

WHEN RECORDED MAIL TO:

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

CONFORMED COPY
2022-11229 ORDINANCE
03/30/2022 08:59:25 AM Pages: 4 Fees: \$15.00
Requested By: CITY OF SAN LUIS
Recorded By: arios
Robyn Stallworth Pouquette County Recorder, YUMA County AZ



The above area is to be reserved for recording information

CAPTION HEADING:

ORDINANCE

Ordinance No. 424

Rezoning of Northeast corner of Ave. F and County 24th Street- 209 acres from
Community commercial (C-2) to High Density Residential (R-3)



Ordinance

NO. 424

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 2.9 ACRES FROM COMMUNITY COMMERCIAL (C-2) TO HIGH DENSITY RESIDENTIAL (R-3) FOR PROPERTY LOCATED ON THE NORTHEAST 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 2.9 acres of real property located on Assessor Parcels ID No. 777-61-165; 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 Community Commercial (C-2) to High Density Residential (R-3) of the property subject to the following condition:

1. Development shall comply with the City of San Luis zoning regulations. Building code requirements, and public works standards; including the requirement of a Traffic Study.

Property more fully described as:

Section: 10 Township: 11S Range: 24W BEGINNING AT SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTHERLY 100 FT; THENCE EASTERLY 50 FT TO TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG EAST R/W LINE 297.12 FT; THENCE EASTERLY 375 FT; THENCE SOUTHERLY 347 FT; THENCE WESTERLY 325 FT ALONG NORTH R/W LINE; THENCE NORTHWESTERLY 70.73 FT TO TRUE POINT OF BEGINNING; AKA LOT 1B PER BORDER RANCHES LOT SPLIT 28/80 EXC PT OF NW COR AKA PARCEL 900 PER 2017-24918 & EXC PT OF SE COR AKA PARCEL 901 PER 2017-24919.

CONTAINING 2.9 ACRES MORE OR LESS

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 23rd day of March, 2022.



Gerardo Sanchez, Mayor

ATTEST:

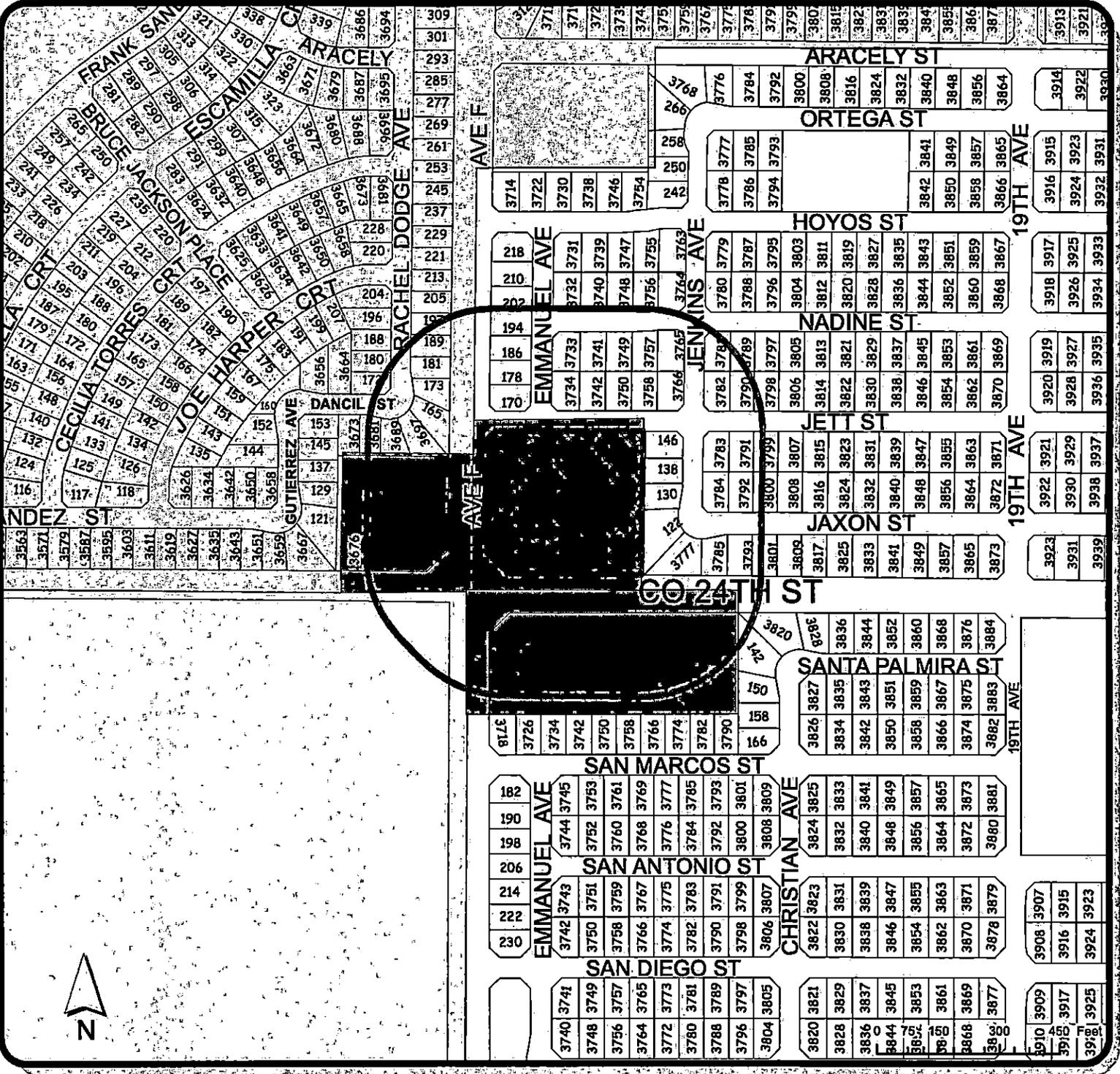


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

777-61-165

REZONING FROM C-2 to R-3

300ft Notification Area

LOCATION MAP

- Zoning**
- MULTIPLE RESIDENCE ZONING DISTRICTS
 - RA
 - RA-2
 - SINGLE RESIDENCE ZONING DISTRICTS
 - RA-10
 - R1-4
 - COMMERCIAL ZONING DISTRICTS
 - C4
 - C4

REZONING

CASE #
2022-085

DATE:
2/14/2022

CHECKED BY:
FERNANDO VILLEGAS

PLANNING & ZONING

GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN