

ORDINANCE NO. 25-1215

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AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF DOUGLAS, COCHISE COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF DOUGLAS, COCHISE COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY OF DOUGLAS LIMITS CONSISTING OF 89.05 ACRES, MORE OR LESS, AND LOCATED IN THE KNOWN AREA AS THE SOUTHEASTERN PORTION OF SUNNYSIDE FIRE DISTRICT AREA ANNEXATION AND ADOPTING INITIAL ZONING OF SFR-32 FOR SAID TERRITORY; ESTABLISHING SEVERABILITY OF COMPONENTS OF ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

10 **WHEREAS**, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and
11 amendments thereto, The City is permitted to annex certain territory contiguous to the existing City of
12 Douglas limits; and

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

22 **WHEREAS**, the Mayor and Council of the City of Douglas, Arizona, are desirous of complying with said
23 Petition and extending and increasing the corporate limits of the City of Douglas, Arizona to include said
24 territory; and

25 **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 Douglas, Arizona, 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 has been signed by any owner of real and personal property in such territory; and

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

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

WHEREAS, Title 9, Chapter 4, Article 7 of the Arizona Revised Statutes, specifically A.R.S. §9- 471(M),
authorizes a city to adopt initial zoning for annexed property that permits densities and uses no greater
than those permitted in the County immediately prior to annexation.

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NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Douglas, Arizona, as follows:

Section 1. That the following described territory be, and the same hereby is, annexed to the City of Douglas, Arizona, 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 limits, as set forth in Exhibit A attached hereto and incorporated herein by reference.

Section 2. That a copy of this Ordinance together with an accurate map of the territory hereby annexed to the City of Douglas, Arizona, certified by the mayor of said city, be forthwith filed and recorded in the office of the County Recorder of Cochise County, Arizona, and that a copy of this Ordinance be provided to the Clerk of the Board of Supervisors of Cochise County, Arizona.

Section 3. That the Mayor and Council of the City of Douglas hereby adopt initial zoning of SFR-32 on the territory.

Section 4. Severability: if any part or clause or sentence of this Ordinance is declared by any Court of competent jurisdiction to be illegal or unconstitutional, then the remainder of this ordinance shall not be deemed affected and shall continue in full force and effect after the deletion of the illegal or unconstitutional provision.

Section 5. This Ordinance shall become effective thirty (30) days from the date of adoption by the Mayor and Council for the City of Douglas, Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Douglas, Arizona, this 13th day of August 2025.

Jose Grijalva, Mayor

Attest:

Approved as to form:

Alma Andrade, City Clerk

Denis Fitzgibbons, City Attorney

Exhibit A

LAND DESCRIPTION
FOR ANNEXING A PORTION OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 28 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
COCHISE COUNTY, ARIZONA

PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 28 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 7 AND SAID SECTION 8, SAID CORNER ALSO BEING A POINT IN THE EXISTING CORPORATE LIMITS LINE OF THE CITY OF DOUGLAS;

THENCE NORTHERLY COINCIDENT WITH THE LINE COMMON TO SAID SECTIONS 7 AND 8, AND SAID EXISTING CORPORATE LIMITS LINE, A DISTANCE OF 254.05 FEET;

THENCE EASTERLY COINCIDENT WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 1520, PAGE 40, RECORDS OF COCHISE COUNTY, A DISTANCE OF 2642.63 FEET TO A POINT IN THE NORTH-SOUTH CENTRELINE OF SAID SECTION 8;

THENCE S 00°03'32"E COINCIDENT WITH THE NORTH-SOUTH CENTRELINE OF SAID SECTION 8, A DISTANCE OF 253.73 FEET TO THE NORTHWESTERLY CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SAID POINT BEING IN THE EXISTING CORPORATE LIMITS LINE OF THE CITY OF DOUGLAS AS DESCRIBED IN FEE NUMBER 900203083, RECORDS OF COCHISE COUNTY;

THENCE THE FOLLOWING COURSES COINCIDENT WITH THE EXISTING CORPORATE LIMITS LINE OF THE CITY OF DOUGLAS;

THENCE SOUTHERLY, A DISTANCE OF 1320 FEET:

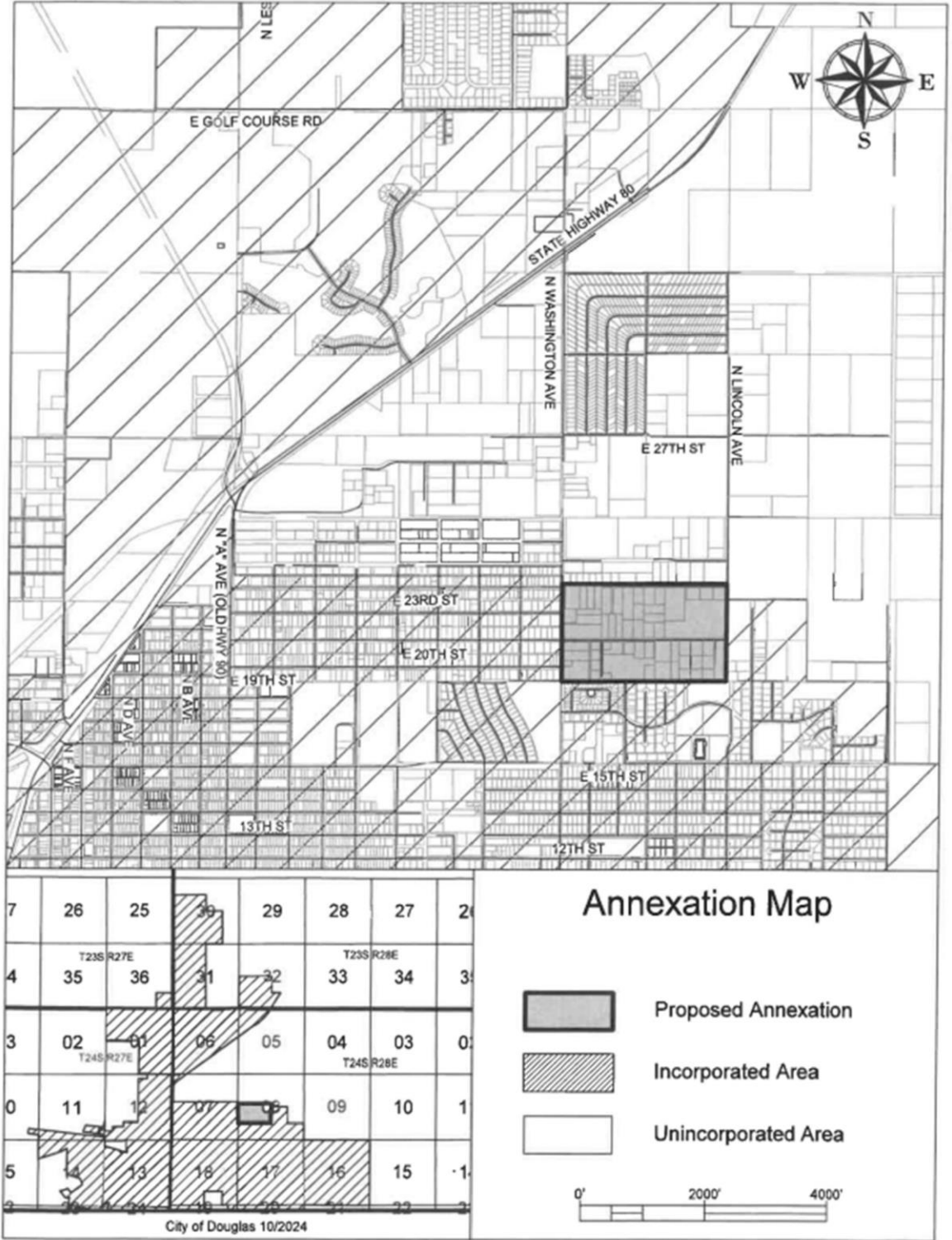
THENCE WESTERLY COINCIDENT WITH THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 2640 FEET TO A POINT IN THE LINE COMMON TO SECTION 7 AND SAID SECTION 8;

THENCE NORTHERLY COINCIDENT WITH SAID LINE A DISTANCE OF 1320 FEET TO THE POINT OF **BEGINNING**;



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