

ORDINANCE 2022-004

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF SIERRA VISTA, ARIZONA; AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1

All that certain real property situated in Section 19, Township 22 South, Range 21 East AND Section 30, Township 22 South, Range 21 East, of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows in Exhibit A, which contains approximately 66.62 acres of private property (more or less), be and hereby is, annexed to the City of Sierra Vista, Arizona, and that the present corporate limits be and the same hereby are, extended and increased to include the described property included in Exhibit A.

SECTION 2

That the properties described in Exhibit A shall be zoned to the City's zoning district that is the closest density to the County's zoning; the parcels currently zoned General Business (GB) will have a zoning designation of General Commercial (GC). This designation shall be shown on the official Zoning Map until such a time that the property is rezoned.

SECTION 3

That the properties described in Exhibit A shall ascertain the land use designations as already defined within the Vista 2030 General Plan. In accordance with Resolution 4471, the property not defined within the Vista 2030 (Parcel # 107-66-073B) shall receive the designation closest to the County's designation; the subject parcel currently under the Enterprise land use (E) will have a land use designation of Commercial (C). This designation shall be shown on the official Land Use Map 5.

SECTION 4

That a copy of this Ordinance, together with an accurate map of the territory hereby annexed to the City of Sierra Vista, certified by the Mayor of the City, be filed and recorded in the office of the County Recorder of Cochise County, Arizona.

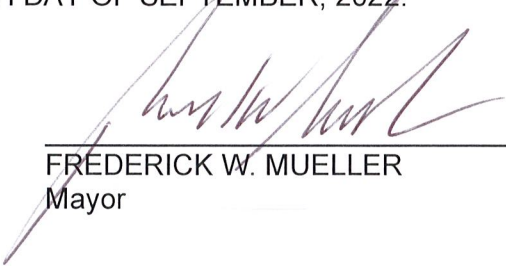
SECTION 5

All other ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION 6

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, such invalidity shall not affect other provisions, which can be given effect without the invalid provisions, to this end, the provisions of this Ordinance are declared to be severable.

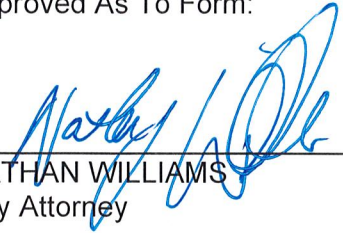
PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 8TH DAY OF SEPTEMBER, 2022.



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FREDERICK W. MUELLER  
Mayor


Approved As To Form:



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NATHAN WILLIAMS  
City Attorney

Attest:

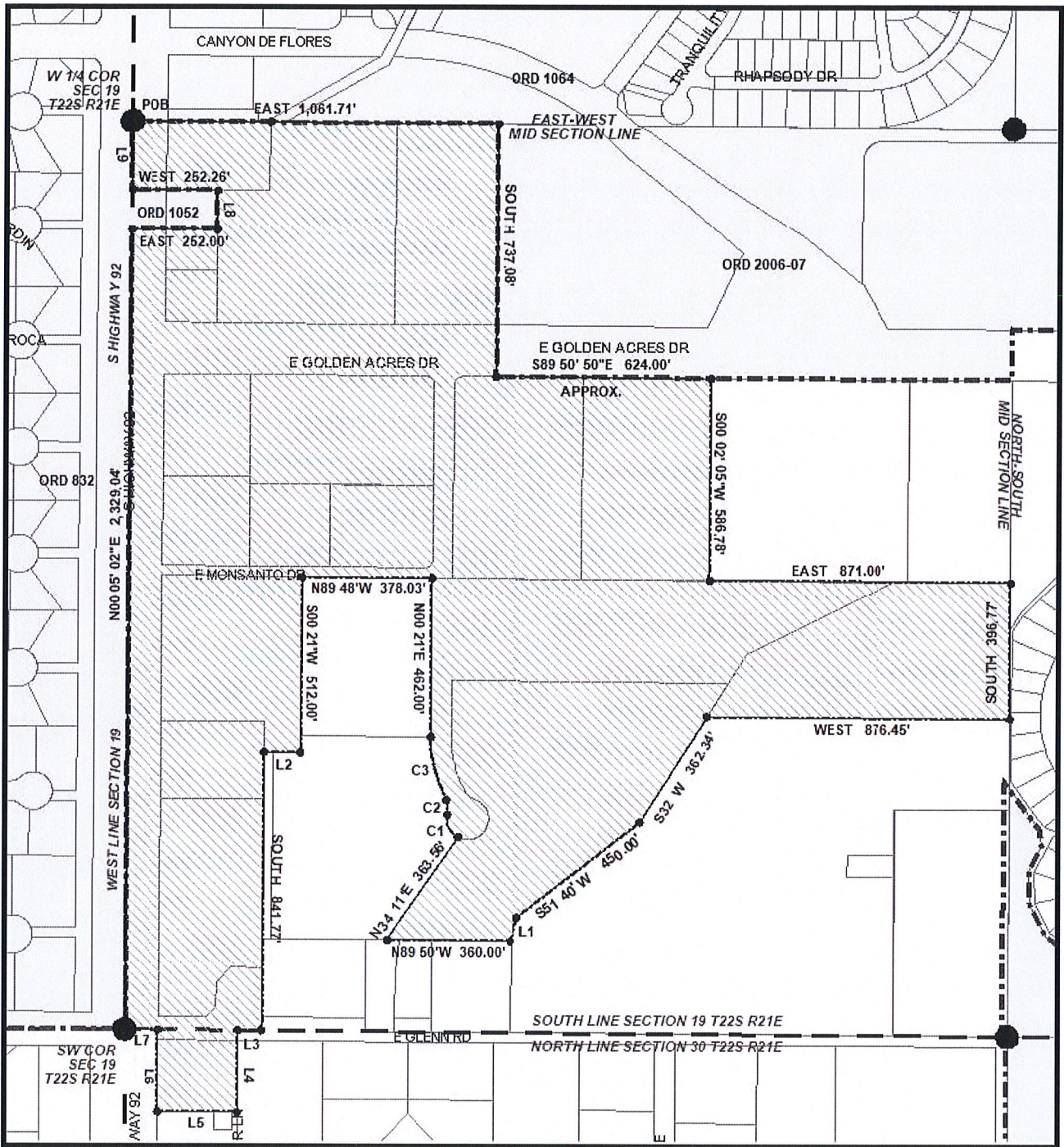


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JILL ADAMS  
City Clerk

Prepared By: Blake Fisher, Planner I

# EXHIBIT A - MAP



LINE #	BEARING & DISTANCE
L1	S14°W 70.00'
L2	N89°48'W 104.00'
L3	WEST 50.00'
L4	SOUTH 230.00'
L5	WEST 250.00'
L6	NORTH 230.00'
L7	WEST 100.00'
L8	NORTH 118.81'
L9	N00°05'02"E 200.00'

CURVE #	BEARING & DISTANCE
C1	NORTHWESTERLY 77.23'
C2	NORTHERLY 43.36'
C3	NORTHERLY 180.30'

**LEGAL DESCRIPTION OF LAND IN SECTIONS 19 AND 30 T22S, R21E,  
AND MAP OF AREA SOUGHT TO BE ANNEXED**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 21 EAST, AND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 21 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 19, AND THE CITY LIMITS BOUNDARY LINE AS ESTABLISHED BY CITY ORDINANCE NUMBER 1064, THENCE EAST, COINCIDENT WITH THE EAST-WEST, MID-SECTION LINE OF SAID SECTION 19, AND SOUTH BOUNDARY LINE OF SAID CITY LIMITS LINE, A DISTANCE OF 1,061.71 FEET TO THE NORTHWEST CORNER OF THE CITY LIMITS BOUNDARY AS ESTABLISHED BY CITY ORDINANCE NUMBER 2006-07;

THENCE SOUTH ALONG THE WEST LINE OF SAID CITY LIMITS BOUNDARY, A DISTANCE OF 737.08 FEET TO THE SOUTHWEST CORNER OF SAID CITY LIMITS ORDINANCE NUMBER 2006-07 AND THE SOUTHERLY RIGHT OF WAY LINE OF GOLDEN ACRES DRIVE AS SHOWN ON RECORD OF SURVEY BOOK 34 PAGE 42, IN THE COCHISE COUNTY RECORDER'S OFFICE;

THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF APPROXIMATELY 624.00 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN SAID RECORD OF SURVEY BOOK 34 PAGE 42;

THENCE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 586.78 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EAST, A DISTANCE OF APPROXIMATELY 871.00 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 19;

THENCE SOUTH ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 396.77';

THENCE WEST, A DISTANCE OF 876.45 FEET;

THENCE SOUTH 32 DEGREES WEST, A DISTANCE OF 362.34 FEET;

THENCE SOUTH 51 DEGREES 40 MINUTES WEST, A DISTANCE OF 450.00 FEET;

THENCE SOUTH 14 DEGREES WEST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES WEST, A DISTANCE OF 360.00 FEET;

THENCE NORTH 34 DEGREES 11 MINUTES EAST, A DISTANCE OF 363.56 FEET;

THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE OF 77.23 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE TO THE LEFT, A DISTANCE OF 43.36 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE TO THE RIGHT, A DISTANCE OF 190.30 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES EAST, A DISTANCE OF 462.00 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES WEST, A DISTANCE OF 378.03 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES WEST, A DISTANCE OF 512.00 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES WEST, A DISTANCE OF 104.00 FEET;

THENCE SOUTH, A DISTANCE OF 841.77 FEET TO THE SOUTH LINE OF SAID SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 50.00 FEET;

THENCE SOUTH, A DISTANCE OF 230.00 FEET;

THENCE WEST, A DISTANCE OF 250.00 FEET;

THENCE NORTH, A DISTANCE OF 230.00 FEET TO SAID SOUTH LINE OF SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE OF SECTION 19, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19 AND THE CITY LIMITS BOUNDARY LINE AS ESTABLISHED BY CITY ORDINANCE 832;

THENCE NORTH 00 DEGREES 05 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 19, AND SAID CITY LIMITS BOUNDARY LINE, A DISTANCE OF 2,329.04 FEET TO THE SOUTHWEST CORNER OF THE CITY LIMITS BOUNDARY LINE AS ESTABLISHED BY CITY ORDINANCE 1052;

THENCE EAST ALONG SAID CITY LIMITS BOUNDARY LINE, A DISTANCE OF 252.00 FEET;

THENCE NORTH ALONG SAID CITY LIMITS BOUNDARY LINE, A DISTANCE OF 118.81 FEET;

THENCE WEST ALONG SAID CITY LIMITS BOUNDARY LINE, A DISTANCE OF 252.26 FEET TO THE WEST LINE OF SAID SECTION 19;

THENCE NORTH 00 DEGREES 05 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 200.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PREVIOUSLY DESCRIBED AREA CONTAINS 78.05 ACRES, MORE OR LESS