



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. 397

Amending the official zoning map of the City of San Luis by changing the zoning classification of 14.4 Acres from Rural Area Residential (RA-10) to High-Density Residential (R-3) for property located west of 4th Avenue and ¼ of a mile north of Union Street; repealing any conflicting provisions; and providing for severability

RECEIVED

APR 16 2020

**Office of the City Clerk
City of San Luis, Arizona**



Ordinance

NO. 397

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 14.4 ACRES FROM RURAL AREA RESIDENTIAL (RA-10) TO HIGH-DENSITY RESIDENTIAL (R-3) FOR PROPERTY LOCATED WEST OF 4TH AVENUE AND ¼ OF A MILE NORTH OF UNION 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 14.4 acres of real property located on Assessor Parcel ID No. 775-14-206; 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 from Rural Area Residential (RA-10) to High Density Residential (R-3) of the property subject to the following conditions:

1. Developer must comply with all applicable provisions or conditions of the development agreement approved by Resolution No. 675.

2. Right-of-way will need to be dedicated for 4th Avenue along the east side of the property. This roadway will need to be improved during the development of the property.
3. Right-of-way may need to be dedicated for County 22 1/2 Street along the north side of the property. (This street cannot be extended to the west and so it may be acceptable that this street be left as a private street, unless the property is subdivided later and then it could be dedicated at that time.)
4. Applicant will work with the City and owner of land locked property to the west to provide an access as mentioned in the development agreement.
5. Sewer system improvements during future development may require extension of a gravity main to County 22nd Street. If feasible to connect to the existing sewer system in Las Brisas Subdivision, a capacity analysis of that system will be required.

Property more fully described as:

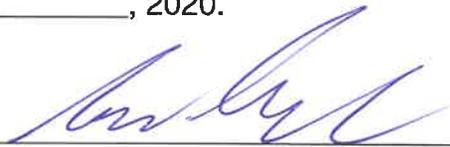
That portion of the Southeast quarter of the Northwest quarter of Section 1, Township 11 South, Range 25 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, lying South of the East Main Canal.

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 25th day of March, 2020.



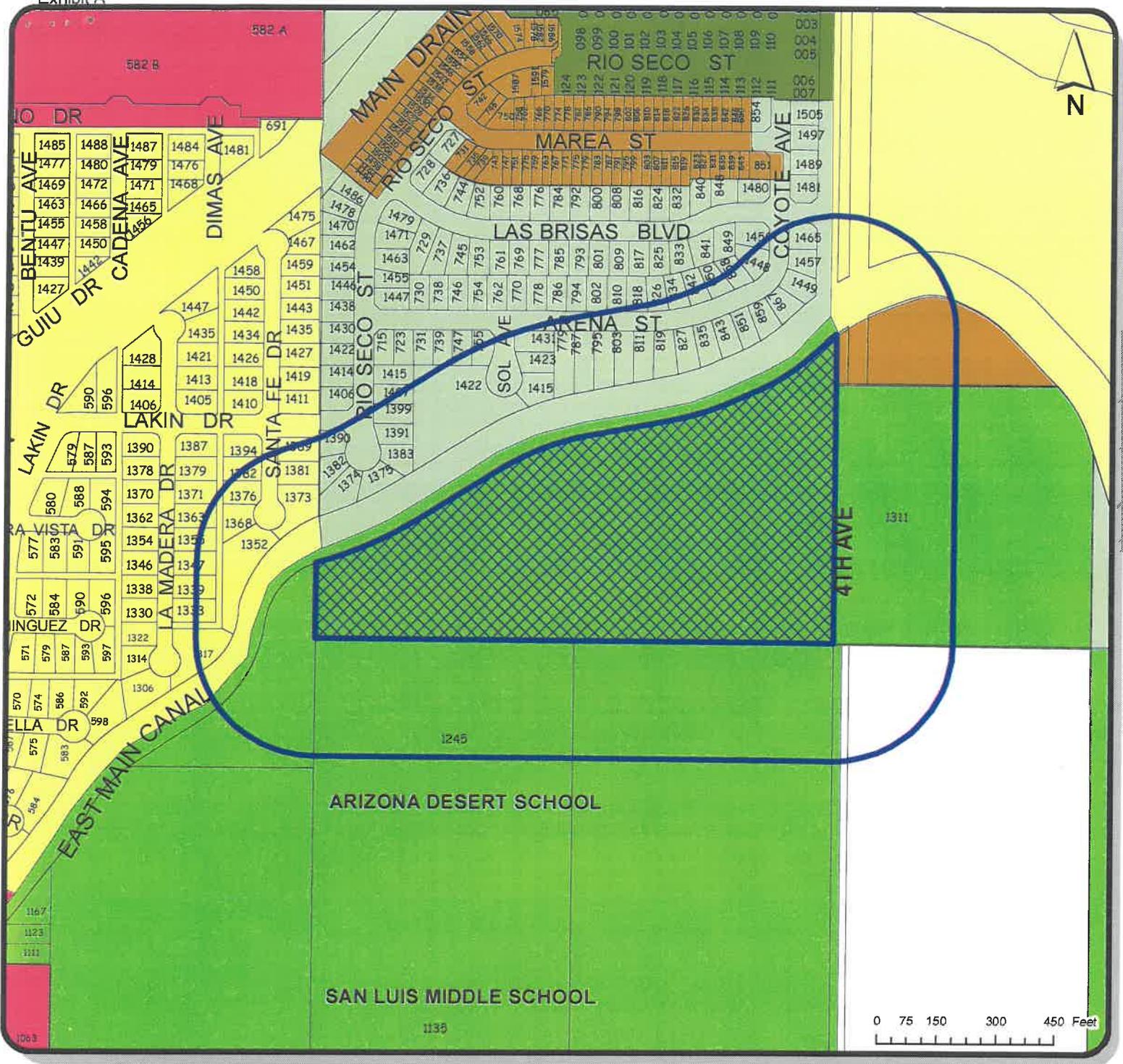
Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

M. Chopin, Deputy City Clerk
for Sonia Cornelio, City Clerk

Kay Marion Macuil
Kay Marion Macuil, City Attorney



LOCATION MAP

REZONING

CASE #
2020-092

LOCATION OF SUBJECT PROPERTY

-  PID: 775-14-206
-  300ft Notification Area

Zoning

-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-2
-  R-3
-  COMMERCIAL ZONING DISTRICTS
-  C-2
-  SINGLE RESIDENCE ZONING DISTRICTS
-  R1-8
-  RA-10

DATE:
2/24/2020

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN