

WHEN RECORDED MAIL TO:

**CITY OF SAN LUIS
P.O. BOX 1170
SAN LUIS, ARIZONA
ATTN: CITY CLERK**



The above area is to be reserved for recording information

CAPTION HEADING:

Ordinance No. 396

Amending the official zoning map of the City of San Luis by changing the zoning classification of 3.47 acres from community commercial (C-2) to high-Density residential (R-3) for property located on the southeast corner of Avenue F and County 24th Street; repealing any conflicting provisions; and providing for severability.

RECEIVED

APR 13 2020

Office of the City Clerk
City of San Luis, Arizona



Ordinance

NO. 396

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF 3.47 ACRES FROM COMMUNITY COMMERCIAL (C-2) TO HIGH-DENSITY RESIDENTIAL (R-3) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF AVENUE F AND COUNTY 24TH STREET; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the "Zoning Map") pursuant to A.R.S. §9-462.04 to change the zoning classification for 3.47 acres of real property located on Assessor Parcel ID No. 783-05-162; as attached hereto as "Exhibit A" and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification of the property more fully described as:

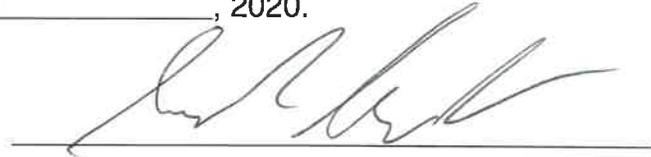
TRACT "B" OF BIENESTAR ESTATES 10 PLAT AS RECORDED IN FEE#
2019-27117 YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY,
ARIZONA.

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,

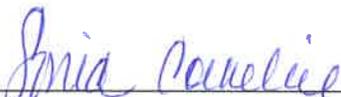
Arizona, this 11th day of March, 2020.



Gerardo Sanchez, Mayor

ATTEST:

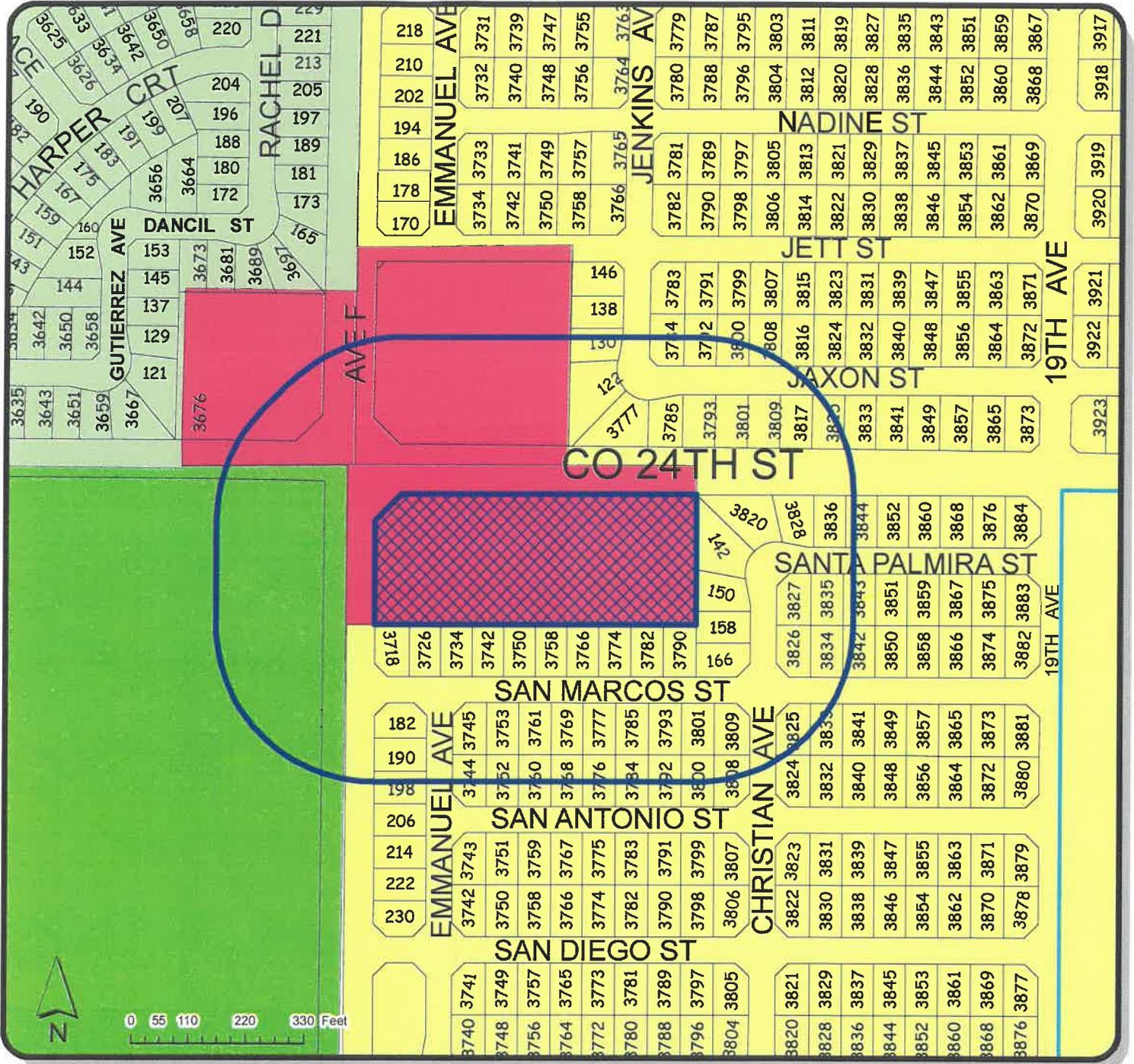
APPROVED AS TO FORM:



Sonia Cornelio, City Clerk



Kay Marion Macuil, City Attorney



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

Assessor's Parcel No. 783-05-162

300ft Notification Area

Rezoning from Community Commercial (C-2)
to High Density Residential (R-3) Zoning District.

ZONING
COMMERCIAL ZONING DISTRICTS
C-2
SINGLE RESIDENCE ZONING DISTRICTS
R-3
R-4
R-10
MULTIPLE RESIDENCE ZONING DISTRICTS
M-2

REZONING

CASE #
2019-0827

DATE:
1/29/2020

CHECKED BY:
ROMAN PACHECO

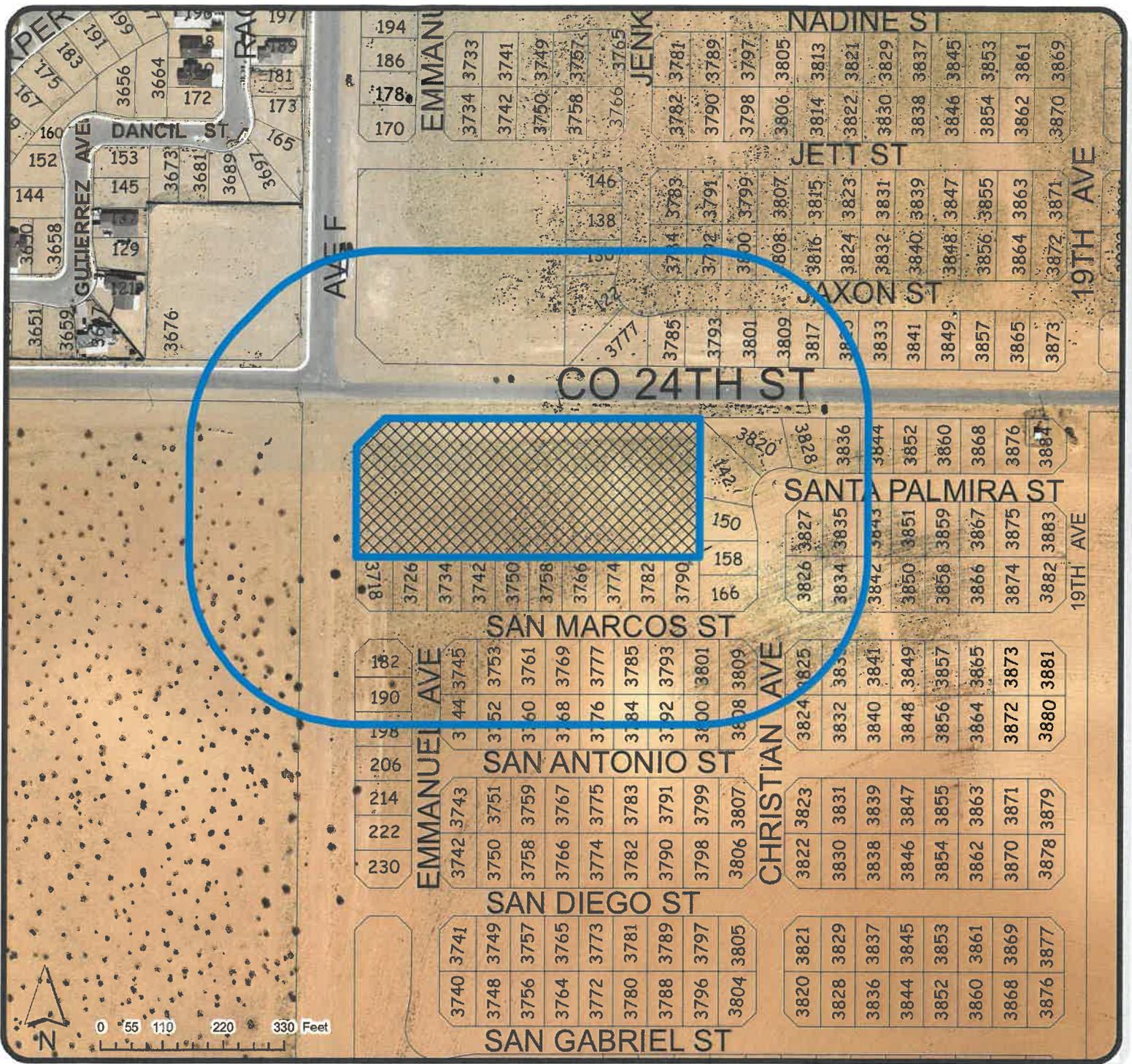
PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN



LOCATION MAP

CONDITIONAL USE

LOCATION OF SUBJECT PROPERTY

CASE #
2019-0827

 PID: 783-05-162

 300ft Notification Area

DATE:

1/29/2020

PLANNING & ZONING



GIS

CREATED BY:

ISAAC GUTIERREZ

CHECKED BY:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN