

2021-45926 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

CAPTION HEADING:

ORDINANCE

Ordinance No. 421

Rezoning Case No. 2021-0608 Comite de Bien Estar to rezone land use designation of 3.47 acres from High Density Residential (R-3) to Community Commercial (C-2), Parcel #783-05-162.



Ordinance

NO. 421

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 HIGH DENSITY RESIDENTIAL (R-3) TO COMMUNITY COMMERCIAL (C-2) 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 from High Density Residential (R-3) to Community Commercial (C-2) of the property subject to the following conditions:

1. Developer shall comply with the City of San Luis zoning regulations, building code requirements and public works standards.

Property more fully described as:

Bienestar Estates 10 Subdivision Tract B Section 15, Township 11S, Range 24W.

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 8th day of December, 2021.



Gerardo Sanchez, Mayor

ATTEST:

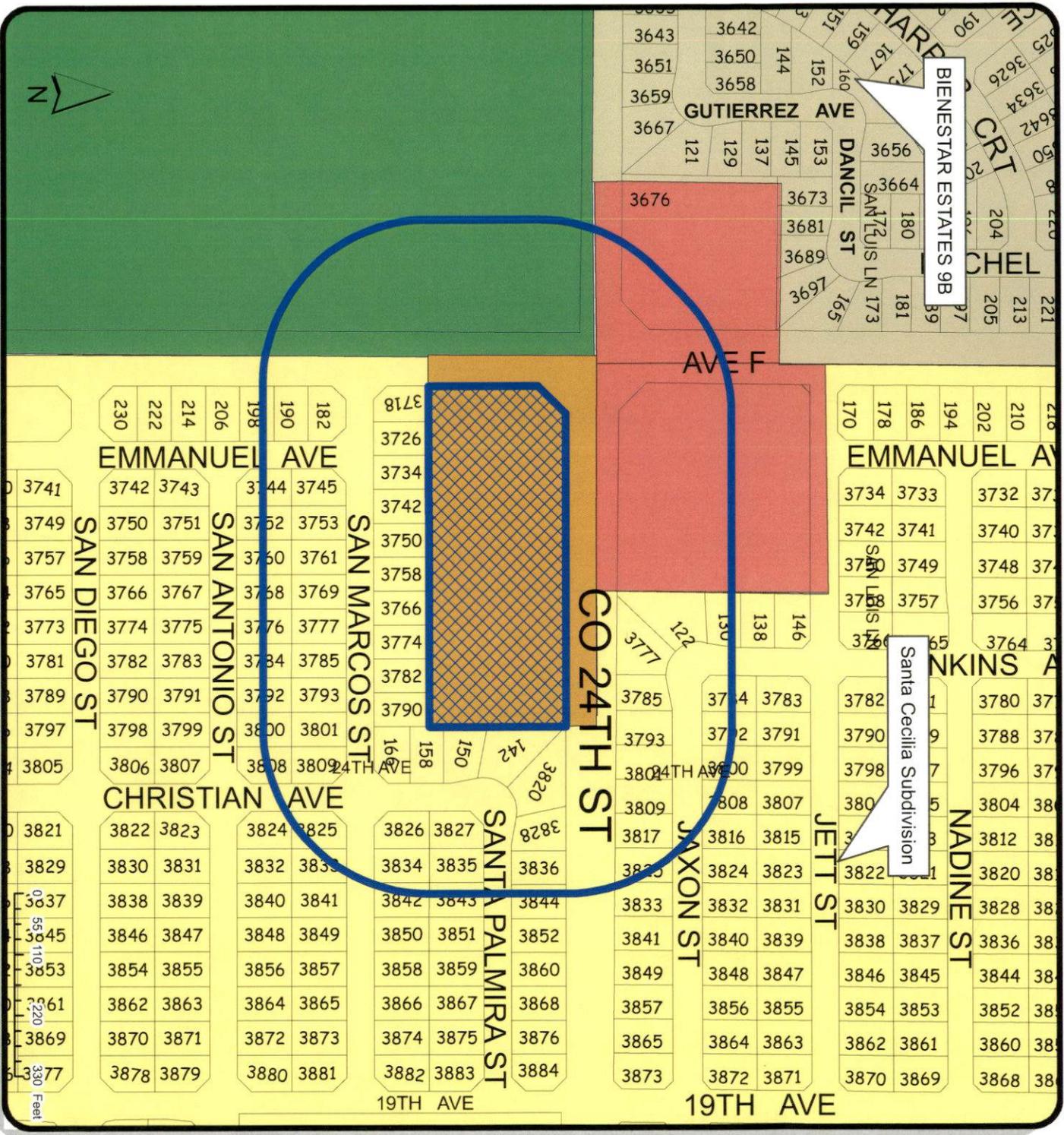


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

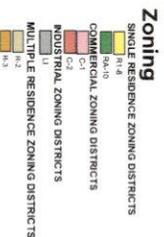
 Southeast Corner of Avenue F & County 24th Street
Assessor's Parcel No. 783-05-162

 300ft Notification Area

This request is to rezone 3.47 acres from High-Density Residential (R-3) to Community Commercial (C-2).

LOCATION MAP

REZONING



CASE #

2021-0608

DATE:

9/27/2021

PLANNING & ZONING



GIS

CREATED BY:

ISAAC GUTIERREZ

CHECKED BY:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN