

ORDINANCE NO. O2026-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE GENERAL COMMERCIAL (B-2) DISTRICT TO THE RECREATION VEHICLE SUBDIVISION (RVS) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on December 8, 2025 in Zoning Case No: ZONE-44631-2025 in the manner prescribed by law for the purpose of rezoning a portion of a parcel of real property hereafter described to the Recreation Vehicle Subdivision (RVS) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance and manner provided by law, including publication of notice of the hearing in the Yuma Sun on November 14, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44631-2025 and 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: The following described real property, depicted in Exhibit A, attached and incorporated by reference:

That portion of the Northeast quarter of the Northeast quarter of Section 9, Township 9 South, Range 22 West, Gila and Salt River Base and Meridian, Yuma County, Arizona more particularly described as follows:

Beginning at the northwest corner of the Northeast quarter of the Northeast quarter of said Section 9;

Thence South 00°09'42" East along the West line of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 659.76 feet to the southwest corner of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9;

Thence North 89°50'23" East along the South line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 29.00 feet to the TRUE POINT OF BEGINNING;

Thence North 00°09'42" West parallel with and 29.00 feet easterly of the West line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 75.00 feet;

Thence North 89°50'18" East a distance of 160.00 feet;

Thence South 00°09'42" East parallel with and 189.00 feet easterly of the West line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 75.00 feet to the South line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9;

Thence South 89°50'23" West along the South line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 160.00 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 12,000 square feet, more or less.

shall be placed in the Recreation Vehicle Subdivision (RVS) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Recreation Vehicle Subdivision (RVS) District and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Recreation Vehicle Subdivision (RVS) District.

SECTION 2: That the following conditions (s) must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

SECTION 3: With the exception of Condition 2, each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above time frame then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this _____ day of _____, 2026

APPROVED:

Douglas J. Nicholls
Mayor

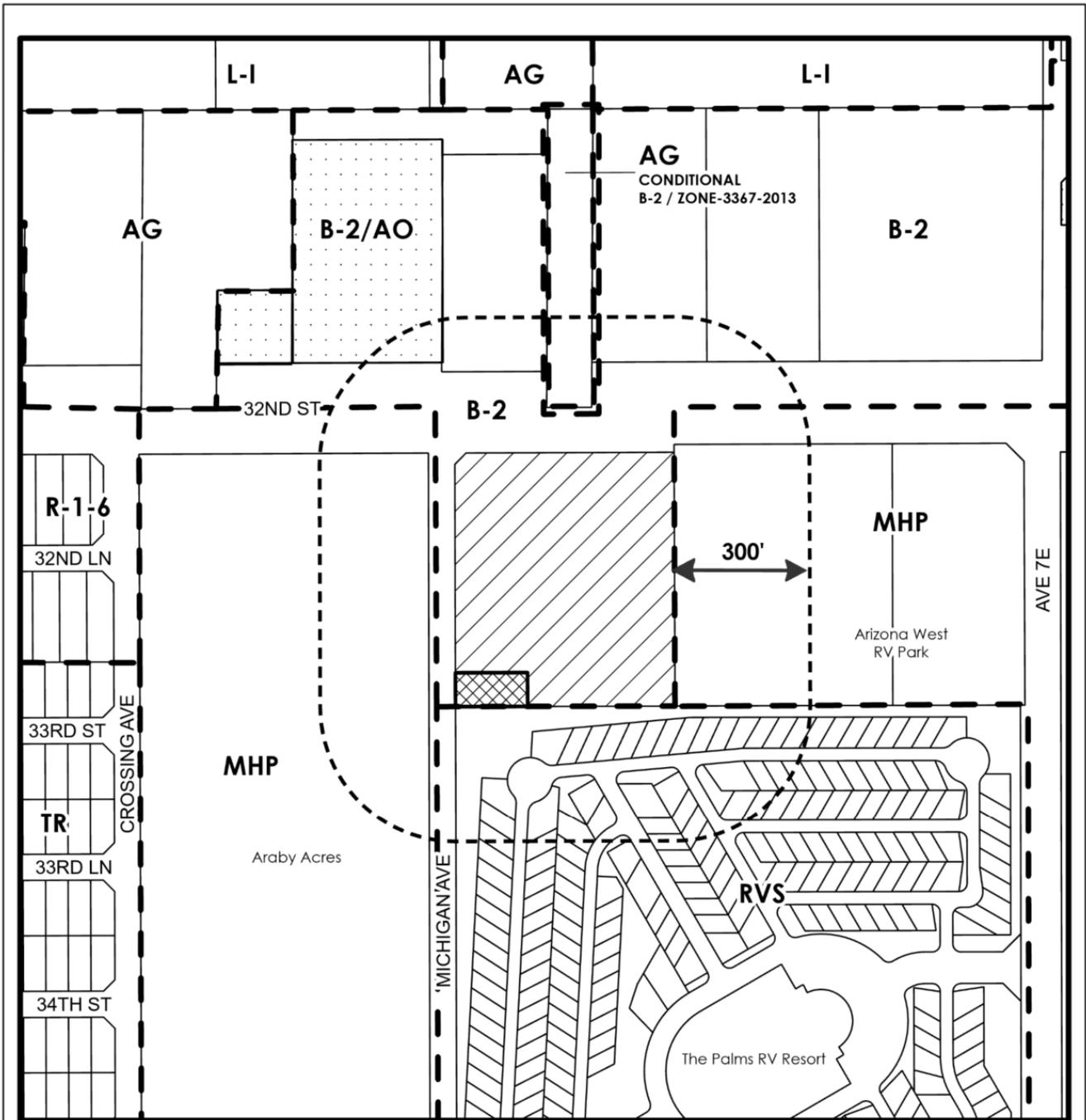
ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Exhibit A



LOCATION MAP

-  Location of Subject Property
-  Location of Zoning Request



Prepared by: DG
 Checked by: AD



Date: 10/17/2025
 Revised:
 Revised:

Case #:
 ZONE-44631-2025