

1. Planning And Zoning Commission - Agenda

Documents:

[2019_08_06_PZ_RG_AG.PDF](#)

2. Planning And Zoning Commission - Packet

Documents:

[2019_08_06_PZ_RG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
AUGUST 6, 2019
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.** Consideration and possible action to approve July 2, 2019, meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible action regarding a request for approval for Heritage Point preliminary plat to subdivide approximately 89.9 acres into 75 one (1) acre lot developed in four (4) phases. The property is located 0.25 mile west of the southwest corner of North Road 1 West and West Road 4 North and north of the Chino Lakes Unit 2 subdivision. Assessor Parcel No's. 306-13-004X, 306-13-120, and 306-13-004Z.
- 7. NON-PUBLIC HEARING ACTION ITEMS**
- 8. DISCUSSION ITEMS**
- 9. PUBLIC COMMENTS**

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public

comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

10. ADJOURN

Dated this 1st day of August, 2019.

By: Alex Lerma, 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 711 (Telecommunications Arizona Relay Service) to request an accommodation to participate in this meeting.



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Planning and Zoning Commission Regular

4.a.

Meeting Date: 08/06/2019

July 2, 2019 Minutes

CASE DESCRIPTION:

Consideration and possible action to approve July 2, 2019, meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve July 2, 2019, meeting minutes.

Attachments

July 2, 2019 minutes

DRAFT

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

**JULY 2, 2019
6:00 P.M.**

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

1) CALL TO ORDER

Chair Chuck Merritt called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

Vice Chair Armstrong led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Tom Armstrong; Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner Robert Switzer; Commissioner William Welker; Alternate David Somerville

Absent: Commissioner Gary Pasciak

Staff Development Services Director Joshua Cook; Planner Alex Lerma; Public Works

Present: Director Frank Marbury; Administrative Technician/Videographer Kathy Frohock; Deputy Town Clerk/Recorder Vickie Nipper

4) MINUTES

- a)** Consideration and possible action to approve June 4, 2019, meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Commissioner John McCafferty to approve the June 4, 2019, minutes.

AYE: Chair Chuck Merritt, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

Alex Lerma reported on the following:

- Staff would be presenting the Town's sign code amendments to the Commission for consideration at the next Planning and Zoning meeting. The Unified Development Ordinance (UDO) Subcommittee had several work sessions and would bring their recommendations to the Commission.

6) PUBLIC HEARING

- a) Consideration and possible action regarding a request for a Conditional Use Permit to allow the use of automotive repair and automobile sales within the CL (Commercial Light) zoning district. The one (1) acre property is located .33-mile north of the northeast corner of Road 2 North and State Route 89 at 1351 North State Route 89. (Alex Lerma, Planner)

Mr. Lerma presented the following:

- Corrected the following items in the staff report: The owner of record was Federwisch Living Trust and the applicant was Raymond Federwisch.
- The property was located in the commercial corridor along State Route 89.
- The property was surrounded by similar businesses including automotive, tire, storage and furniture businesses. Chino Valley Park was located south of the subject property.
- The property was a one-acre commercial light zoned property.
- The General Plan land use designation was Commercial/Multi-Family Residential.
- The current use of the property was residential. Improvements to the site included a commercial building to the west, an accessory building and a residence to the rear of the property.
- Photos were shared of the property, the current buildings, property access points and the surrounding area.
- There was a portion of the property fenced with a five to six-foot wooden fence. Fenced areas included the entire rear of the property with a wall along the south property line and a partial fence on the north property line.
- The property had two driveways with an ingress/egress access point on the north side and an additional ingress access point on the southwest property portion. Due to ADOT requirements, the applicant would close the ingress only access point and update the other access point that provided both ingress and egress access.
- The residence and business would be used and managed by the applicant and the applicant's spouse.
- The applicant proposed the following for the site plan:
 - The south driveway would be removed and the north driveway would be updated to reflect all ADOT specifications requirements.
 - Add a three-foot wall along the front of the property and remove an existing well structure where the cars would be displayed.
- The applicant planned to use the property for selling and repairing used vehicles to the public. The existing commercial building would be used as an office building and the accessory building would be used as a repair shop.
- The applicant had requested the use of new and used automobile sales, including trucks and recreational vehicles, which was only allowed in Commercial Light District by a Conditional Use Permit (CUP). The repair of automobiles was not a specific use listed in the UDO in any zoning district but was similar to the CUP allowed use of small engine repair and similar shops where all work was done inside enclosed walls in the Commercial Light or Commercial Heavy District.
- Staff thought it was better to apply for a CUP in the Commercial Light district because a zone change to Commercial Heavy would have a negative impact to the surrounding

neighbors and would impact the applicants residential use of the property.

- The neighborhood meeting held in June had no attendees.
- If the application was approved, staff would do a site plan review on an updated site plan with any required improvements.
- Staff recommended the following:
 - Planning and Zoning forward a recommendation of approval to the Town Council for the CUP to allow the use of an auto repair that is done within a closed building and auto sales on a one-acre site in the Commercial Light zoning district with the following conditions:
 1. No more than ten vehicles would be onsite at any given time for the sale and repair purposes.
 2. Applicant will comply with all ADOT requirements.
 3. Additional landscaping shall be located to the rear of the property (east boundary line) abutting residential usage.
 4. A three-foot wall shall be constructed along the front property line for street view screening purposes.
 5. All vehicle repair shall be done within an enclosed building.
 6. All vehicles not being displayed for sale shall be screened from public view with property screening.

Commissioners and Town staff discussed the following:

- Other auto sale businesses in the Town were located in Commercial Heavy Districts, which was an allowed use, but it required a CUP in the Commercial Light District.
- Staff explained that auto repair was not a listed use in any zone but had been defined in the code. Small engine repair was not defined, but was listed as an approved use in the code. This will be remedied in future amendments to the UDO.
- Staff stated the requirement of no more than ten vehicles did not include the applicant's private vehicles. The proposed screening would also shield the private vehicles.
- Landscaping was required for properties adjacent to residential use properties. The applicant was allowed the perimeter fence but was also required to provide landscaping on their side of the fence. There were no additional front landscaping requirements.
- Staff explained to Commissioners that parking would be designated striped parking spots and the surface had to be dust free. There were three additional parking spots for customers.
- The culvert to the east was ADOT property.
- The applicant would be buying, repairing and selling the cars onsite.

Commissioners, applicant and Town staff discussed the following:

- The applicant clarified that the auto repair would only be for the company vehicles and not a public auto repair business.
- The applicant explained that the onsite well was for esthetics only and was not water producing.
- The applicant stated they had been encouraged to use a dust free parking surface, but had planned to use AB material for the parking area and add millings to the surface when they could.
- Mr. Marbury explained that a dust free parking surface would typically have the top two inches have a particle size of ¼ inch and ¾ inch material. It would be more of a gravel than a base course and had no fines included. A surface could also have chemical stabilizations, millings, paving or chip seal. It was not defined in the code. The driveway gravel mix was a reasonable alternative for a dust free surface. The applicant was correct that the code encouraged but did not require a dust free surface.

MOVED by Commissioner John McCafferty, seconded by Vice-Chair Tom Armstrong to forward a recommendation of approval to Town Council to approve a Conditional Use Permit to allow the use of automotive repair and automobile sales on a one (1) acre site within the CL (Commercial Light) zoning district for a one (1) acre site with the following conditions:

1. No more than 10 vehicles will be on site at any given time for sale or repair purposes.
2. Applicant will comply with all ADOT requirements.
3. Additional landscaping shall be located to the rear of the property abutting residential usage.
4. A 3-foot wall shall be constructed along the front property line for street view screening purposes.
5. All vehicle repair shall be done within an enclosed building.
6. All vehicles not being displayed for sale shall be screened from public view.

AYE: Chair Chuck Merritt, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

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10) ADJOURN

MOVED by Commissioner Teena Meadors, seconded by Commissioner Robert Switzer to adjourn the meeting at 6:32 p.m.

AYE: Chair Chuck Merritt, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

Vote: 7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6.a.

Meeting Date: 08/06/2019

Heritage Pointe Preliminary Plat

CASE DESCRIPTION:

Consideration and possible action regarding a request for approval for Heritage Point preliminary plat to subdivide approximately 89.9 acres into 75 one (1) acre lot developed in four (4) phases. The property is located 0.25 mile west of the southwest corner of North Road 1 West and West Road 4 North and north of the Chino Lakes Unit 2 subdivision. Assessor Parcel No's. 306-13-004X, 306-13-120, and 306-13-004Z.

LOCATION:

The property is located 0.25 mile west of the southwest corner of North Road 1 West and West Road 4 North and north of the Chino Lakes Unit 2 subdivision.

FACTS:

1. Applicant: Craig Helsing
2. Owner: Big Chino Investors, LLC,
3. Parcel Number: 306-13-004X, 306-13-120, 306-13-004Z
4. Site Area: 89.9 acres
5. Existing zoning: Single Family Residential
6. Intended Use: Preliminary Plat

ANALYSIS:

See attached staff report

TECHNICAL REVIEW:

See attached staff report

SITE PLAN

See attached Site Plan

RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to approve the Heritage Point preliminary plat, subdividing approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases with the following condition:

The preliminary plat shall be modified to show Right-of-way dedication of 50 feet from centerline on West Road 4 North per Section 4.28 and 5.3.2.1., before the item goes before Town Council for approval of the preliminary plat.

Attachments

Heritage Pointe Pre-Plat Staff Report

Heritage Pointe Preliminary Plat



TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION Staff Report August 6, 2019

APPLICATION SUMMARY

File Number: P19-000001

Assessor's Parcel Number: 306-13-004X, 306-13-004Z, 306-13-120

Site Location: Located 0.25 miles west of the southwest corner of North Road 1 West and West Road 4 North and north of Chino Lakes Unit 2 subdivision.

Owners of Record: Big Chino Investors LLC

Applicant: Craig Helsing, Brown Homes

Request: Request for Heritage Point preliminary plat to subdivide approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases.

SITE DATA

Existing Zoning	SR-1 (Single Family Residential- 1 Acre Minimum)
Lot Size	89.9 acres (3,916,044 square feet)
Subdivision	N/A
General Plan Land Use Designation	Medium Density Residential (2 ac or less)
Existing Land Use	Vacant

AREA	ZONING	GENERAL PLAN LAND USE DESIGNATION	LAND USE
North	SR-1, CL/SR-1 AG-5	Medium Density Residential (2 ac or less)	Windmill House, Vacant, Single Family Residence
East	SR-1	Medium Density Residential (2 ac or less)	Appaloosa Meadows Phase 2 Subdivision
South	SR-1	Medium Density Residential (2 ac or less)	Chino Lakes No.2 Subdivision
West	SR-1	Medium Density Residential (2 ac or less)	Chino Lakes No.2 Subdivision

BACKGROUND

SITE DESCRIPTION

The subject properties are located 0.25 miles west of the southwest corner of North Road 1 West and West Road 4 North and north of Chino Lakes Unit 2 subdivision. The properties are accessed by way of West Road 4 North. The site has a zoning classification of SR-1 (Single Family Residential- 1 Acre Minimum) and a land use designation of Medium Density Residential (2 ac or less). Currently there are no improvements on the site. **(See Attachment 1: Vicinity Map)**

The area is predominantly lower to medium density single-family residential development. The properties directly north are zoned SR-1 (Single Family Residential- 1 Acre Minimum) and CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum) with the Windmill House, vacant land and a single family residence. To the east, properties are SR-1 (Single Family Residential- 1 Acre Minimum) with Appaloosa Meadows Phase 2 subdivision. The south properties are zoned SR-1 (Single Family Residential- 1 Acre Minimum) with Chino Lakes No. 2 subdivision. To the west, properties are zoned SR-1 (Single Family Residential- 1 Acre Minimum) with Chino Lakes No. 2 subdivision. **(See Attachment 2: Zoning Map)**

HISTORY

On April 26, 2005, Town Council approved a final plat for Heritage Pointe subdivision. The final plat consisted of 75 one (1) acre lots on approximately 90 acres. The final plat was never recorded and subsequently expired.

PROJECT DESCRIPTION

The applicant is requesting approval of the preliminary plat for Heritage Pointe with its associated property boundaries, easements, land use, streets, utilities, drainage and other information requirements for the proposed development.

PRELIMINARY PLAT

The recordation of the plat will subdivide approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases. **(See Attachment 4: Preliminary Plat)**

All lots will need to conform to the development standards set forth by the SR-1 zoning district including; building setbacks, minimum lot area, minimum lot frontage and maximum building height. Staff has reviewed the preliminary plat at length and has determined that all propose lots meet the minimum lot area of a least one (1) acre. With exception of Lot 1, 2, 13, 17, 18, 53, 58, 59 and 61, all lots meet a minimum lot frontage of 100 feet. Since the applicant is not requesting a (PAD) Planned Area Development overlay for relief on developments standards, staff is expecting the lots to be modified to conform to the SR-1 zoning district development standards before the recordation of the final plat.

All arterial, collector and local streets shall be dedicated to the Town of Chino Valley with all street improvements completed as required by the Unified Development Ordinance. All lots will be served by wells and sewage disposal (septic tanks). Gas will be provided by Unisource and power by Arizona Public Service.

All arterial and collector streets will provide minimum six (6) foot wide sidewalks, separated from the

roadway by a landscape strip of at least eight (8) feet. All local streets will provide a minimum of a five (5) foot sidewalk (per ADA requirement), separated from the roadway by a landscape strip of at least six (6) feet.

STAFF ANALYSIS AND RECOMMENDATION

Per the Unified Development Ordinance, the preliminary plat needs to identify all information listed in Section 5.2.3. After initial submittal, both Development Service Department and Public Works Department completed an initial review of the plat and sent comments back to the applicant. The applicant resubmitted the plat with modifications and additional information staff requested. After approval of the preliminary plat, the project will go through technical review and then will go back to the public hearing process for approval of the final plat.

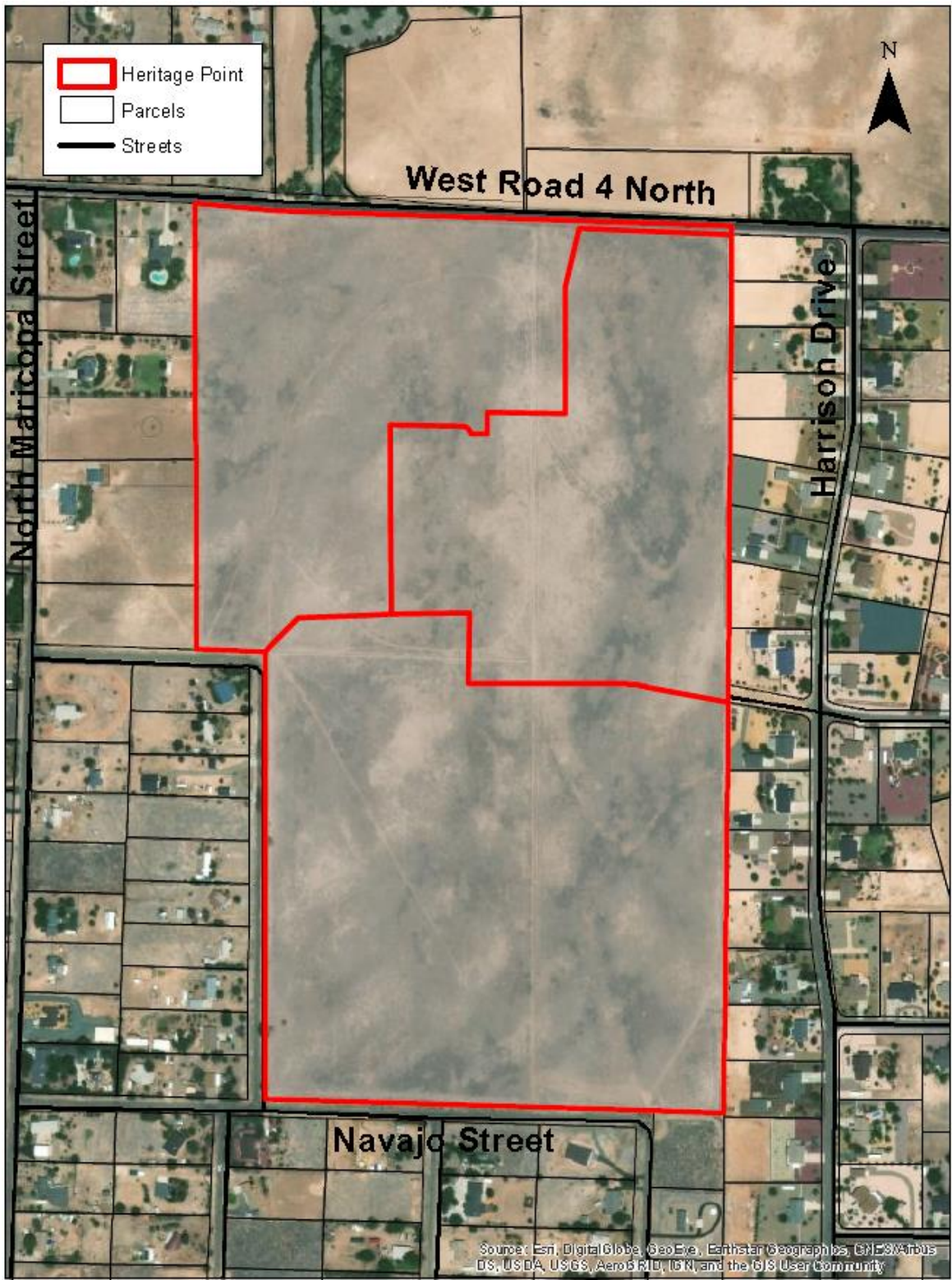
RECOMMENDATION ON REQUESTED REZONE

Staff recommends that Planning and Zoning Commission forward Town Council a recommendation of approval for Heritage Point preliminary plat, subdividing approximately 89.9 acres into 75 one (1) acre lots developed in four (4) phases with the following condition:

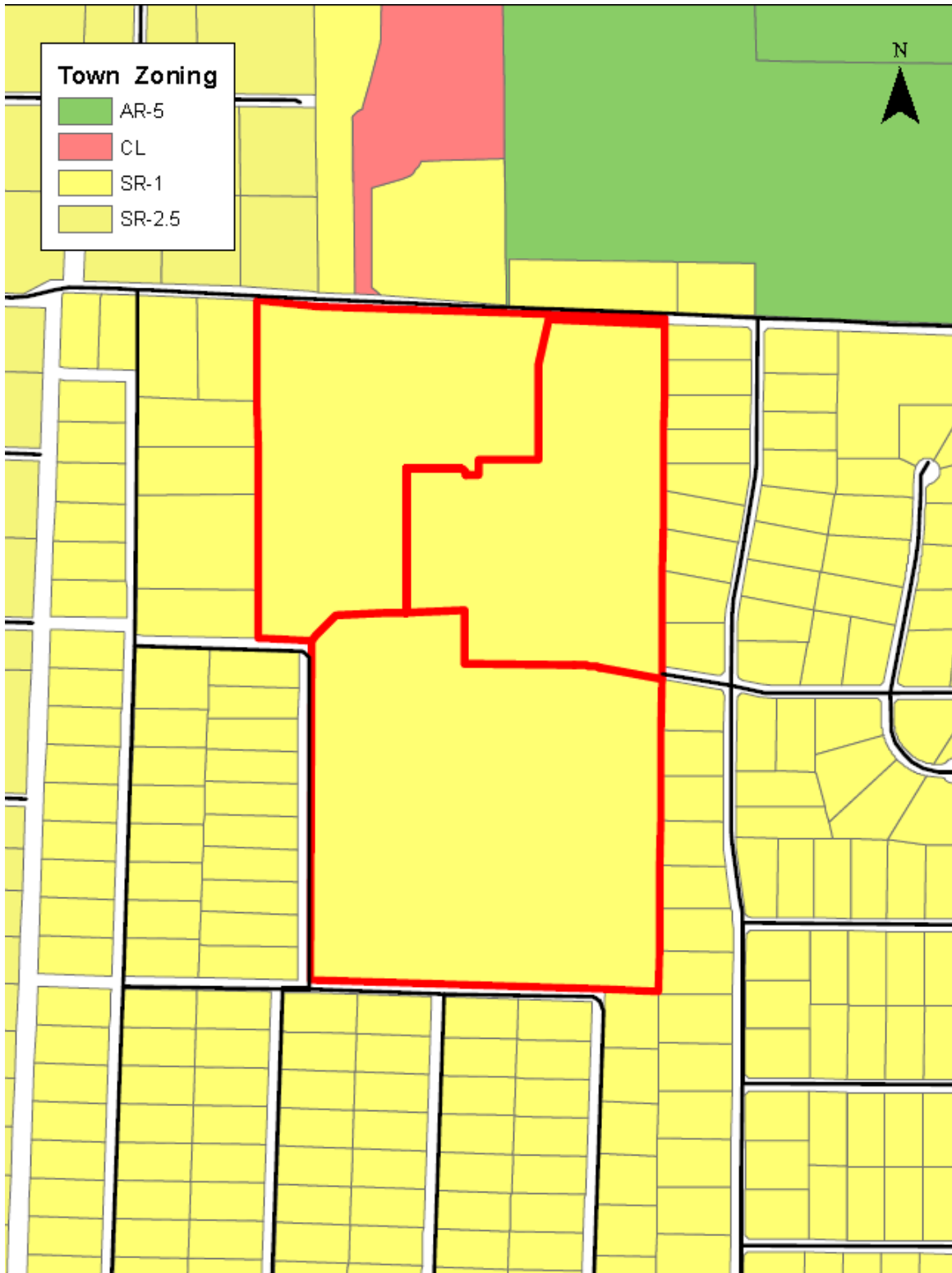
The preliminary plat shall be modified to show Right-of-way dedication of 50 feet from centerline on West Road 4 North per Section 4.28 and 5.3.2.1., before the item goes before Town Council for approval of the preliminary plat.

ATTACHMENTS

VICINITY MAP

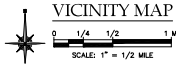
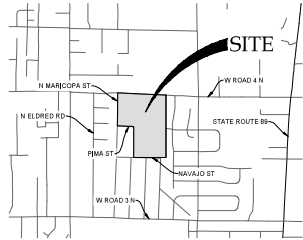


ZONING MAP



PRELIMINARY PLAT FOR
HERITAGE POINT





LEGEND

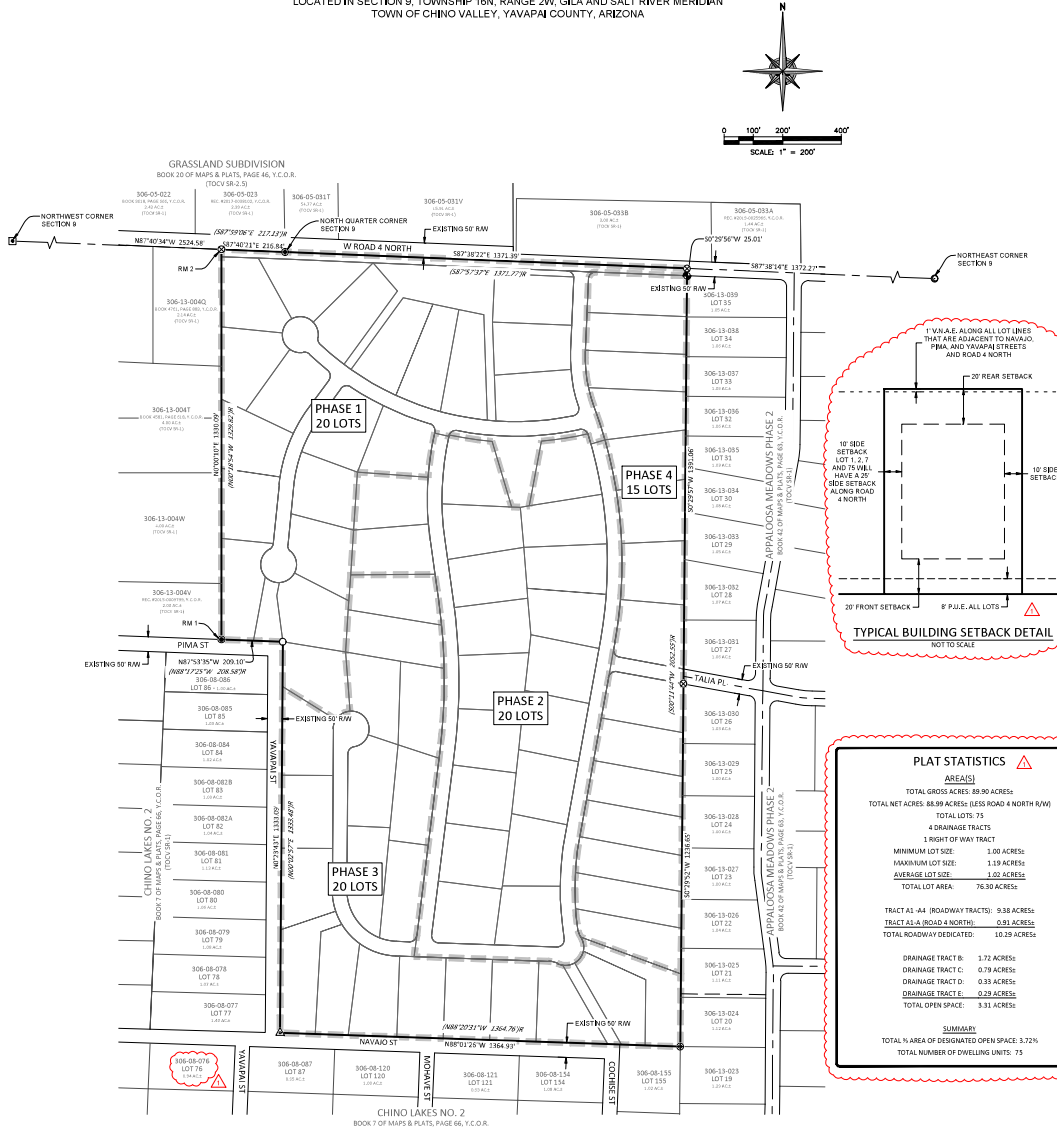
- FOUND 1/2" REBAR AND CAP RLS 18821
- FOUND 1/2" REBAR AND CAP RLS 48100
- FOUND TOWN OF CHINO VALLEY BRASS CAP
- 1" PIPE WITH TAG RLS 12005 PER MAP 42-03
- FOUND 1/2" REBAR AND CAP RLS 53861
- FOUND 1/2" REBAR AND CAP RLS 13859
- FOUND BOAT SPIKE WITH TAG RLS 48100
- 1/2" REBAR NO MARKINGS
- 1/2" REBAR WITH MARKINGS RLS 53861 TO BE SET
- SA 4°45'45"W 43.00'
- NS 55°55'55"W 50.00'±
- MEASURED DATA BASED ON FIELD SURVEY
- RECORD DATA PER RECEIPTION #2018-000367, Y.C.O.R.
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PARENT PARCEL LINE
- ADJACENT PARCEL LINE
- EXISTING RIGHT OF WAY
- CENTERLINE
- INTERIOR PARCEL LINE
- DRAINAGE EASEMENT DEDICATED PER THIS PLAT
- VEHICULAR NON-ACCESS EASEMENT DEDICATED PER THIS PLAT
- PUBLIC UTILITY EASEMENT DEDICATED PER THIS PLAT
- BUILDING SETBACK PER TOCNY ZONING
- INDEX CONTOURS
- INTERMEDIATE CONTOURS
- BARRIER FENCE
- DIRT ROAD/LEP TRAIL
- DRAINAGE LINE
- EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED BY THE SURVEYOR OR HIS ASSIGNS WHOSE SIGNATURE IS AFFIXED TO THE SURVEY DURING THE MONTH OF JUNE OF THE YEAR 2019.
2. THIS SURVEY IS SUBJECT TO MODIFICATION AND ENHANCEMENT AS ADDITIONAL DISCOVERY JUSTIFIES.
3. A.R.S. 32-151 STATES THAT THE USE OF THE WORD CERTIFY BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY WHO IS UNDER CONTRACT AT THE TIME OF THIS SURVEY AND THE PARTIES LISTED IN THE CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT THE PERMISSION OF THE REGISTRANT WHOSE SEAL IS AFFIXED HEREON.
5. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.
6. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PARCEL. WHEN SUCH SURVEY IS BASED UPON A TITLE REPORT, THE CORPORATION AND THE REGISTRANT IN RESPONSIBLE CHARGE WHOSE SEAL IS AFFIXED HEREON MAKE NO STATEMENT AS TO THE ACCURACY OF THAT REPORT BUT HAVE USED IT TO THE BEST OF THEIR ABILITY.
7. THE BEARINGS AND DISTANCES AS REPORTED HEREON REFLECT THE INTENDED LOCATIONS OF THE PROPERTY MONUMENTS BOTH FOUND AND SET BY THE SURVEYOR OR RECORD.
8. ALL LOTS WILL BE SERVED BY ON LOT WELLS AND ON LOT SEWAGE DISPOSAL. GAS WILL BE PROVIDED BY UNSOURCE AND POWER BY ARIZONA PUBLIC SERVICE.
9. ALL WELLS AND SEWAGE DISPOSAL SYSTEMS WILL HONOR THE YAVAPAI COUNTY CODE FOR MINIMUM SEPARATION BETWEEN SYSTEMS, LOT LINES, AND STRUCTURES.

PRELIMINARY PLAT FOR HERITAGE POINT

PARCELS 306-13-004X, 306-13-004Z & 306-13-120 AS RECORDED AT RECEIPTION #2017-0042102, Y.C.O.R., LOCATED IN SECTION 9, TOWNSHIP 16N, RANGE 2W, GILA AND SALT RIVER MERIDIAN, TOWN OF CHINO VALLEY, YAVAPAI COUNTY, ARIZONA



PLAT STATISTICS

TOTAL GROSS ACRES:	89.90 ACRES
TOTAL NET ACRES:	88.89 ACRES (LESS ROAD & NORTH ROW)
TOTAL LOTS:	75
4 DRAINAGE TRACTS	
1 RIGHT OF WAY TRACT	
MINIMUM LOT SIZE:	1.00 ACRES
MAXIMUM LOT SIZE:	1.19 ACRES
AVERAGE LOT SIZE:	1.00 ACRES
TOTAL LOT AREA:	76.30 ACRES
TRACT A1-44 (ROADWAY TRACTS):	9.38 ACRES
TRACT A1-A (ROAD 4 NORTH):	0.91 ACRES
TRACT ROADWAY DEDICATED:	10.29 ACRES
DRAINAGE TRACT B:	1.72 ACRES
DRAINAGE TRACT C:	0.79 ACRES
DRAINAGE TRACT D:	0.91 ACRES
DRAINAGE TRACT E:	0.29 ACRES
TOTAL OPEN SPACE:	3.31 ACRES
TOTAL % AREA OF DESIGNATED OPEN SPACE:	3.72%
TOTAL NUMBER OF DWELLING UNITS:	75

PARENT PARCEL DESCRIPTION

ALL THAT PORTION OF SECTION 9, TOWNSHIP 16N, RANGE 2W, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS A, B AND C, PER THAT RECORD OF SURVEY RECORDED AT RECEIPTION #2014-002967, Y.C.O.R.

SAD PARCELS A, B, AND C COMPRISE THAT PARCEL DESCRIBED AT RECEIPTION #2014-002967, Y.C.O.R.

PROJECT INFORMATION

CLIENT / DEVELOPER:
BROWN HOMES
8700 E VIA DE VENTURA, SUITE 350
SCOTTSDALE, AZ 85258

OWNER:
BIG CHINO INVESTORS, LLC
4531 N 10TH STREET, SUITE 103
PHOENIX, AZ 85016

CIVIL ENGINEER/SURVEYOR:
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCIAL CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

GEOTECHNICAL ENGINEER:
ENGINEERING & TESTING CONSULTANTS, INC.
417 NORTH ARIZONA AVENUE
PRESCOTT, ARIZONA 86301
(928) 778-0001

SITE DATA:
ASSESSOR PARCEL NUMBER(S)
306-13-004X (24.17 AC.)
306-13-004Z (23.51 AC.)
306-13-120 (42.21 AC.)

ZONING:
SR1: SINGLE FAMILY RESIDENTIAL
20 FOOT FRONT SETBACK
20 FOOT REAR SETBACK
10 FOOT SIDE SETBACK
25 FOOT SIDE SETBACK ALONG ROAD 4 NORTH

FLOODPLAIN NOTE:
THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C1315G DATED SEPTEMBER 3, 2010 AND THE PARCEL IS NOT IMPACTED BY THE FEMA DELINEATED 100 YEAR FLOODPLAIN.

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS NORTH BY THE DISTANCE OF 1330.08 FEET ALONG THE WEST LINE OF THE PARENT PARCEL BETWEEN A 1/2" REBAR AND CAP RLS 18821 AT THE NORTHWEST CORNER OF THE PARENT PARCEL.

REFERENCE MARK	NORTHINGS	EASTINGS	ELEVATION(88)
RM 1	378215.33	132568.06	4625.80
RM 2	379545.42	132568.13	4617.79

THE COORDINATES AS DEPICTED HEREON REFLECT THE TOWN OF CHINO VALLEY COORDINATE SYSTEM AS PUBLISHED BY THE TOWN OF CHINO VALLEY AND AVAILABLE ON THEIR WEBSITE.

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 13842 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

SHEET INDEX

1	PROJECT INFORMATION/PARENT PARCEL
2	EXISTING CONDITIONS PLAN
3	PROPOSED CONDITIONS PLAN
4	GEOMETRIC PLAN
5	GEOMETRIC DATA

REVISIONS

NO.	DATE	DESCRIPTION
1	7/26/19	ISSUANCE FOR TOWN OF CHINO VALLEY COMMENTS

FOR REVIEW ONLY

FOR APPROVAL ONLY

FOR RECORD ONLY

FOR CONSTRUCTION ONLY

FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.

1981 COMMERCIAL CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86301
(928) 717-0171

BROWN HOMES
8700 EAST VIA DE VENTURA, SUITE 350
SCOTTSDALE, ARIZONA 85258

PRELIMINARY PLAT FOR PROJECT INFORMATION/PARENT PARCEL

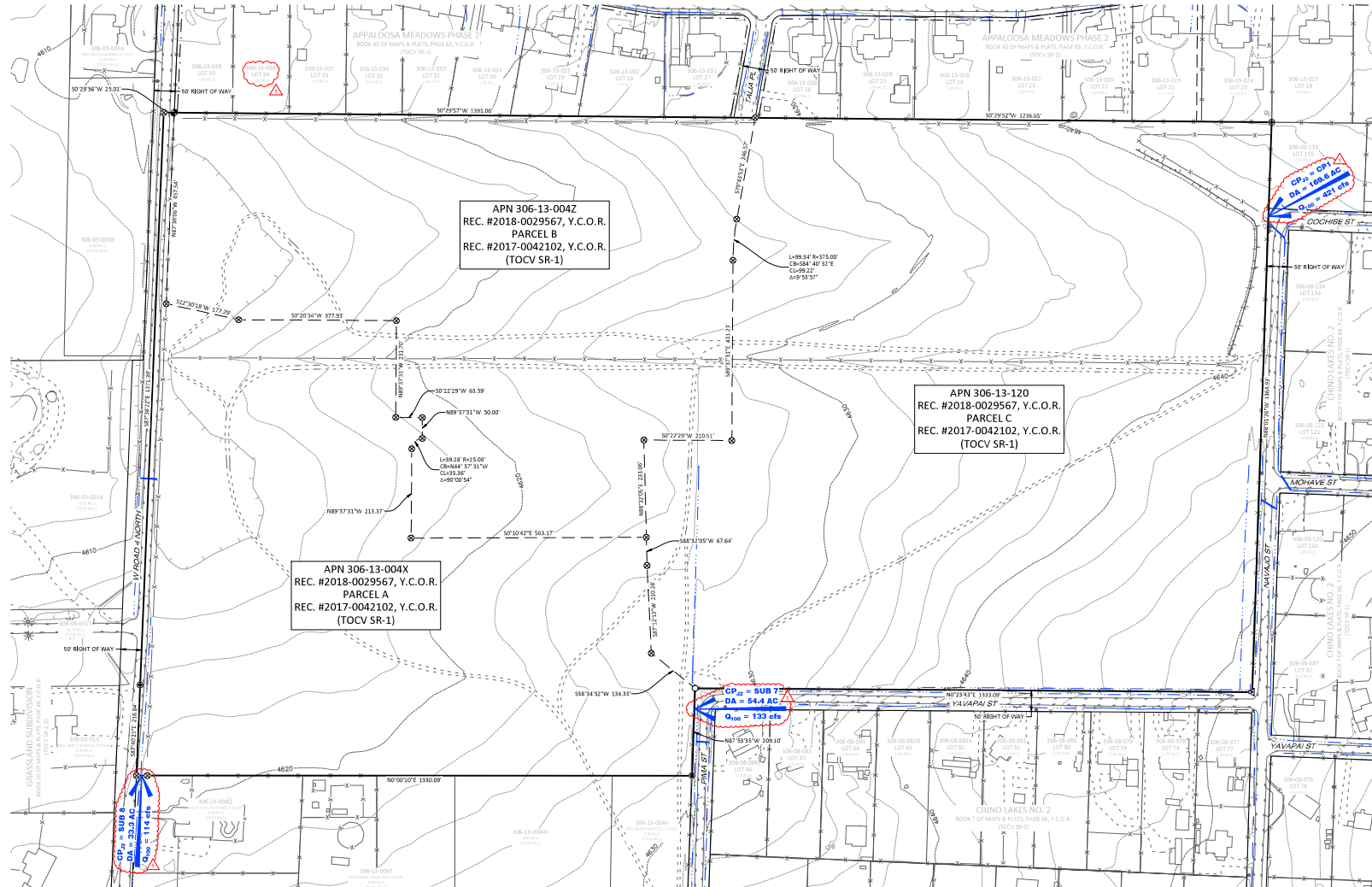
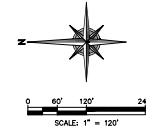
PRELIMINARY FOR REVIEW AND COMMENT

1

SHEET 1 OF 5

PRELIMINARY PLAT FOR HERITAGE POINT

PARCELS 306-13-004X, 306-13-004Z & 306-13-120 AS RECORDED AT RECEPTION #2017-0042102, Y.C.O.R.
LOCATED IN SECTION 9, TOWNSHIP 16N, RANGE 2W, GILA AND SALT RIVER MERIDIAN
TOWN OF CHINO VALLEY, YAVAPAI COUNTY, ARIZONA



Call at least two full working days before you begin excavation.

AHIZONA 811

Disa 1-1 or 1-800-3-STAKE-IT (762-6346)
In Maricopa County: (602) 263-1160

REVISIONS		DATE	BY
NO.	DESCRIPTION		
☐	FOR BID ONLY		
☐	FOR APPROVAL ONLY		
☐	FOR RECORDING ONLY		
☐	FOR CONSTRUCTION ONLY		
☐	FOR AS-BUILT ONLY		



BROWN HOMES
8700 EAST VIA DE VENTURA, SUITE 350
SCOTTSDALE, ARIZONA 85258

PRELIMINARY
FOR REVIEW
AND COMMENT

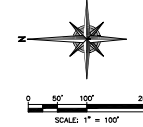
0019	NOTED				
				RL	

JOB:	100
DATE:	7/23/01
SCALE:	AS SHOWN
FIELD:	OP
DRAWN:	DP/TJS
CHECKED:	TJS

2

PRELIMINARY PLAT FOR HERITAGE POINT

PARCELS 306-13-004X, 306-13-004Z & 306-13-120 AS RECORDED AT RECEPTION #2017-0042102, Y.C.O.R.,
LOCATED IN SECTION 9, TOWNSHIP 16N, RANGE 2W, GILA AND SALT RIVER MERIDIAN
TOWN OF CHINO VALLEY, YAVAPAI COUNTY, ARIZONA



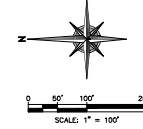
APPALOOSA MEADOWS PHASE 2
BOOK 42 OF MAPS & PLATS, PAGE 63, Y.C.O.R.
[TOCV 58-1]

80

4

PRELIMINARY PLAT FOR HERITAGE POINT

PARCELS 306-13-004X, 306-13-004Z & 306-13-120 AS RECORDED AT RECEPTION #2017-0042102, Y.C.O.R., LOCATED IN SECTION 9, TOWNSHIP 16N, RANGE 2W, GILA AND SALT RIVER MERIDIAN, TOWN OF CHINO VALLEY, YAVAPAI COUNTY, ARIZONA



