

2021-21093 ORDINANCE  
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Requested By: CITY OF SAN LUIS  
Recorded By: arios  
Robyn Stallworth Poudre County Recorder, YUMA County AZ



**WHEN RECORDED MAIL TO:**

**CITY OF SAN LUIS  
ATTN: CITY CLERK  
P.O. BOX 1170  
SAN LUIS, ARIZONA 85349**

The above area is to be reserved for recording information

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**CAPTION HEADING:**

**Ordinance No. 416**

Amending the conditions on Low Density Residential (R1-20) Zoning, as approved by Ordinance No. 402, on property located at Quintero Avenue & County 22<sup>nd</sup> Street.



# *Ordinance*

NO. 416

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 CONDITIONS ON LOW DENSITY RESIDENTIAL (R1-20) ZONING, AS APPROVED BY ORDINANCE NO. 402, ON PROPERTY LOCATED AT QUINTERO AVENUE & COUNTY 22ND STREET; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.**

**WHEREAS**, the Mayor and City Council of the City of San Luis approved Ordinance No. 402 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 10 acres of real property located on Assessor Parcel ID No. 211-31-012; as attached hereto as "Exhibit A" and

**WHEREAS**, the owner of the property requested to amend the approval conditions of said rezoning; 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 recommending approval of the change in zoning classification with conditions; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of the zoning conditioned upon conditions of a new development agreement between the applicant and the City; and

**WHEREAS**, the City of San Luis staff created a new proposed development agreement and the applicant agreed to all conditions; and

**WHEREAS**, A.R.S. § 9-462.01 grants power to a municipality to impose conditions upon a change of zoning; and

**WHEREAS**, the development of the property is the subject of a development agreement approved by the Mayor and City Council of the City of San Luis pursuant to Resolution No. 2180 as passed and adopted on May 26, 2021.

**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 subject to the condition set for in the development agreement as approved in Resolution No. 2180 and hereby incorporated by reference. Property more fully described as:

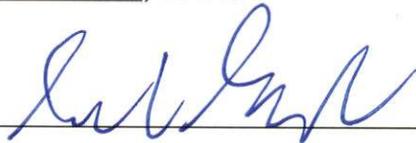
PARCEL B OF THE BARKLEY LOT SPLIT NO. 1 AS RECORDED IN BOOK 27 OF PLATS, PAGE 66, RECORDS OF YUMA COUNTY, ARIZONA

**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 26th day of May, 2021.



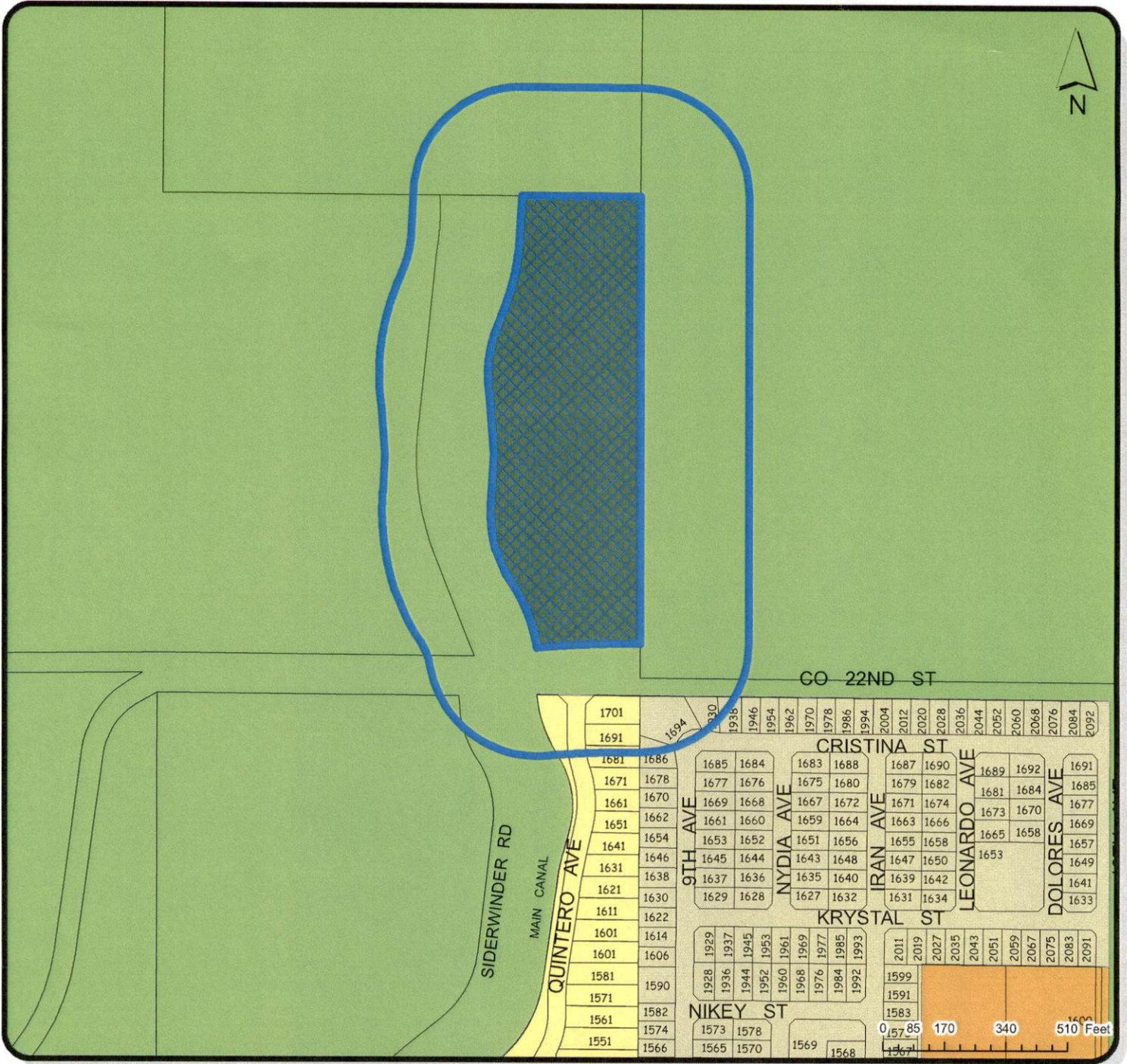
Gerardo Sanchez, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

umthaps, Deputy City Clerk  
for Sonia Cornelio, City Clerk

Kay Marion Macuil  
Kay Marion Macuil, City Attorney



## LOCATION MAP

## REZONING

### LOCATION OF SUBJECT PROPERTY

-  PID:211-31-012
-  300ft Notification Area

### Zoning

-  MULTIPLE RESIDENCE ZONING DISTRICTS  
R-2
-  R-3
-  SINGLE RESIDENCE ZONING DISTRICTS  
R1-4
-  RA-10

### CASE #

**2020-0474**

 R1-12 TO  R1-20

### DATE:

8/6/2020

### PLANNING & ZONING



**GIS**

### CREATED BY:

ISAAC GUTIERREZ

### CHECKED BY:

ROMAN PACHECO

### APPROVED BY:

JOSE A. GUZMAN