

1. Agenda

Documents: [AGENDA OCTOBER 07.PDF](#)

2. Packet

Documents: [PACKET OCTOBER 07.PDF](#)

3. Action Taken

Documents: [ACTION TAKEN OCTOBER 07.PDF](#)



Town of Chino Valley
MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
October 7, 2014
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
 - A.** Approve minutes from the August 5, 2014 regular meeting.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - A.** The applicant is requesting issuance of a Conditional Use Permit recognizing the Robin Airport as a Conditional Use rather than its current status as a legal non-conforming use. This will allow the owner to rebuild the hangar destroyed by a storm on July 31, 2014, and make other improvements to mitigate impact on the surrounding neighborhood. The subject parcel is located at the southwest corner of the intersection of East Road 1 South and South Road 1 East, and encompasses approximately nine (9) acres.
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**
- 9. PUBLIC COMMENTS**
- 10. ADJOURN**

Dated this 2nd day of October, 2014.

By: Ruth Mayday, Planner

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for

sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.

In accordance with Chapter 3, Title 38, Section 38-431.02 Arizona Revised Statutes, public notice is hereby given that four (4) or more members of the Mayor and Town Council may be present at this meeting.



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MEETING NOTICE
PLANNING AND ZONING COMMISSION

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In accordance with Chapter 3, Title 38, Section 38-431.02 Arizona Revised Statutes, public notice is hereby given that four (4) or more members of the Mayor and Town Council may be present at this meeting.

P&Z Planning Commission Regular

4. A.

Meeting Date: 10/07/2014

Previous Minutes from 08/05/2014

CASE DESCRIPTION:

Approve minutes from the August 5, 2014 regular meeting.

FACTS:

1. Applicant:.....
2. Owner:.....
3. Parcel Number:.....
4. Site Area:.....
5. Existing zoning:.....
6. Intended Use:.....

ANALYSIS:

RECOMMENDATION

The agenda for the September 16, 2014 Special Meeting of the Planning and Zoning Commission referred to the minutes of August 8, 2014 rather than the actual date of August 5, 2014.

MOTION: Motion to correct the date of the August Planning & Zoning Commission from August 8 to August 5, 2014.

Attachments

Previous P&Z_MN_08-05-14

**MINUTES OF THE REGULAR MEETING
OF PLANNING AND ZONING COMMISSION
OF THE TOWN OF CHINO VALLEY**

**Tuesday, August 5, 2014
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a regular meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley.

Commissioner Rowitsch called the meeting to order at 6:00 P.M.

Members present: Commissioner Gwen Rowitsch (Chair), Commissioner Michael Edmonds, Commissioner Robert McCaullay, Commissioner Corey Mendoza, Commissioner Chuck Merritt, Commissioner Gary Pasciak, Commissioner Florence Sloan
Staff Present: Development Services Director Ruth Mayday, Assistant Planner Elyse DiMartino, General Services Director Cecilia Gritman, Deputy Town Clerk Liz Hart (recorder)

Commissioner Florence Sloan led the pledge of allegiance.

4. MINUTES

A. Consideration and possible action to approve the June 3, 2014, minutes.

Commissioner Pasciak moved, seconded by Commissioner Merritt to approve the June 3, 2014 minutes. Commissioner Florence Sloan abstained. Motion passed.

5. STAFF REPORTS

6. PUBLIC HEARING

A. Application by Cortez Enterprises to rezone 438 Acres (+/-) from Single Family Residential, 2 Acre Minimum (SR-2) to Industrial (I)

Commissioner Chuck Merritt excused himself as he and Mr. Roberts have held business in the past.

Planner Mayday reported as part of the pre annex development agreement, Section 6, Township 15N Range 1 West, included a rezone commitment to industrial from 2-acre residential for the purpose of mining and operating a gravel pit and processing sand and gravel. Town Council approved PADA and rezoning in 2001. The extension of Road 4 South was in litigation and an agreement reached in February 2014 obligating Cortez to apply for zoning.

This application is rezoning 438 acres from single family to industrial for sand and gravel mining operation, a batch plant for the manufacturing of concrete, and a portable hot mix and asphalt plant. The asphalt plant is the only non-permitted use and is under Conditional Use Permit (CUP) consideration.

Planner Mayday sent letters of intention to Arizona State Land Department and surrounding landowners and did not receive comments from recipients.

Staff supports zoning request and provided list of facts to support recommendation

- Location provides generates minimal dust and noise
- Impact of activities minimal convenience, safety and welfare of the citizens due to remote location

Commissioner Robert McCaullay asked if notification was made to citizen living along Highway 89 and the solar farm about the potential increased of heavy traffic along road way? Planner Mayday advised only people in the statutory limit were notified.

Commissioner Edmonds questioned about question marks on the agenda. Planner Ruth Mayday advised they were pasting errors with Agenda Quick.

Some Commissioners confirmed the rezone is to comply with the Town's pre annex agreement in early 2000 and that the meeting was not just a formality. Development Services Director Mayday confirmed the need to comply with the pre annex agreement and that it is not a formality but it is part of the process. The Commissioners questioned the timeliness of the rezoning procedure. Mr. Roberts, Prescott, advised it was a joint agreement to continue the terms and the property is now available for rezoning.

