

ORDINANCE NO. 15-793

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 4.78 ACRE(S) OF REAL PROPERTY LOCATED AT 920 E. ROAD 2 NORTH, FROM AGRICULTURAL/ RESIDENTIAL – 5 ACRE MINIMUM (AR-5) ZONING DISTRICT TO COMMERCIAL LIGHT (CL) 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 five (5) 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 4.78 acre(s), described in Exhibit A and as shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by this reference, from Agricultural/ Residential – 5 acre Minimum (AR-5) zoning district to Commercial Light (CL) 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All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 24th day of February, 2015 by the following vote:

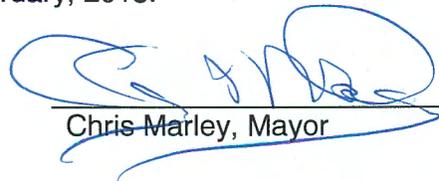
AYES: 6

ABSENT: 1

NAYS: 0

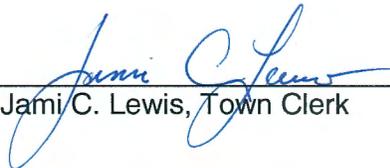
ABSTAINED: 0

APPROVED this 24th day of February, 2015.


Chris Marley, Mayor

ATTEST:

APPROVED AS TO FORM:


Jami C. Lewis, Town Clerk


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

The following exhibits are attached hereto and incorporated herein:

1. Legal Description
2. Zoning Exhibit (map)

I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 15-793 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 24TH DAY OF FEBRUARY, 2015, WAS POSTED IN THREE PLACES ON THE 26TH DAY OF FEBRUARY, 2015.

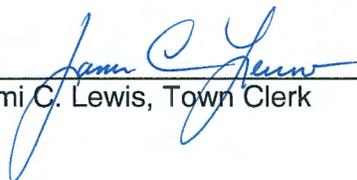

Jami C. Lewis, Town Clerk

Exhibit "A"

PARCEL NO 1:

All that portion of Tract 54 in Section 15, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Southeast corner of Section 15, marked with a one and one-half inch iron pipe 16" below the road surface;

THENCE North 00°12'00" West (basis of bearing) 660.00 feet along the East line of Section 15 to a point;

THENCE South 89°53'30" West, 25.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 00°12'00" West, 330.19 feet to a point;

THENCE South 89°56'14" West, 634.83 feet to a one-half inch rebar;

THENCE South 00°15'02" East, 330.70 feet to a one-half inch rebar;

THENCE North 89°53'30" East, 634.53 feet to the TRUE POINT OF BEGINNING.

PARCEL NO 2:

All that portion of Tract 54 in Section 15, Township 16 North, Range 2 West of the Gila and Salt river Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Southeast corner of Section 15 marked with a one and one-half inch iron pipe 16" below the road surface;

THENCE South 89°53'30" West 330.00 feet along the South line of Tract 54 to a point;

THENCE North 00°12'00" West (basis of bearing par East line of Section 15) 25.00 feet to the TRUE POINT OF BEGINNING;

