

ORDINANCE NO. O2025-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, ANNEXING TO THE CITY OF YUMA, A PORTION OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA, AND AMENDING CHAPTER 154 OF THE YUMA CITY CODE, AS AMENDED, DESIGNATING THE ZONING OF CERTAIN PROPERTY TO THE RESIDENCE-MANUFACTURED HOUSING (R-MH-20) ZONING DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM THERETO, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AS AMENDED

WHEREAS, a petition in writing ("Petition"), accompanied by a map or plot of said property, having been filed and presented to the Mayor and City Council of the City of Yuma, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Yuma in the event of annexation of the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Yuma and not now embraced within its corporate limits, asking that the property more particularly hereinafter described be annexed to the City of Yuma, and to extend and increase the corporate limits of the City of Yuma so as to embrace the same; and,

WHEREAS, the Mayor and City Council of the City of Yuma, Arizona, are desirous of complying with the Petition and extending and increasing the corporate limits of the City of Yuma to include said territory; and,

WHEREAS, the Petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Yuma and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the Petition had been signed by any owner of real and personal property in such territory; and,

WHEREAS, the provisions of A.R.S. § 9-471, as amended, have been fully observed; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of City Clerk of the City of Yuma, Arizona, together with a true and correct copy of the original Petition referred to herein, which is on file in the office of the Yuma County Recorder; and,

WHEREAS, upon annexation the initial designation for zoning of the property described in Section 2 shall be Residence-Manufactured Housing (R-MH-20) District, as provided for in A.R.S. § 9-471, and amendments thereto; and,

WHEREAS, the City Council has considered the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma, as follows:

SECTION 1: That the following described territory be, and the same hereby is, annexed to the City of Yuma, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City of Yuma corporate limits, to wit:

A portion of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 5, Township 9 South, Range 23 West, of the Gila and Salt River Base and Meridian, Yuma County, Arizona, being more particularly described as follows,

Beginning at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 5 also being the True Point of Beginning,

Thence Southerly along the West line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter a distance of 657.32' feet to a point being the Southwest Corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter,

Thence Easterly along the South line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter a distance of 25.00' feet to a point,

Thence Northerly along a line a distance of 20.00' feet to a point,

Thence Easterly along a line being parallel to and 20.00' feet North of the South line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter a distance of 470.28' feet to a point,

Thence Southerly along a line a distance of 20.00' feet to a point on the South line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter,

Thence Easterly along the South line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter a distance of 20.00' feet to a point,

Thence Northerly along a line being located 145.00' feet West and parallel to the East line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter a distance of 640.00' to a point,

Thence Westerly along a line a distance of 20.00' feet to a point,

Thence Northerly along a line a distance of 20.00' feet to a point on the North line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter,

Thence Westerly along the North line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter a distance of 165.00' feet to a point,

Thence Southerly along a line a distance of 454.00' feet to a point being 206.00' feet North of the South line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter,

Thence Westerly along a line a distance of 274.61' feet to a point being 55.69' feet East of the West line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter,

Thence Northerly along a concave curve to the West having a radius of 1038.00' feet and a curve length of 77.02' feet to a point on a reverse curve,

Thence Northerly along a concave curve to the East having a radius of 962.00' feet and a curve length of 170.74' feet to a point being 28.03' feet East of the West line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter,

Thence Westerly a distance of 3.03' feet to a point,

Thence Northerly along a line being 25.000' feet East of the West line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter a distance of 206.00' feet to a point,

Thence Westerly along the North line of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter a distance of 25.00' feet to a point on the Northwest Corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 5 also being the True Point of Beginning.

Containing 4.46 acres more or less.

SECTION 2: That, pursuant to the provisions of §9-471(L), Arizona Revised Statutes, upon this Ordinance becoming final under the provisions of §9-471(D), Arizona Revised Statutes, the municipal zoning designation for the territory described in Section 1, shall be the Residence-Manufactured Housing (R-MH-20) District of the City of Yuma Zoning Ordinance.

SECTION 3: That a copy of this ordinance, together with the attached map of the territory hereby annexed to the City of Yuma, certified by the Mayor of the City of Yuma, be forthwith filed and recorded in the office of the County Recorder of Yuma County, Arizona.

Adopted this _____ day of _____, 2025.

APPROVED:

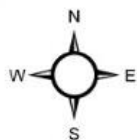
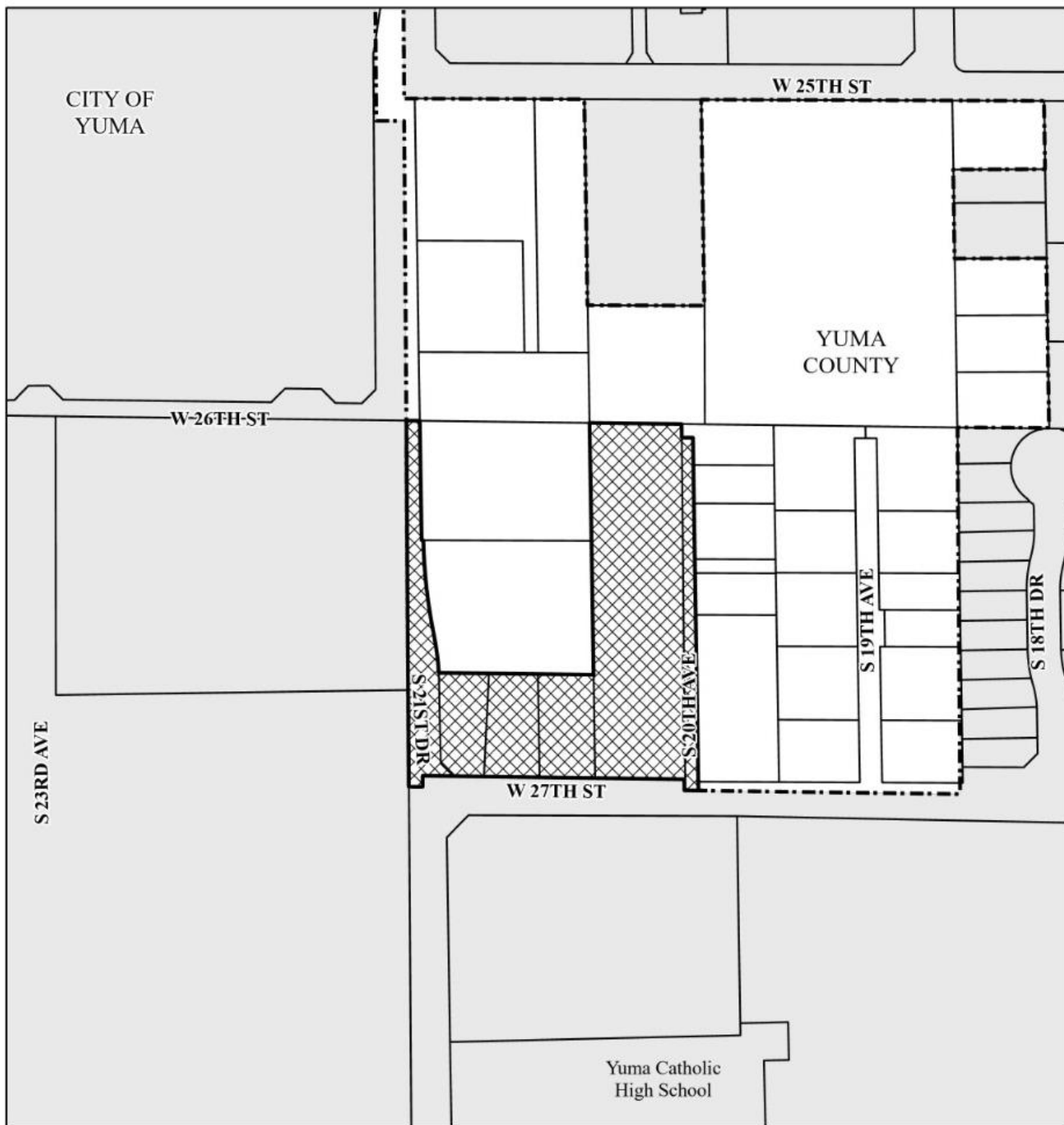
Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:



Richard W. Files
City Attorney



Annexation Map Produced Pursuant to A.R.S. §9-471

NOT TO SCALE
COMMUNITY PLANNING AND
NEIGHBORHOOD SERVICES GIS

City of Yuma, Arizona
Annexation Area No. 43789-2025

 City of Yuma
 Annexation Area

The City of Yuma shall maintain the rights-of-way and roadways that are within the annexation boundaries. Yuma County shall maintain the rights-of-way and roadways that are contiguous to and outside the annexation boundaries.