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**CITY OF SAN LUIS  
ATTN: CITY CLERK  
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SAN LUIS, ARIZONA 85349**

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**CAPTION HEADING:**

**ORDINANCE**

Ordinance No. 426

Border Ranches II - Rezoning of 20 acres from Light Industrial (LI) to Medium Density Residential (R1-6) for property located on the northeast corner of 20<sup>th</sup> Avenue Alignment and County 24<sup>th</sup> 1/2 Street



# *Ordinance*

NO. 426

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 20 ACRES FROM LIGHT INDUSTRIAL (LI) TO MEDIUM DENSITY RESIDENTIAL (R1-6) FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF 20<sup>TH</sup> AVENUE ALIGNMENT AND COUNTY 24 ½ 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 20 acres of real property located on Assessor Parcels ID No. 227-15-030; 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 (LI) to Medium Density Residential (R1-6) of the property subject to the following conditions:

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

2. That any 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 24th Street and Avenue E.
3. Owner/applicant must provide a road connection along 20th Avenue from north west corner of the subject property to Belleza Del Desierto Phase 2 subdivision.

Property more fully described as:

PARCEL B OF BORDER RANCHES II LOT SPLIT, LOCATED IN THE S ½ OF THE SW ¼ OF THE NE ¼ OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

CONTAINING 20 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 8<sup>th</sup> day of June, 2022.



Gerardo Sanchez, Mayor

**ATTEST:**

  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

  
Kay Marion Macuil, City Attorney

EXHIBIT "A"