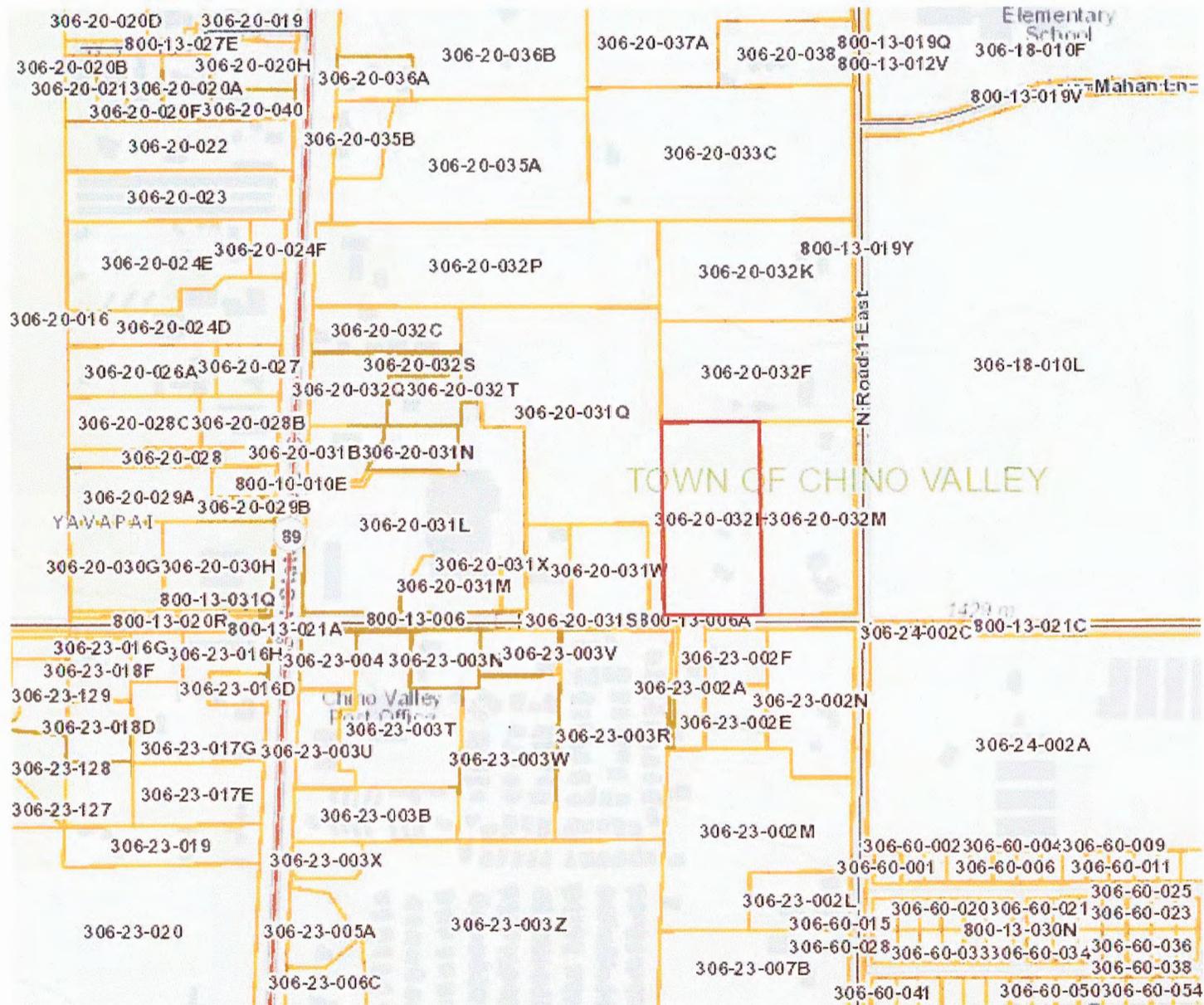
THENCE South 89°53'30" West 328.97 feet to a point;

THENCE North 00°15'02" West 635.00 feet to a one-half inch rebar;

THENCE North 89°53'30" East 329.53 feet to a one-half inch rebar;

THENCE South 00°12'00" East 635.00 feet to the TRUE POINT OF BEGINNING.

APN: 306-20-032H



- ### Legend
- City Boundaries
 - Cottonwood
 - Peoria
 - Prescott
 - Sedona
 - Camp Verde
 - Chino Valley
 - Clarkdale
 - Dewey-Humboldt
 - Jerome
 - Prescott Valley
 - Wickenburg
 - County Boundary
 - Counties
 - Parcels
 - Major Roads
 - Interstate
 - State Highways
 - Major Roads
 - Road Centerlines
 - Parcel Labels
 - Cities

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