Line #	Length	Direction
L1	209.52	N84° 13' 42.49\"
L2	239.18	N0° 00' 09.86\"
L3	125.82	S87° 40' 21.14\"
L4	237.05	S28° 45' 50.30\"
L5	89.99	S87° 40' 21.14\"
L6	302.13	S87° 38' 22.14\"
L7	287.99	S45° 22' 13.58\"
L8	126.45	S40° 30' 11.07\"
L9	308.92	N36° 01' 53.78\"
L10	104.18	S78° 11' 29.39\"
L11	335.54	S22° 22' 42.62\"
L12	301.74	S36° 01' 53.78\"
L13	89.54	S78° 11' 29.39\"
L14	353.57	S10° 16' 46.36\"
L15	86.54	S78° 11' 29.39\"
L16	165.14	S28° 28' 23.14\"
L17	288.67	S87° 38' 22.14\"
L18	225.89	N78° 33' 12.50\"
L19	159.50	S2° 28' 23.14\"
L20	270.00	N87° 38' 15.04\"
L21	86.63	S28° 28' 23.14\"
L22	281.56	S85° 43' 36.86\"
L23	181.04	N1° 55' 38.55\"
L24	156.74	N1° 55' 38.55\"
L25	240.86	N80° 51' 10.69\"
L26	243.32	N21° 08' 37.43\"
L27	203.17	N69° 58' 31.73\"
L28	121.13	N36° 01' 53.78\"
L29	121.13	S36° 01' 53.78\"
L30	179.16	S64° 34' 09.56\"
L31	267.71	N33° 41' 42.42\"
L32	92.13	S64° 34' 09.56\"
L33	246.48	N0° 00' 09.86\"
L34	202.46	S81° 37' 08.40\"
L35	236.17	N0° 00' 09.86\"
L36	203.35	S5° 42' 55.12\"
L37	177.94	S84° 17' 04.88\"
L38	238.36	N0° 00' 09.86\"
L39	221.79	S10° 38' 18.45\"
L40	109.02	N87° 53' 35.37\"
L41	344.89	N0° 00' 09.86\"
L42	215.43	N58° 11' 53.39\"
L43	182.24	N0° 23' 43.17\"
L44	216.92	N80° 36' 15.34\"
L45	202.37	S4° 19' 24.61\"
L46	158.71	N7° 19' 58.19\"
L47	45.14	N10° 38' 19.48\"
L48	208.42	N62° 53' 14.06\"
L49	30.84	S3° 51' 20.84\"
L50	144.80	S3° 51' 20.84\"
L51	106.86	N5° 42' 55.12\"
L52	220.64	N75° 26' 17.71\"
L53	153.55	S3° 51' 20.84\"
L54	87.77	S3° 51' 20.84\"
L55	96.49	N5° 42' 55.12\"
L56	197.71	S3° 51' 20.84\"
L57	255.21	S85° 15' 47.91\"

Line #	Length	Direction
L58	233.30	S16° 37' 15.20\"
L59	237.44	N87° 22' 34.97\"
L60	224.75	N10° 52' 26.53\"
L61	281.71	S80° 54' 52.95\"
L62	284.40	S87° 30' 01.79\"
L63	136.96	N4° 40' 09.00\"
L64	30.00	N80° 54' 52.95\"
L65	262.38	S80° 52' 29.13\"
L66	71.42	N7° 59' 10.03\"
L67	30.00	S87° 22' 34.97\"
L68	278.80	N85° 47' 45.96\"
L69	140.66	S4° 40' 09.00\"
L70	35.73	S10° 16' 10.36\"
L71	236.80	N78° 33' 12.50\"
L72	124.87	N4° 40' 09.00\"
L73	33.52	S4° 40' 09.00\"
L74	190.04	S10° 16' 10.36\"
L75	225.89	N78° 33' 12.50\"
L76	129.67	N6° 05' 29.58\"
L77	61.16	N6° 05' 29.58\"
L78	202.24	S10° 16' 10.36\"
L79	281.56	S85° 43' 36.86\"
L80	130.79	N6° 05' 29.58\"
L81	72.30	N6° 05' 29.58\"
L82	216.05	S10° 16' 10.36\"
L83	192.14	N78° 33' 12.50\"
L84	136.76	N6° 05' 29.58\"
L85	78.20	N6° 05' 29.58\"
L86	37.44	S10° 16' 10.36\"
L87	197.54	N80° 27' 56.78\"
L88	188.50	N7° 27' 46.64\"
L89	59.96	N7° 27' 46.64\"
L90	212.15	N88° 00' 46.03\"
L91	11.00	N7° 27' 46.64\"
L92	191.38	N7° 27' 46.64\"
L93	190.52	N88° 00' 46.03\"
L94	183.75	N7° 11' 19.37\"
L95	217.92	S82° 48' 40.63\"
L96	199.50	N7° 11' 19.37\"
L97	218.87	S82° 48' 40.63\"
L98	199.70	N7° 11' 19.37\"
L99	216.48	S82° 48' 40.63\"
L100	32.01	N7° 11' 19.37\"
L101	219.53	S87° 21' 29.71\"
L102	240.87	N87° 52' 15.53\"
L103	253.51	S82° 07' 14.39\"
L104	321.87	N80° 38' 15.34\"
L105	287.19	S89° 38' 42.06\"
L106	90.36	S7° 59' 10.03\"
L107	150.49	N80° 38' 15.34\"
L108	190.17	N80° 38' 15.34\"
L109	15.20	S7° 11' 19.37\"
L110	146.90	N71° 44' 44.45\"
L111	284.51	N1° 36' 18.37\"
L112	107.28	N71° 44' 44.45\"
L113	158.27	S0° 24' 10.97\"
L114	174.91	N89° 39' 49.03\"
L115	302.28	N0° 23' 43.17\"
L116	249.10	S0° 24' 10.97\"
L117	174.88	N89° 39' 49.03\"

Line #	Length	Direction
L118	249.10	N0° 23' 43.17\"
L119	136.75	S0° 24' 10.97\"
L120	187.92	S71° 23' 15.61\"
L121	277.55	N0° 23' 43.17\"
L122	76.13	S71° 23' 15.61\"
L123	349.85	S3° 08' 22.24\"
L124	120.05	N88° 01' 25.58\"
L125	351.92	N0° 23' 43.17\"
L126	314.97	S7° 10' 36.87\"
L127	112.22	N88° 01' 25.58\"
L128	12.25	S88° 07' 46.03\"
L129	275.50	S1° 58' 34.42\"
L130	166.15	N88° 01' 25.58\"
L131	158.30	S88° 07' 46.03\"
L132	276.47	S1° 58' 34.42\"
L133	158.20	N88° 01' 25.58\"
L134	158.20	S88° 07' 46.03\"
L135	275.44	S1° 58' 34.42\"
L136	158.20	N88° 01' 25.58\"
L137	158.20	S88° 07' 46.03\"
L138	275.41	S1° 58' 34.42\"
L139	158.20	N88° 01' 25.58\"
L140	34.11	S88° 07' 46.03\"
L141	310.37	S29° 43' 18.15\"
L142	244.12	N88° 01' 25.58\"
L143	80.74	N88° 01' 25.58\"
L144	320.44	N29° 43' 18.13\"
L145	232.99	S65° 23' 48.53\"
L146	223.99	S0° 29' 52.20\"
L147	248.25	S0° 28' 02.20\"
L148	120.04	N88° 01' 25.58\"
L149	362.70	S69° 52' 40.52\"
L150	366.26	S79° 38' 03.64\"
L151	155.83	S0° 29' 52.20\"
L152	367.95	S79° 38' 03.64\"
L153	123.83	S0° 29' 52.20\"
L154	5.03	N10° 16' 10.36\"
L155	353.97	S79° 38' 03.64\"
L156	123.83	S0° 29' 52.20\"
L157	128.00	N10° 16' 10.36\"
L158	331.92	S79° 38' 03.64\"
L159	129.92	S0° 29' 52.20\"
L160	136.50	N10° 16' 10.36\"
L161	308.41	S79° 38' 03.64\"
L162	136.55	S0° 29' 52.20\"
L163	147.50	N10° 16' 10.36\"
L164	283.00	S79° 38' 03.64\"
L165	149.71	S0° 29' 52.20\"
L166	138.69	N10° 16' 10.36\"
L167	229.72	S79° 44' 16.73\"
L168	166.61	S0° 29' 52.20\"
L169	218.73	S0° 29' 52.20\"
L170	221.11	N79° 37' 49.11\"
L171	22.78	N10° 16' 10.36\"
L172	18.22	S0° 29' 52.20\"
L173	217.09	S85° 15' 28.99\"
L174	214.61	N87° 33' 19.88\"
L175	209.65	S0° 29' 52.20\"
L176	237.86	N80° 44' 03.50\"
L177	276.95	N82° 54' 11.86\"

Line #	Length	Direction
L178	168.74	S2° 29' 56.50\"
L179	332.26	S87° 38' 15.04\"
L180	129.21	S0° 29' 56.50\"
L181	5.73	N2° 28' 23.14\"
L182	343.85	S87° 38' 15.04\"
L183	128.07	S0° 29' 56.50\"
L184	128.00	S0° 28' 23.14\"
L185	336.44	S87° 38' 15.04\"
L186	128.07	S0° 29' 56.50\"
L187	114.60	N2° 28' 23.14\"
L188	309.68	S87° 38' 22.14\"
L189	139.64	S0° 29' 56.50\"

Line #	Length	Direction
L190	244.43	N0° 24' 10.97\"
L191	284.68	S5° 34' 45.61\"
L192	145.61	N87° 16' 19.04\"
L193	299.33	S7° 11' 19.37\"
L194	134.97	N82° 48' 40.63\"
L195	42.97	N5° 34' 45.61\"
L196	308.54	S7° 11' 19.37\"
L197	43.40	N88° 00' 46.03\"
L198	333.68	N0° 34' 45.61\"
L199	217.84	N0° 24' 10.97\"
L200	115.69	S7° 59' 10.03\"
L201	134.62	N7° 59' 10.03\"

Line #	Length	Direction
L202	275.42	N79° 44' 16.73\"
L203	669.72	S7° 11' 19.37\"
L204	206.04	S7° 59' 10.03\"
L205	28.36	S13° 55' 02.30\"
L206	169.94	N36° 01' 53.78\"
L207	273.32	N5° 42' 55.12\"
L208	298.23	N2° 28' 23.14\"
L209	72.78	N10° 16' 10.36\"
L210	605.72	N10° 16' 10.36\"
L211	457.43	S89° 00' 46.03\"
L212	89.06	S89° 00' 46.03\"
L213	547.12	S0° 24' 10.97\"
L214	36.00	N89° 39' 49.03\"

Line #	Length	Direction
L215	47.01	N88° 01' 25.58\"
L216	100.08	N87° 53' 35.37\"
L217	660.40	S87° 38' 22.14\"

Line #	Length	Direction
L218	47.01	N88° 01' 25.58\"
L219	100.08	N87° 53' 35.37\"
L220	660.40	S87° 38' 22.14\"

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	59.05	61.00	55.46	S33° 30' 14\"	56.77
C2	78.93	61.00	74.13	N81° 41' 48\"	73.54
C3	105.95	975.00	6.23	N49° 56' 26\"	105.90
C4	24.67	25.00	56.53	N18° 35' 37\"	23.68
C5	57.81	61.00	54.30	N17° 28' 40\"	55.67
C6	175.41	975.00	10.31	N60° 00' 14\"	175.18
C7	162.19	975.00	9.53	N69° 55' 25\"	162.00
C8	162.77	975.00	9.57	N79° 28' 18\"	162.59
C9	61.82	525.00	6.75	S0° 54' 00\"	61.78
C10	129.31	525.00	14.11	S11° 19' 46\"	128.99
C11	42.27	25.00	96.87	S30° 02' 56\"	37.41
C12	263.53	975.00	15.49	S88° 13' 37\"	262.73
C13	169.91	1025.00	9.50	S68° 36' 50\"	169.72
C14	37.60	25.00	56.17	S30° 16' 54\"	34.15
C15	154.83	1025.00	8.65	S8° 28' 27\"	154.67
C16	132.70	475.00	16.01	N38° 01' 41\"	132.27
C17	38.08	25.00	87.27	N79° 40' 01\"	34.50
C18	128.24	1025.00	7.17	S60° 16' 55\"	128.16
C19	47.77	61.00	44.87	S78° 44' 30\"	46.56
C20	22.92	25.00	52.52	S72° 55' 09\"	22.12

Curve Data					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	37.00	25.00	84.80	S49° 35' 17"	33.71
C22	60.13	175.00	19.89	N78° 10' 09"	59.84
C23	209.92	175.00	68.73	N33° 57' 41"	197.56
C24	74.67	225.00	19.02	S9° 06' 17"	74.33
C25	50.42	225.00	12.84	S29° 01' 56"	50.32
C26	89.16	225.00	22.71	S42° 48' 17"	88.08
C27	132.05	225.00	33.86	S71° 05' 06"	131.02
C28	31.62	75.00	24.16	S79° 55' 59"	31.39
C29	16.98	62.00	15.69	S71° 41' 59"	16.93
C30	51.17	62.00	47.29	N38° 38' 01"	49.73
C31	50.00	62.00	46.21	N10° 36' 50"	48.86
C32	32.53	75.00	25.39	N31° 31' 27"	32.96
C33	66.95	975.00	3.91	N55° 52' 34"	66.53
C34	234.22	975.00	13.30	N67° 04' 16"	231.23
C35	117.28	975.00	6.89	N68° 52' 27"	117.19
C36	39.27	25.00	89.99	N55° 10' 51"	35.35
C37	38.95	24.91	90.11	N35° 12' 38"	35.06
C38	147.12	1525.00	5.53	N7° 30' 21"	147.07
C39	198.28	1525.00	7.19	N1° 08' 50"	191.15