

WHEN RECORDED, MAIL TO:

**CITY OF SAN LUIS
ATTN: CITY CLERK
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2023-05786 ORDINANCE
03/10/2023 10:12:28 AM Pages: 4 Fees: \$15.00
Requested By: SAN LUIS CITY CLERK'S OFFICE

Richard Colwell County Recorder, YUMA County AZ



The above area is to be reserved for recording information

CAPTION HEADING:

ORDINANCE

Rezoning case #2022-0693

Los Mezquites Townhomes



Ordinance

NO. 439

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 5.0 ACRES FROM MEDIUM DENSITY RESIDENTIAL (R1-6) TO MEDIUM HIGH DENSITY RESIDENTIAL (R-2), LOCATED WEST OF COUNTY 24TH AVENUE BETWEEN ORTEGA STREET 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 5.0 acres of real property located on Assessor Parcel ID Numbers; 227-11-393; 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 Medium Density Residential (R1-6) to Medium High Density Residential (R-2), containing 5.0 acres more or less subject to the following condition:

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

Property more fully described as:

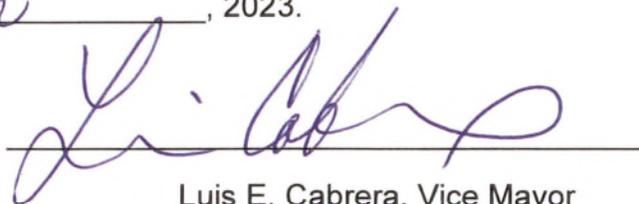
A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 11, T11S, R24W,
G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

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.

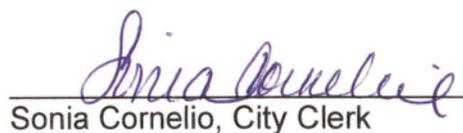
PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,

Arizona, this 8th day of March, 2023.



Luis E. Cabrera, Vice Mayor

ATTEST:



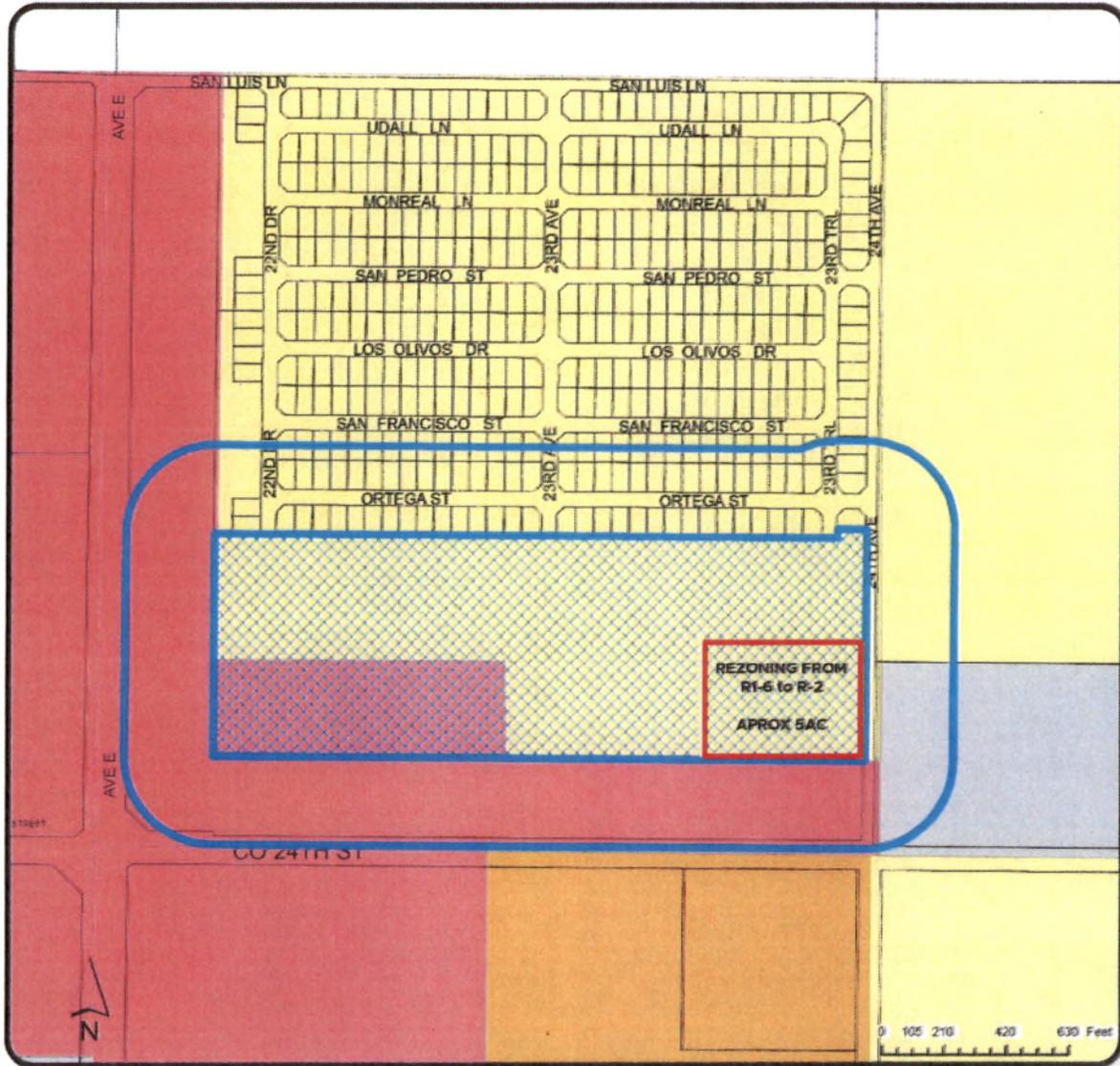
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney

EXHIBIT "A"



LOCATION OF SUBJECT PROPERTIES

-  Assessor's Parcel Number: 22711393
-  300ft Notification Area

LOCATION MAP

Zoning

-  SINGLE RESIDENCE ZONING DISTRICTS
-  R-2
-  MULTIPLE RESIDENCE ZONING DISTRICTS
-  R-1
-  R-1.5
-  COMMERCIAL ZONING DISTRICTS
-  INDUSTRIAL ZONING DISTRICTS

REZONING

CASE #
2022-0693