

ORDINANCE NO. O2024-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, ANNEXING TO THE CITY OF YUMA, A PORTION OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 22 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 HEAVY INDUSTRIAL (HI) 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 Heavy Industrial (HI) 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 Northeast Quarter of the Southwest Quarter of Section 6, Township 9 South, Range 22 West, of the Gila and Salt River Base and Meridian, Yuma County, Arizona, being more particularly described as follows;

Beginning at the West Quarter Corner of said Section 6, Township 9 South, Range 22 West,

Thence North 89°53'00" East along the East West Mid-Section line of said Section 6 a distance of 1311.50' feet to a point on the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 6 also being the Northeast Corner of Lot 12 of the Curtis Industrial Park (Phase 1), Plat, Fee# 1998, Dated 2-10/1998, and the True Point of Beginning;

Thence South 00°21'50" West along the West line of the Northeast Quarter of the Southwest Quarter of said Section 6 also being the East line of Lots 12-16 of said Curtis Industrial Park (Phase 1) Plat, a distance of 1321.20' feet to a point on the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 6,

Thence North 89°47'40" East along the South line of the Northeast Quarter of the Southwest Quarter of said Section 6 also known as the North line of Lots 20-26 of said Curtis Industrial Park (Phase 1) Plat, a distance of 1317.76' feet to a point on the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 6,

Thence North 00°21'00" West along the North-South Mid-Section line of said Section 6 a distance of 659.54' feet to a point on the Northeast Corner of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 6,

Thence Westerly along the North line of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter a distance of 658.38± feet to a point on the Northwest Corner of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 6,

Thence Northerly along the West line of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 6 a distance of 660.02± feet to a point on the North line of the Northeast Quarter of the Southwest Quarter also known as the East-West Mid-Section line of said Section 6,

Thence Westerly along the East-West Mid-Section line of said Section 6 a distance of 657.61± feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 6 also known as the Northeast Corner of said Lot 12 of the Curtis Industrial Park (Phase 1) Plat and being the True Point of Beginning.

Containing 1,280,228.40 Sq. Ft. or 29.39 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 Heavy Industrial (HI) 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 _____, 2024.

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. ANEX-042924-2024**

-  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.