

2021-45924 ORDINANCE  
12/13/2021 03:09:08 PM Pages: 4 Fees: \$15.00  
Requested By: CITY OF SAN LUIS  
Recorded By: arios  
Robyn Stallworth Piquette 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**

Ordinance No. 420

Rezoning Case No. 2021-0243 to rezone land use designation of 19.95 acres from Light Industrial (L-I) to Medium Density Residential (R1-6); Parcel #227-15-029.



# *Ordinance*

NO. 420

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 19.95 ACRES FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM DENSITY RESIDENTIAL (R1-6) FOR PROPERTY LOCATED EAST OF 20<sup>TH</sup> AVENUE AND SOUTH OF BELLEZA DEL DESIERTO PHASE II SUBDIVISION; 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 19.95 acres of real property located on Assessor Parcel ID No. 227-15-029; 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 Light Industrial (L-I) to Medium Density Residential (R1-6) of the property subject to the following conditions:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

2. Development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of \$260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24<sup>th</sup> Street and Avenue E.

Property more fully described as:

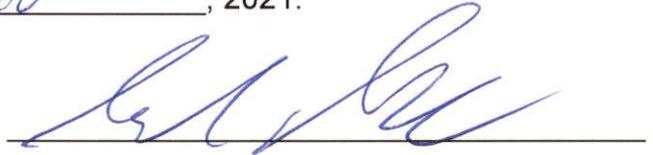
The N ½ of the SW ¼ of the NE ¼ of Section 15, Township: 11 South, Range 24 West Yuma County, Arizona. Also known as Parcel A of the Border Ranches II Lot Split as Recorded in Book 33 Page 6 of Plat on the Records of Yuma County Recorder's Office.

**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,

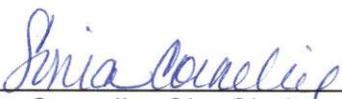
Arizona, this 8<sup>th</sup> day of December, 2021.



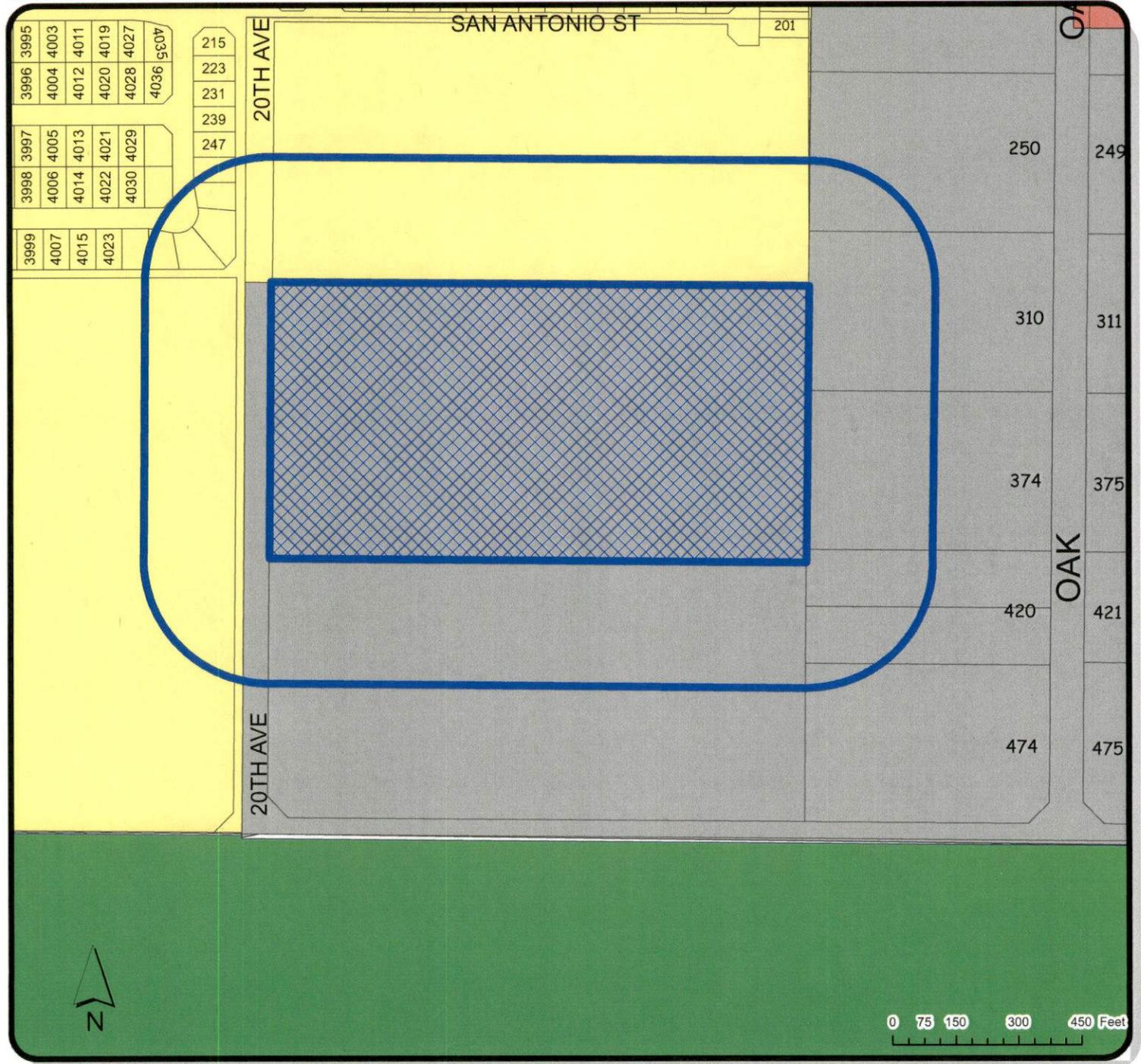
Gerardo Sanchez, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Sonia Cornelio, City Clerk

  
\_\_\_\_\_  
Kay Marion Macuil, City Attorney



**LOCATION OF SUBJECT PROPERTY**

-  PARCEL 227-15-029  
Rezoning from LI to R1-6
-  300ft Notification Area

**LOCATION MAP**

- Zoning**
- INDUSTRIAL ZONING DISTRICTS
    -  LI
  - SINGLE RESIDENCE ZONING DISTRICTS
    -  RA-10
    -  R1-6

**REZONING**

**CASE #**  
**2021-0243**

**DATE:**  
11/3/2021

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
ISAAC GUTIERREZ

**CHECKED BY:**  
ROMAN PACHECO

**APPROVED BY:**  
JOSE A. GUZMAN