Some Commissioners expressed concerns about provisions for road deterioration maintenance and how many truck trips are anticipated. Mr. Roberts advised he is unable to answer the number of traffic trips anticipated and the responsibility of the public road is with the Town. The Commissioners mentioned the deterioration on the roadway would cause an increase in the roadway budget and the revenues from the gravel facility might offset the extra funds needed to keep the road maintained.

6:18 p.m. open public hearing – No public comments

6:19 p.m. closed public hearing

Commissioner Edmonds moved, seconded by Commissioner Mendoza to forward the application for rezoning approximately 438 acres located in Section 6, Township 15 North, Range 1 West from Single Family Residential, 2 Acre Minimum (SR-2) to Industrial (I). Passed unanimously.

B. Consideration of a Conditional Use Permit to operate a Portable Asphalt Batch Plant in an Industrial Zoning District.

Development Services Director Mayday presented the CUP to operate a portable asphalt batch plant in an industrial zoning district. The portable asphalt batch plant is smaller than a fixed asphalt batch plant and follows the mining operation as it goes along. Also due to the remote location of the plant will have minimal impact to the surrounding property owners.

Staff recommends approval as it meets the pre annexation and settlement agreement and recommends the following conditions of approval:

- The areas disturbed on the site of the asphalt hot mix plant will be remediated upon cessation of the manufacture of asphalt by removal or reuse, as appropriate, of all materials, waste, and fine piles, and disturbed areas will be graded to maintain positive drainage. Reseeding areas of disturbance will be required only for those areas that have not reverted to natural vegetation.
- Completion of a Phase 1 Environmental Impact Assessment upon same to ensure that the site of the asphalt hot mix plant is not contaminated.
- The term of the Conditional Use Permit shall be 50-years from the date of approval.

- The Town will not require any reclamation that is contrary to the rules and regulations of any other agencies with regulatory jurisdiction over Cortez's mining activities within the State of Arizona.
- Prior to the commencement of mining activities, Cortez will provide to the Town of Chino Valley evidence of any required regulatory approval for said activities.

The Commissioners discussed the proposed hours of operation, the 50-year lease vs a 10-year with a review, the conditions of use being on remediation after the cessation, and the environmental requirement for operation.

Development Services Director Mayday advised the plant would have to comply with code. 7:00 a.m. to 7:00 p.m.?

Development Services Director Mayday advised this is standard for gravel mining operation and can be stopped at any time if they not in compliance with the CUP, Town codes, or by the mining laws of the State of Arizona.

Development Services Director Mayday advised they have to provide a Phase 1 Environmental at the conclusion.

Mr. Roberts advised that the ADEQ permits hot asphalt plant and is regulated by State of AZ.

Commissioner Pasciak requested modifying mining activities to specify hot plant mix.

6:30 p.m. open public hearing

Pat McKee, Chino Valley, how often with the inspector be checking to see if they are following the criteria.

Development Services Director Mayday advised this is treated as any other business, on an as need basis approximately twice a year.

Marilyn Maines, Chino Valley, asked if water usage and dynamite were addressed in the request for the permit. How much water will be used and if dynamite will be used?

Mr. Roberts advised generally aggregate is washed and if a well is drilled, it will be under the commercial setting through ADWR the State of Arizona. He does not anticipate drilling a well is at this time so water need trucking. No dynamite as they will use the same type of process as at Hansen Materials.

Commissioner Edmonds asked about tonnage per day.

Mr. Robert advised the operation is driven by events i.e. State Route 89 widening not as a retail supplier. Commissioner Mendoza but not impossible and he does not believe 50 years is unreasonable amount of time.

6:34 p.m. closed public hearing

Commissioner Pasciak moved, seconded by Commissioner Mendoza to forward application requesting a Conditional Use Permit to operate a Portable Asphalt Batch Plant in an Industrial (I) zoning district with the condition E modified to change the first section that says prior to commencement of mining activities to be modified to say prior to commencement of mining and asphalt batch plant activities. Passed unanimously.

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

9. PUBLIC COMMENTS

10. ADJOURN

Commissioner McCaullay moved, seconded by Commissioner Sloan to adjourn, passed at 6:36 P.M.

Dated this 11th day of August, 2014

By: ***Liz Hart, Deputy Town Clerk***

DRAFT

Meeting Date: 10/07/2014

CUP 14-003 Coury Landing Strip

CASE DESCRIPTION:

The applicant is requesting issuance of a Conditional Use Permit recognizing the Robin Airport as a Conditional Use rather than its current status as a legal non-conforming use. This will allow the owner to rebuild the hangar destroyed by a storm on July 31, 2014, and make other improvements to mitigate impact on the surrounding neighborhood. The subject parcel is located at the southwest corner of the intersection of East Road 1 South and South Road 1 East, and encompasses approximately nine (9) acres.

LOCATION:

894 East Road 1 South

FACTS:

1. Applicant:.....Timothy J. Coury, Trustee for Chino Valley Airpark, LLC
2. Owner:.....Chino Valley Airpark, LLC
3. Parcel Number.....306-29-018D
4. Site Area.....60' x 80' portion of nine (9) acre parcel
5. Existing zoning:.....Commercial Heavy/Industrial
6. Intended Use.....Airstrip/landing field

ANALYSIS:

History

The Robin Airport has been in existence and active use as a private airport prior to the Town's incorporation in 1970. It is licensed by the Federal Aviation Authority for private use. It is comprised of a 1,500 foot gravel/dirt runway. An older structure on the property that was used as a hangar, was destroyed in a windstorm earlier this year. The hangar had no plumbing or electricity, and did not meet currently adopted building code.

Before the adoption of the Unified Development Ordinance (UDO) on November 9, 2006, the Town's Zoning Code allowed airports as a permitted use in the Industrial (I) zoning district. That was amended on August 22, 2002 upon the adoption of Ordinance No. 521, which changed the use from a permitted use to a conditional use, rendering the subject property a legal non-conforming use.

The applicant acquired the property in September of 2012 and has continued to use the airport, reinforcing its legal non-conforming status. On July 31st of this year, the existing hangar structure was destroyed in a windstorm.

UDO Section 4.20 Non-Conforming Uses and Structures regulates the use, maintenance, replacement, and alteration of uses that, while in conformance with existing zoning prior to the adoption of the UDO, are no longer in conformance with the current regulations governing manner and placement of a given use. While the UDO references a six (6) month period of inactivity invalidating a non-conforming use, case law in Arizona has recognized that these uses are only terminated or made invalid if there is a "demonstrated intent" on behalf of the owner. The continued use of this property for take-off, landing, and storage of an airplane indicates that there has been no demonstrated intent to terminate or invalidate the existing non-conforming use.

This section of the UDO also governs the reconstruction of non-conforming structures and uses; Section 4.20.3 Reconstruction sets forth the parameters under which a non-conforming use or structure can and cannot be rebuilt. Specifically, if the structure or use is destroyed to the extent that it loses 50% of its value, it is then subject to the UDO. Because the non-conforming structure on the subject parcel was destroyed and as a result lost 50% of its value, the owner cannot rebuild the hangar unless the use comes into conformance with the UDO.

The subject parcel is currently zoned CH/I, availing it to all permitted uses and conditional uses in both the Commercial Heavy (CH) and Industrial (I) zoning districts. Prior to the adoption of the UDO, the subject parcel was zoned Light Manufacturing. As previously stated, airports are only allowed as a conditional use in an Industrial zoning district. Therefore, in order to reconstruct a hangar, the applicant must obtain a Conditional Use Permit.

Rationale

The UDO defines "airport" in Section 2 Definitions, subsection 2.1 Meanings of Words and Terms:

“Any area which is used or intended to be used primarily for the taking off and landing of aircraft, and any appurtenant areas which are used or intended to be used for airport buildings or facilities including open spaces, taxiways and tie-down areas, hangars, transition and clear zones, and other accessory buildings.”

Arizona Revised Statutes (ARS) defines “airport” in §28-8461.3:

“...means an area of land or water that is designed and set aside for the landing and taking off of aircraft and that is utilized or to be utilized in the interest of the public for those purposes.”

The inclusion of public interest in this definition would exclude the subject property, as it is a private facility not open to the public. Additional definitions found in ARS §28-8461 related to the subject property are as follows:

6. "Airstrip" means a strip of ground that is artificially or naturally surfaced and that is designed and used at an airport or landing field for the landing and takeoff of aircraft.

15. "Runway" means an artificially surfaced strip of ground that is designed and used at an airport for the landing and takeoff of aircraft.

The subject property does not meet the state regulatory agency’s definition of airport as the addition of “landing field” in the description of airstrip (ARS §28-8461.6) differentiates between a public airport and a non-public airstrip, and defines the land area set aside for landing and take-off of airplanes as an airstrip rather than an artificially surfaced runway.

Issuance of a Conditional Use Permit (CUP) is predicated on two findings of fact, as set forth in UDO Section 1.9.3 Conditional Use Permits. In approving said permit, the Planning and Zoning Commission and Town Council must find that the proposed use:

1.9.3 (A) 1: Will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and

1.9.3 (A) 2: That the proposed use is reasonably compatible with uses permitted in the surrounding area. The burden of proof satisfying these requirements rests with the applicant.

In terms of the existing non-conforming use, the landing field has been used by Mr. Coury and previous owners without incident for at least 45 years. Use of the private airport is inherently restricted by the lack of available land to extend the length of the existing airstrip, thereby limiting the size of plane that can use the landing field. While the use of the airport may create occasional dust and noise, the inconveniences do not rise to the level of material detriment.

Because the use was in existence prior to the surrounding residential development, those constructing or purchasing homes in the neighborhood were aware (or should have been aware) that the airport was present. Therefore, staff finds that the use is reasonably compatible with the surrounding area.

There are many instances where a small, private airport similar to that found on the subject property have existed in close proximity to residential neighborhoods; frequently, the airstrip predates the surrounding development. In fact, the Robin Airport was in existence prior to the platting of Bee Mountain Estates to the south (1988); the majority of the parcels within the 300’ notification area have residential structures constructed well after 1970. The parcels immediately east and west of the subject property are also zoned CH/I; residentially zoned parcels (Single Family Residential, 1 acre minimum and Agricultural/Residential, 5 acre minimum) can be found on the north and south side of the subject parcel.

Both the General Plan 03 and the General Plan 2013-14 designate the subject property as Commercial rather than Industrial. The GP 03 defines these as follows:

Commercial: The commercial designation is intended to guide the expansion of commercial uses through out (sic) the town as the community grows. Commercial uses are directly connected to transportation modes and major intersections. Currently, the Highway 89 corridor is the designated commercial sector for the community. As other roadways are improved and their use expanded, both residential and commercial development will be extended to these areas. Examples are the corridors along Perkinsville Road and the Glassford Hill extension.

Industrial: Industrial uses in the town are limited. Examples of industrial uses designated in the town’s Zoning Code include hot mix and concrete plants, quarries, mines, and heavy manufacturing along with automobile wrecking yards and airports as

conditional uses. The Town currently has one automobile wrecking yard and three gravel quarries.

Given the small size of the subject landing field, its private status as licensed by the FAA, the state regulating authority defining it as not an airport, and the inability of the owner to significantly increase the length of the landing strip itself, staff finds that the landing strip is compatible with the current commercial land use designation.

The General Plan 2013/14 differentiates between Commercial and Employment Park rather than Commercial and Industrial. As stated above, the limited use of the airport makes it compatible with a commercial land use designation, rather than an industrial land use designation that would be appropriate for a public airport and allow much heavier industrial uses such as gravel excavation.

Should the CUP not be issued, Mr. Coury will be entitled to continued use of the landing field for the purposes of take-off and landing as that aspect of the legal non-conforming use has not been extinguished. Addition of a new hangar facility in compliance with zoning and building regulations of the Town will enhance the aesthetics of the property and better serve the public safety and welfare.

Recommendation

The Robin Airport (59AZ) has been in existence for at least 45 years. In that time, few complaints have been received by the town and it has operated as a private airport without incident since the town was incorporated. Its presence predates the platting of an adjoining subdivision to the south, as well as development of the residential areas east of South Road 1 East. Issuance of a Conditional Use Permit will bring the property into compliance with current zoning, enable the owner to add modern conveniences such as electricity and indoor plumbing, improve the runway with a dust-free surface to reduce dust during landing and take-off, and construct a hangar that is appropriately permitted and inspected to ensure that it is built to current code and does not represent a health/safety hazard for the surrounding properties. Failure to issue a Conditional Use Permit will not allow the reconstruction of the hangar or hard surfacing of the airstrip, but will not terminate the applicant's rights to continued use of the airstrip for take-off and landing.

Therefore, staff supports the application for a conditional use permit for continuing operation of the Robin Airport (59AZ).

Findings of Fact

Staff finds that issuance of a Conditional Use Permit (CUP) for the purpose of operating a private airport on approximately nine (9) acres located at the southwest corner of the intersection of East Road 1 South and South Road 1 East meets the two findings of fact, as set forth in UDO Section 1.9.3 Conditional Use Permits, and that the proposed CUP:—

1.9.3 (A) 1: Will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and

1.9.3 (A) 2: That the proposed use is reasonably compatible with uses permitted in the surrounding area. The burden of proof satisfying these requirements rests with the applicant.

Conditions of Approval

Staff recommends conditioning the Conditional Use Permit as follows:

1. Improvements to the Property shall be in compliance with the Unified Development Ordinance and all adopted building and engineering codes of the Town of Chino Valley.
2. Expansion of the use as a private airport with a 1500' landing strip and accessory structures is not permitted under this Conditional Use Permit.

RECOMMENDATION

The Robin Airport (59AZ) has been in existence for at least 45 years. In that time, few complaints have been received by the town and it has operated as a private airport without incident since the town was incorporated. Its presence predates the platting of an adjoining subdivision to the south, as well as development of the residential areas east of South Road 1 East. Issuance of a Conditional Use Permit will bring the property into compliance with current zoning, enable the owner to add modern conveniences such as electricity and indoor plumbing, improve the runway with a dust-free surface to reduce dust during landing and take-off, and construct a hangar that is appropriately permitted and inspected to ensure that it is built to current code and does not represent a health/safety hazard for the surrounding properties. Failure to issue a Conditional Use

Permit will not allow the reconstruction of the hangar or hard surfacing of the airstrip, but will not terminate the applicant's rights to continued use of the airstrip for take-off and landing.

Therefore, staff supports the application for a conditional use permit for continuing operation of the Robin Airport (59AZ).

MOTION: Motion to forward the Conditional Use Permit 14-003 to Town Council with a recommendation of approval.

