

RESOLUTION NO. 07-838

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, APPROVING A MINOR AMENDMENT TO THE TOWN OF CHINO VALLEY 2003 GENERAL PLAN FUTURE LAND USE MAP CHANGING THE EXISTING COMMERCIAL DESIGNATION FOR ASSESSOR'S PARCEL NUMBER 306-04-006H, THAT CONSISTS OF 86.67 ACRES, TO MEDIUM DENSITY RESIDENTIAL 2 ACRES OR LESS.

WHEREAS, on behalf of West Meadows LLC, Jim Fletcher has filed an application with the Town of Chino Valley for approval of a Minor Amendment to the Future Land Use Map in the Town's 2003 General Plan ("General Plan") changing the Land Use Designation from Commercial to Medium Density Residential 2 Acres or Less for Assessor's Parcel Number 306-04-006H that includes 86.67 acres; and

WHEREAS, the request was noticed in conformance with the applicable State and Local Statutes; and

WHEREAS, the Planning and Zoning Commission ("Commission") conducted a Public Hearing on April 19, 2007, during which testimony was presented by Town staff and the applicant, and during which time the Commission opened said Hearing for comment by members of the general public; and

WHEREAS, subsequent to the Public Hearing and discussion by the Planning and Zoning Commission, the Commission elected by a 7-0 vote to forward the application to the Town Council with a recommendation for approval with a certain finding ("Recommendation"); and

WHEREAS, at their regular meeting of May 24, 2007, the Common Council of the Town of Chino Valley confirmed the Commission's Recommendation and approved the Minor Amendment to the Future Land Use Map amending it from Commercial to Medium Density Residential 2 Acres or less;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the Town of Chino Valley that the Minor Amendment to the Future Land Use Map in the 2003 General Plan is approved with the following Finding:

FINDING:

1. That the Minor Amendment to the General Plan does not meet the thresholds established for a Major Amendment to the General Plan and therefore has been

found to be a Minor Amendment that will not substantially alter or affect the land use balance or development pattern within the adopted Planning Area.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 24th day of May, 2007.

Karen Fann, Mayor

ATTEST:

APPROVED AS TO FORM:

Jami C. Lewis, Town Clerk

Musgrove Drutz & Kack, P.C.
Town Attorney

EXHIBIT "A"

WEST PARCEL

A portion of that property described in Book 4369 Official Records, Page 330, Yavapai County Recorders Office, Yavapai County, located in the West half of Section 3, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

(Basis of Bearings is North 89°41'02" West, as measured from a Town of Chino Valley brass cap monument, marked RLS number 13190 at the South quarter corner of said Section 3, to a 1 inch iron pipe at the Southwest corner of said Section 3)

COMMENCING at a Town of Chino Valley brass cap monument, marked RLS number 13190 at the South quarter corner of said Section 3;

THENCE North 00°55'25" West, along the North-South quarter line of said Section 3, a distance of 977.97 feet;

THENCE North 89°48'28" West, a distance of 274.00 feet to a capped rebar, RLS number 13912 and the TRUE POINT OF BEGINNING;

THENCE continuing North 89°48'28" West, a distance of 1049.50 feet to a tagged rebar, RLS number 27737;

THENCE North 01°06'38" West, a distance of 2821.44 feet to a 1/2" rebar;

THENCE North 89°54'25" East, a distance of 659.90 feet to a 1/2" rebar;

THENCE North 01°06'38" West, a distance of 345.63 feet;

THENCE North 89°54'25" East, a distance of 673.82 feet to a 1/2" rebar on said North-South quarter line;

THENCE South 00°55'25" East, along said North-South quarter line, a distance of 1594.51 feet to a capped rebar, RLS number 13912;

THENCE North 89°57'11" West, a distance of 273.80 feet to a capped rebar, RLS number 13912;

THENCE South 00°55'25" East, a distance of 361.22 feet to a capped rebar, RLS number 13912;

THENCE South 89°50'08" East, a distance of 273.81 feet to a capped rebar, RLS number 13912 on said North-South quarter line;

THENCE South 00°55'25" East, along said North-South quarter line, a distance of 845.29 feet to a rebar;

