

ORDINANCE NO. 16-817

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 2.0 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 1650 GRANITE CREEK LANE, SECTION 11, TOWNSHIP 16N, RANGE 2W, FROM INDUSTRIAL (I) 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 6-0 recommended 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 2.0 acres, described in Exhibit A and as shown on the Zoning Exhibit (map) in Exhibit B, both attached hereto and incorporated herein by this reference, from Industrial (I) 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All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 10th day of May, 2016 by the following vote:

AYES:	<u>5</u>	ABSENT:	<u>1</u>
NAYS:	<u>1</u>	ABSTAINED:	<u>0</u>

APPROVED this 10th day of May, 2016.



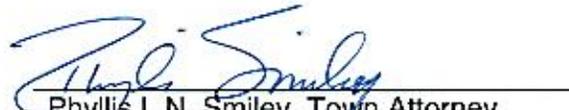
Chris Marley, Mayor

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. 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. 16-817 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 10th DAY OF MAY, 2016, WAS POSTED IN THREE PLACES ON THE 24th DAY OF MAY, 2016.



Jami C. Lewis, Town Clerk

Exhibit A

PARCEL NO. 1:

All that portion of Section 11, Township 16 North, Range 2 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 11;

Thence, North 89°58' East, 2974.72 feet along the North line of said Section 11 to a point, said point being the Northeast corner of SUNRISE, a subdivision recorded in Book 19 of Maps and Plats, Page 21, on file in the office of the Yavapai County Recorder;

Thence, South 00°16'10" East, along the East line of said SUNRISE, 1840.00 feet to the Southeast corner thereof;

Thence, South 89°56'40" East, 397.50 feet to a point on the North line of that certain parcel described in Book 767 of Official Records, Page 145, on file in the office of the Yavapai County Recorder;

Thence North 00° 15' 33" West, 250.73 feet to the POINT OF BEGINNING;

Thence continuing North 00 15' 33" West, 291.06 feet;

Thence South 88° 10' 49" East, 192.24 feet;

Thence South 44° 21' 36" East, 221.12 feet;

Thence South 00' 37' 07" East, 127.70 feet;

Thence North 89° 56' 45" West, 346.80 feet to the POINT OF BEGINNING.

PARCEL NO. 2

An easement for ingress, egress, drainage and utilities, 50.0 feet in width, lying 25.0 feet on each side of a centerline located over all that portion of Section 11, Township 16 North, Range 2 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona, said centerline more particularly described as follows:

Commencing at the Northwest corner of said Section 11;

Thence, North 89°58' East, 2974.72 feet along the North line of said Section 11 to a point, said point being the Northeast corner of SUNRISE, a subdivision recorded in Book 19 of Maps and Plats, Page 21, on file in the office of the Yavapai County Recorder;

Thence, South 00°16'10" East, along the East line of said SUNRISE, 1840.00 feet to the Southeast corner thereof;

Thence, South 89°56'40" East, 397.50 feet to a point on the North line of that certain parcel described in Book 767 of Official Records, Page 145, on file in the office of the Yavapai County Recorder;

Thence, continuing South 89°56'40" East, 348.37 feet to the POINT OF BEGINNING of this centerline;





Thence, North 00°37'00" West, 300.75 feet to the END of this centerline;

The sidelines to commence on a line running South 89°56'40" East and North 89°56'40" West from the Point of Beginning and terminating on a line running perpendicular to the End point.



STATE OF ARIZONA
County of Yavapai

LESLIE M. HOFFMAN, County Recorder, in and for the County of Yavapai, State of Arizona, and custodian of the records of such office, do hereby certify that the foregoing is a full, true and correct copy of the record as the same appears in my office.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City of Prescott, County of Yavapai, State of Arizona, on this the 16th day of March, A.D. 2010


Deputy Recorder