Attachments

Site location map

Zoning Map

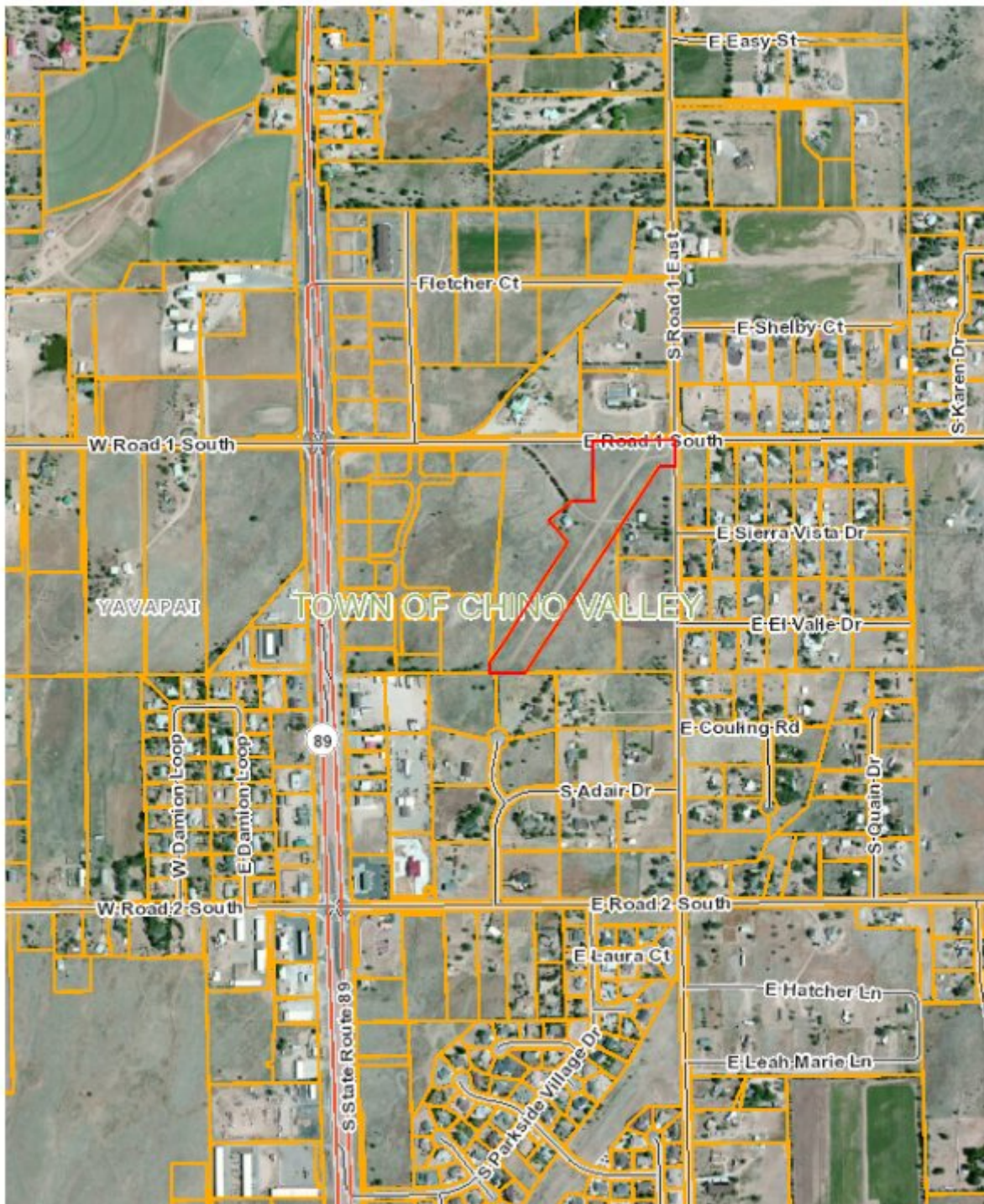
Deed

Legal Description

FAA report

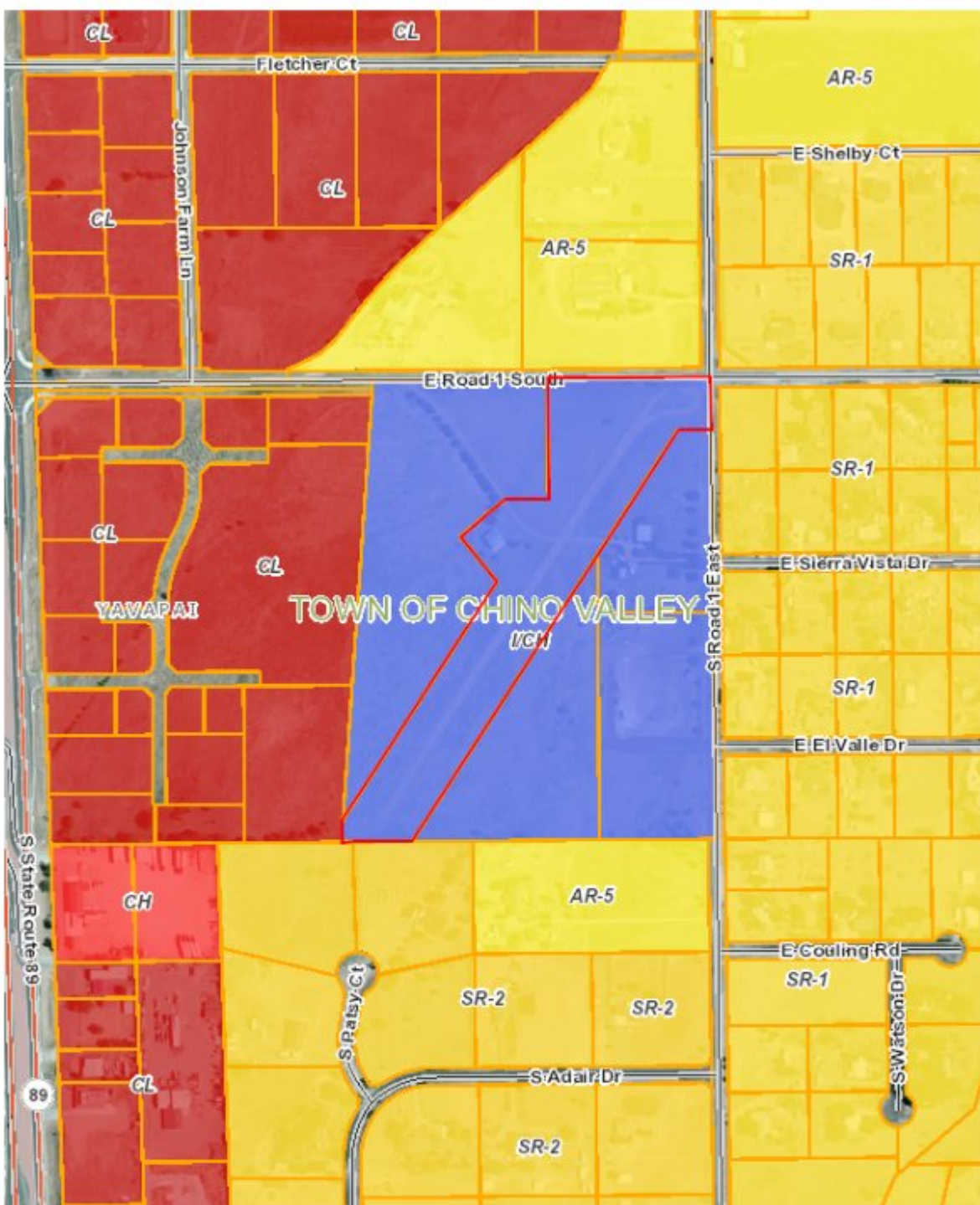
Site Plan

CUP Letter



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: 10.1.2014



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Map printed on: 10.1.2014

at the request of Pioneer Title Agency, Inc.

When recorded mail to

Timothy John Coury

694 N. State Route 89
Chino Valley, AZ 86323

00356655-DIG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

Robert Kenneth Reinhold, An Unmarried Man

do/does hereby convey to

Timothy John Coury, An Unmarried Man

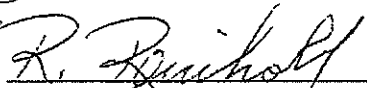
the following real property situated in Yavapai County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED: September 26, 2012


Robert Kenneth Reinhold

State of Arizona

County of Yavapai

The foregoing instrument was acknowledged before me this 25 day of Oct, 2012, by
Robert Kenneth Reinhold.

My commission expires:

5/23/16

SEAL

NOTARY PUBLIC



Exhibit "A"

All that portion of the Northeast Quarter of the Southeast Quarter of Section 27, Township 16 North, Range 2 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

BEGINNING at the East One-quarter corner of said Section 27;

Thence, South, 150.12 feet to a point on the East line of said Section 27;

Thence, West, 95.53 feet;

Thence, South 33°43'58" West, 1401.29 feet to a point on the South line of that certain parcel described in Book 4414 of Official Records, Page 857, records of Yavapai County, Arizona;

Thence, North 89°41'01" West, 202.33 feet to the Southwest corner of said parcel;

Thence, North 04°42'00" East, 64.12 feet to a point on the West line of said parcel;

Thence, North 33°43'58" East, 811.65 feet;

Thence North 38° 59' 14" West, 166.14 feet;

Thence North 51° 04' 28" East, 166.86 feet;

Thence South 89° 28' 30" East, 125.50 feet;

Thence North 00° 21' 40" East, 345.59 feet to a point on the North line of said parcel;

Thence, South 89° 38' 20" East, 467.09 feet to the POINT OF BEGINNING;

TOGETHER WITH an easement for ingress and egress, 27.0 feet in width, lying 13.5 feet on each side of the following described centerline:

COMMENCING at the East One-quarter corner of said Section 27;

Thence, North 89° 38' 20" West, 818.08 feet to a point on the East-West mid-section line of said Section 27, being a point on the North line of that certain parcel described in Book 4414 of Official Records, Page 857, records of Yavapai County, Arizona, being the POINT OF BEGINNING of this centerline;

Thence, South 33° 55' 19" East, 417.87 feet to the END of this centerline, the sidelines to commence on the said East-West mid-section line and terminate on lines running South 89° 28' 30" East and South 51° 04' 28" West, from the END of the described centerline.

EXCEPTING THEREFROM an undivided 1/4 interest in all minerals and mineral rights, including oil, gas and other hydrocarbonate substances in and under, and that may be produced from the land, together with the right of ingress and egress for the exploration, operation and development of said mineral interest as reserved in the Book 250 of Official Records, page 234.



AIRPORT MASTER RECORD

> 1 ASSOC CITY: CHINO VALLEY 4 STATE: AZ LOC ID: 59AZ FAA SITE NR: 00653.5*A
> 2 AIRPORT NAME: ROBIN 5 COUNTY: YAVAPAI AZ
> 3 CBD TO AIRPORT (NM): 00 S 6 REGION/ADO: AWP/PHX 7 SECT AERO CHT: PHOENIX

GENERAL		SERVICES	BASED AIRCRAFT	
10 OWNERSHIP:	PRIVATE	> 70 FUEL:	90 SINGLE ENG:	2
> 11 OWNER:	CHINO VALLEY AIR PARK, LLC		91 MULTI ENG:	0
> 12 ADDRESS:	849 E. ROAD 1 SOUTH		92 JET:	0
	CHINO VALLEY, AZ 86323		TOTAL:	2
> 13 PHONE NR:	928-445-7350		93 HELICOPTERS:	0
> 14 MANAGER:	TIM COURY		94 GLIDERS:	0
> 15 ADDRESS:	1006 COMMERCE DR		95 MILITARY:	0
	PRESCOTT, AZ 86305		96 ULTRA-LIGHT:	0
> 16 PHONE NR:	928-445-7350			
> 17 ATTENDANCE SCHEDULE:				
ALL	IREG	IREG		
		FACILITIES		
18 AIRPORT USE:	PRIVATE	> 80 ARPT BCN:		
19 ARPT LAT:	34-44-40.0820N ESTIMATED	> 81 ARPT LGT SKED:		
20 ARPT LONG:	112-26-42.6080W	> 82 UNICOM:		
21 ARPT ELEV:	4772.0 SURVEYED	> 83 WIND INDICATOR: NO		
22 ACREAGE:	22	84 SEGMENTED CIRCLE: NONE		
> 23 RIGHT TRAFFIC:	NO	85 CONTROL TWR: NONE		
> 24 NON-COMM LANDING:	YES	86 FSS: PRESCOTT		
		87 FSS ON ARPT: NO		
		88 FSS PHONE NR:		
		89 TOLL FREE NR: 1-800-WX-BRIEF		

RUNWAY DATA
> 30 RUNWAY IDENT: 02/20
> 31 LENGTH: 1,500
> 32 WIDTH: 25
> 33 SURF TYPE-COND: GRVL-DIRT

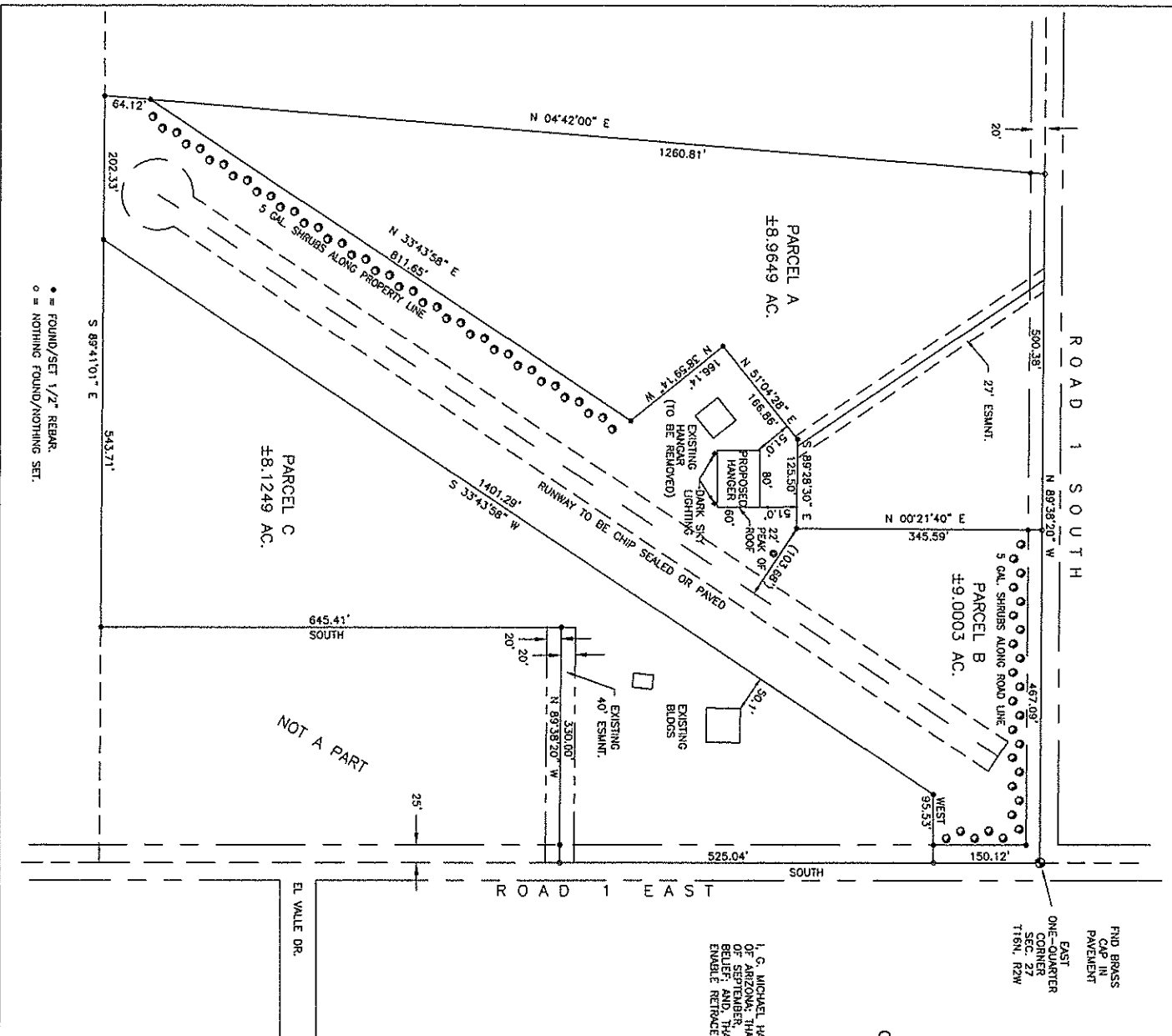
LIGHTING/APCH AIDS
> 40 EDGE INTENSITY:
> 42 RWY MARK TYPE-COND: - / -

OBSTRUCTION DATA
50 FAR 77 CATEGORY: A(V) / A(V)
> 51 DISPLACED THR: / 20
> 52 CTLG OBSTN: / PLINE
> 53 OBSTN MARKED/LGTD: /
> 54 HGT ABOVE RWY END: / 15
> 55 DIST FROM RWY END: / 100