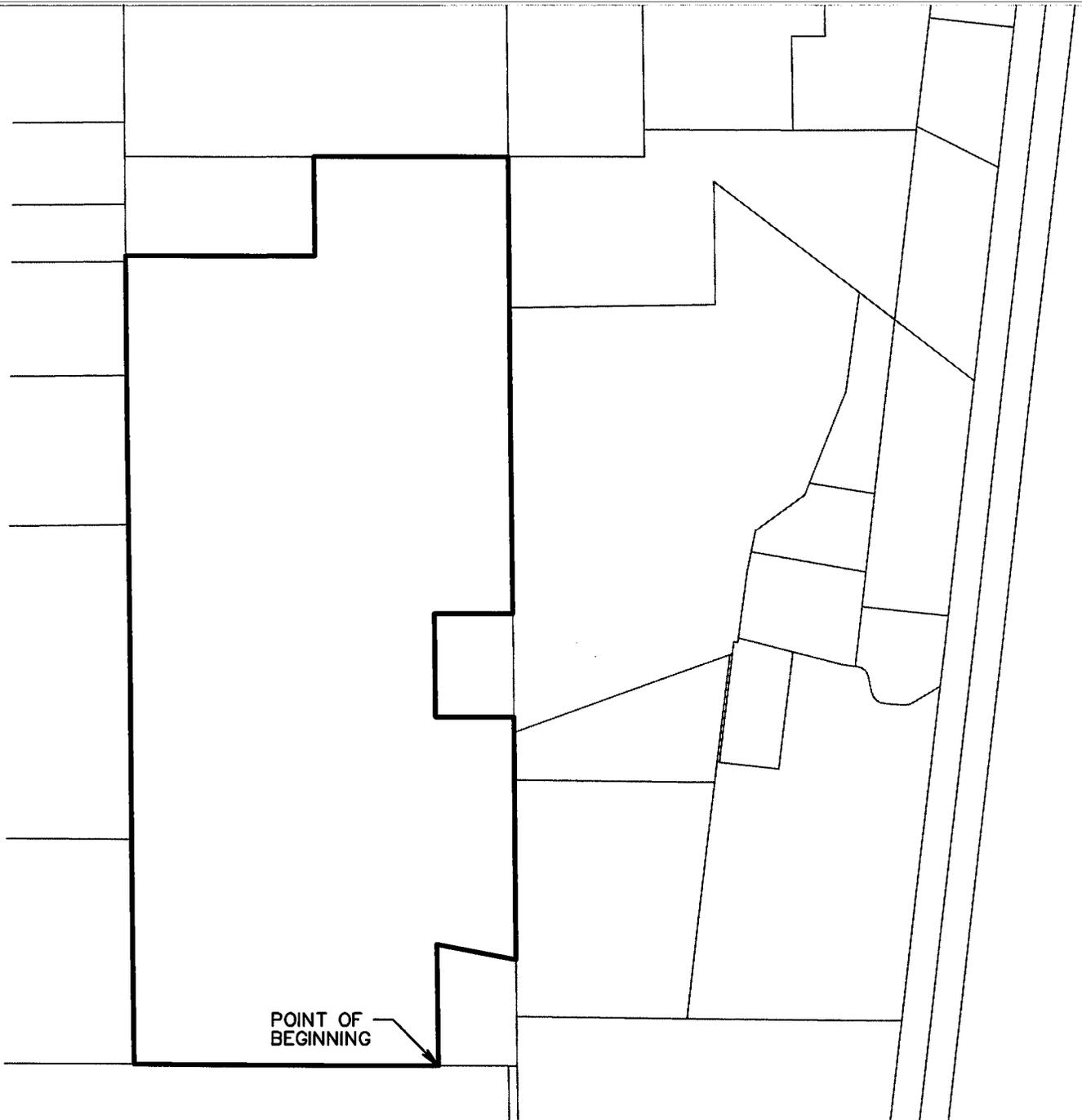
THENCE North 79°01'28" West, a distance of 279.88 feet to a rebar;

THENCE South 00°54'48" East, a distance of 424.28 feet to the TRUE POINT OF BEGINNING.

Containing 3,775,267 square feet or 86.67 acres, more or less.



MAP TO ACCOMPANY LEGAL DESCRIPTION



NORTH
NO SCALE

LE *LYON ENGINEERING*
Civil Engineers • Land Surveyors