



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 300

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING ORDINANCE NO. 13, AS AMENDED, REZONING 10 ACRES LOCATED ON THE SOUTHEAST CORNER OF AVENUE E AND COUNTY 24TH STREET FROM RURAL AREA – MINIMUM 10 ACRES (RA-10) TO GENERAL COMMERCIAL (C-2) AND REZONING 70 ACRES LOCATED IN THE VICINITY OF THE SOUTHEAST CORNER OF AVENUE E AND COUNTY 24TH STREET FROM RURAL AREA – MINIMUM 10 ACRES (RA-10) TO LIGHT INDUSTRIAL (L-1) AND AMENDING THE ZONING MAP TO CONFORM THERETO.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AS FOLLOWS:

Section 1: That Ordinance #13, as amended, be further amended that the real property described as follows:

APN 784-01-040 / the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona

Subject to all easements and right-of-ways apparent or record.

Containing 10.0 acres gross more or less.

be rezoned from Rural Area – Minimum 10 acres (RA-10) to General Commercial (C-2); and

Section 2: That Ordinance #13, as amended, be further amended that the real property described as follows:

APN 784-01-040 / the North half of the Northwest Quarter of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona

Except:

The Northwest Quarter of the Northwest Quarter of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona

Subject to all easements and right-of-ways apparent or record

Containing 70.0 acres gross more or less.

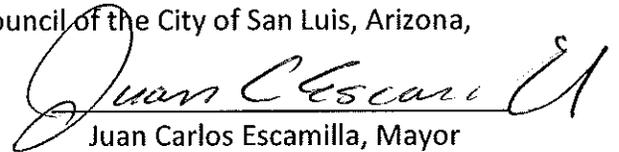
be rezoned from Rural Area – Minimum 10 acres (RA-10) to Light Industrial (L-I); and

Section 3: Adoption of this ordinance shall include the following conditions:

- A. The owner shall sign a Proposition 207 waiver which shall be prepared by the City. The signed waiver shall be submitted to the City prior to the effective date of the rezoning (projected effective date – April 22, 2011)
- B. Property owner shall dedicate sufficient right-of-way to accomplish the following right-of-way widths as set forth in the City of San Luis General Plan:
 - a. County 24th Street (Minor Arterial) – half width of 50'
- C. At such time as a traffic signal is warranted at the intersection of Avenue E and County 24th Street, the owner (or succeeding parties) shall participate in the cost of signalization equal to ¼ of the total cost. In consideration that the exact date of such improvement is unknown, the Preannexation Development Agreement between the current owner and the City shall contain this provision.

Section 4: That the zoning map adopted under said Ordinance #13, as amended, is hereby ordered to be changed so as to show that said real property described in this ordinance is located within the zoning district herein provided.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this 11th day of May, 2011.

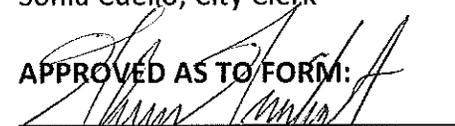

Juan Carlos Escamilla, Mayor

ATTEST:



Sonia Cuello, City Clerk

APPROVED AS TO FORM:



Glenn Gimbut, City Attorney