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

111 INSPECTOR: (N) 112 LAST INSP: 113 LAST INFO REQ: 09/07/2012



RESULTS OF SURVEY
OF A PORTION OF
SECTION 27
TOWNSHIP 16 NORTH, RANGE 2 WEST
GILA AND SALT RIVER BASE AND MERIDIAN
YAVAPAI COUNTY, ARIZONA

I, G. MICHAEL HAYWOOD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2012; THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF; AND THAT ALL MONUMENTS SHOWN EXIST AS OF THE DATE HEREOF AND ARE SUFFICIENT TO PERMANENTLY IDENTIFY THE SURVEY.

G. MICHAEL HAYWOOD - AZ. R.L.S. No. 13941

REGISTERED LAND SURVEYOR
G. MICHAEL HAYWOOD
13941
ARIZONA
EXPIRES 12/31/2015

REVISOR TO SHOW PROPOSED HANGAR
AUGUST 6, 2014 G.M.H.

NEXUS SOUTHWEST, LLC
REGISTERED LAND SURVEYORS
212 S. MARINA STREET
PRESCOTT, AZ. 86303
(928) 778-5101

DRAWN: G.M.H.
DATE: 10-1-12
CHECKED: G.M.H.
DATE: 10-1-12

SCALE: 1" = 100'

0 50 100 200 300

SCALE: 1" = 100'

• = FOUND/SET 1/2" REBAR.
o = NOTHING FOUND/NOTHING SET.

[Date]

Timothy J. Coury
Chino Valley Airpark LLC
PO Box 4115
Prescott, AZ 86302

RE: Use Permit No.: 13-003
Coury/Robin Airport

On _____, 20__, the Chino Valley Town Council approved a Conditional Use Permit in the above-referenced case for approximately 9 acres of property located at 849 East Road 1 South, Chino Valley, AZ, as shown on Exhibit 1, which is attached hereto and incorporated herein. The minutes from the Town Council meeting are available from the Town Clerk or online at chinoaz.net.

The Use Permit permits an airport use in the commercial heavy/industrial zoning district. The use and operation permitted by the Use Permit shall substantially conform to the Site Plan, attached hereto and incorporated herein as Exhibit 2.

This Use Permit is subject to the following conditions:

1. The property owner agrees that the approval of this action confers no additional entitlements or rights to the owner or applicant other than those that are specifically vested herein.
2. Improvements to the landing field and structures shall be in compliance with the Unified Development Ordinance and all adopted building and engineering codes of the Town of Chino Valley.

This Use Permit is subject to all limitations set forth in the Chino Valley Unified Development Ordinance and in this Use Permit, including termination and/or revocation. If either commencement of the use or commencement of construction, pursuant to a valid building permit, has not occurred within 2 years of the effective date of this Use Permit, this Use Permit will automatically expire. The effective date is the 11th day after approval.

Please ensure that all public hearing notice signs installed on the site, if any, are removed immediately.

If you have any questions regarding this Use Permit, please contact Ruth Mayday at 928-636-4427 or by email at rmayday@chinoaz.net.

Sincerely,

Ruth Mayday
Development Services Director

Enclosure (Exhibits):

1. Legal Description
2. Map
3. Project Narrative/Site Plan



Town of Chino Valley
MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
October 7, 2014
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA		ACTION TAKEN
1.	CALL TO ORDER	
2.	PLEDGE OF ALLEGIANCE	
3.	ROLL CALL	
4.	MINUTES	
A.	Approve minutes from the August 5, 2014 regular meeting.	APPROVED
5.	STAFF REPORTS	
6.	PUBLIC HEARING	HEARD
A.	The applicant is requesting issuance of a Conditional Use Permit recognizing the Robin Airport as a Conditional Use rather than its current status as a legal non-conforming use. This will allow the owner to rebuild the hangar destroyed by a storm on July 31, 2014, and make other improvements to mitigate impact on the surrounding neighborhood. The subject parcel is located at the southwest corner of the intersection of East Road 1 South and South Road 1 East, and encompasses approximately nine (9) acres.	APPROVED
7.	NON-PUBLIC HEARING ACTION ITEMS	NONE HELD
8.	DISCUSSION ITEMS	NONE HELD
9.	PUBLIC COMMENTS	NONE HELD
10.	ADJOURN	

Dated this 2nd day of October, 2014.

(Action Taken October 13, 2014)

By: **Liz Hart, Deputy Town Clerk**

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.

In accordance with Chapter 3, Title 38, Section 38-431.02 Arizona Revised Statutes, public notice is hereby given that four (4) or more members of the Mayor and Town Council may be present at this meeting.