said Section 27;

Thence North $89^{\circ} 32' 35''$ East (basis of bearings) 674.34 feet along the East-West centerline of said Section 27 to a one-half inch rebar;

Thence South $00^{\circ} 45' 19''$ East 1324.01 feet to a one-half inch rebar and
THE TRUE POINT OF BEGINNING;

Thence North $89^{\circ} 29' 49''$ East 298.33 feet to **THE END OF THIS EASEMENT.**



PROPERTY DESCRIPTION
3.787 ACRE PARCEL

June 29, 2015

All that portion 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;

COMMENCING at a one-inch iron stake marking the West quarter corner of said Section 27;

Thence North 89° 32' 35" East (basis of bearings) 674.34 feet along the East-West centerline of said Section 27 to a one-half inch rebar;

Thence South 00° 45' 19" East 852.61 feet to a one-half inch rebar;

Thence North 89° 31' 29" East 343.49 feet to **THE TRUE POINT OF BEGINNING;**

Thence continuing North 89° 31' 29" East 330.93 feet to a one-half inch rebar;

Thence South 00° 45' 38" East 471.07 feet to a one-half inch rebar;

Thence South 89° 29' 49" West 376.13 feet to a point;

Thence North 05° 08' 07" East 291.21 feet to a point;

Thence North 23° 32' 16" East 37.15 feet to a point;

Thence North 00° 45' 41" West 147.50 feet to **THE TRUE POINT OF BEGINNING.**

Containing 3.787 acres.

RESERVING, SUBJECT TO and TOGETHER WITH a 60.00 foot ROADWAY and PUBLIC UTILITY EASEMENT laying North of, running parallel with and adjoins the following described line;

**PROPERTY DESCRIPTION
3.787 ACRE PARCEL**

June 29, 2015

COMMENCING at a one-inch iron stake marking the West quarter corner of said Section 27;

Thence North 89° 32' 35" East (basis of bearings) 674.34 feet along the East-West centerline of said Section 27 to a one-half inch rebar;

Thence South 00° 45' 19" East 1324.01 feet to a one-half inch rebar and
THE TRUE POINT OF BEGINNING;

Thence North 89° 29' 49" East 298.33 feet to **THE END OF THIS EASEMENT.**

EXHIBIT B

