



Ordinance

NO. 301

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING ORDINANCE NO. 13, AS AMENDED, REZONING 8.52 ACRES LOCATED AT THE SOUTHEAST CORNER OF AVENUE E AND COUNTY 24-1/2 STREET FROM RURAL AREA – MINIMUM 10 ACRES (RA-10) TO GENERAL COMMERCIAL (C-2) AND FOR REZONING 31.48 ACRES LOCATED AT THE SOUTHEAST CORNER OF AVENUE E AND COUNTY 24-1/2 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:

That part of the Northwest Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the W1/4 corner of Section 14 being this point The True Point of Beginning;

Thence S89°32'11"E along the mid section line of said section 14 a distance of 785.00 feet to a point;

Thence S00°27'49"W a distance of 530.00 feet to a point;

Thence N89°32'11"W a distance of 300.00 feet to a point;

Thence N00°27'49"E a distance of 92.50 feet to a point;

Thence N89°32'11"W a distance of 484.91 feet to a point on the west section line of said section 14;

Thence continuing N00°27'09"E a long said west section line a distance of 437.50 feet to the True Point of Beginning;

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

Containing 8.52 acres gross more or less

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

Containing 8.52 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:

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

Except:

That part of the Northwest Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the W1/4 Corner of Section 14 being this point The True Point of Beginning;

Thence S89°32'11"E along the mid section line of said section 14 a distance of 785.00 feet to a point;

Thence S00°27'49"W a distance of 530.00 feet to a point;

Thence N89°32'11"W a distance of 300.00 feet to a point;

Thence N00°27'49"E a distance of 92.50 feet to a point;

Thence N89°32'11"W a distance of 484.91 feet to a point on the west section line of said section 14;

Thence continuing N00°27'09"E along said west section line a distance of 437.50 feet to the True Point of Beginning;

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

Containing 31.48 acres gross more or less

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

Containing 31.48 acres gross more or less.

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

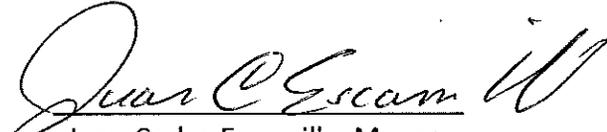
Section 3: Adoption of this ordinance shall include the following conditions:

- 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 24-1/2 Street (Major Collector) – half width of 40'

- C. At such time as a traffic signal is warranted at the intersection of Avenue E and County 24-1/2 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.

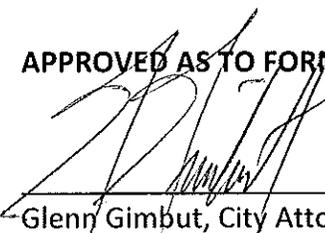

Juan Carlos Escamilla, Mayor

ATTEST:



Sonia Cuello, City Clerk

APPROVED AS TO FORM:



Glenn Gimbut, City Attorney