

**ORDINANCE NO. 16-814**

**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 2.31 ACRE(S) OF REAL PROPERTY GENERALLY LOCATED AT 868 ADAMS DRIVE, CHINO VALLEY, ARIZONA, FROM SINGLE-FAMILY RESIDENTIAL - 2.5 ACRE MINIMUM (SR-2.5) ZONING DISTRICT TO SINGLE-FAMILY RESIDENTIAL - 1 ACRE MINIMUM (SR-1) 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 vote of 7 - 0 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 2.31 acre(s) of real property, as legally described in Exhibit A and as shown on the Zoning Exhibit (map) in Exhibit B (the "Property"), both attached hereto and incorporated herein by this reference, changing the zoning on the Property from Single-Family Residential - 2.5 Acre Minimum (SR-2.5) Zoning District To Single-Family Residential – 1 Acre Minimum (SR-1) 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All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 12th day of April, 2016 by the following vote:

AYES: 6

ABSENT: 1

NAYS: 0

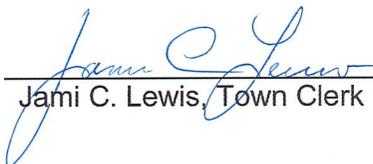
ABSTAINED: 0

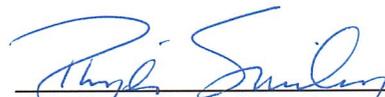
APPROVED this 12th day of April, 2016.

  
Chris Marley, Mayor

ATTEST:

APPROVED AS TO FORM:

  
Jami C. Lewis, Town Clerk

  
Phyllis L. N. Smiley, Town Attorney

The following exhibits are attached hereto and incorporated herein:

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

I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 16-814 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 12th DAY OF APRIL, 2016, WAS POSTED IN THREE PLACES ON THE 14th DAY OF APRIL, 2016.

  
Jami C. Lewis, Town Clerk

Exhibit "A"

**Lot 6 Adams Acres, an unrecorded plat of a portion of the North half of the Northeast quarter of Section 15, Township 16 North, Range 2 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona. Said Lot 6 being more particularly described as follows:**

**COMMENCING at the Northeast corner of Section 15;**

**Thence South 00 degrees, 16 minutes, East along the East line of Section 15, 676.96 feet;**

**Thence South 89 degrees 53 minutes West parallel to the North line of Section 15, 990 feet to the True Point of Beginning;**

**Thence North 89 degrees 53 minutes East parallel to the North line of Section 15, 330 feet;**

**Thence North 00 degrees 16 minutes West parallel to the East line of Section 15, 338.49 feet;**

**Thence South 89 degrees 53 minutes West parallel to the North line of Section 15, 330 feet;**

**Thence South 338.49 feet to the True Point of Beginning.**

**EXCEPT any part lying within the South 643.8 feet of the North half of the Northeast quarter of Section 15.**

**ALSO EXCEPT any portion of the above described property lying within that parcel of land described in Dedication of Public Highway recorded in Book 2364 of Official Records, page 11 and in Book 2368 of Official Records, page 960.**

# Exhibit "B"



*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.*

Map printed on: 2.23.2016