

Richard Colwell 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. 441

Amending the official zoning map of the City of San Luis by changing the zoning classification of 9.39 acres from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2) for property located south of County 24<sup>th</sup> Street between 24<sup>th</sup> Avenue and Avenue D; repealing any conflicting provisions; and providing for severability.



# *Ordinance*

**NO. 441**

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 9.39 ACRES FROM MEDIUM DENSITY RESIDENTIAL (R1-6) TO MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) FOR PROPERTY LOCATED SOUTH OF COUNTY 24TH STREET BETWEEN 24TH AVENUE AND AVENUE D; 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 9.39 acres of real property located on Assessor Parcel ID No. 227-14-002; 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) of the property subject to the following condition:

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

Property more fully described as:

A portion of the northeast quarter (NE 1/4) of Section 14, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona. Also known as Assessor's Parcel Number 227-14-002.

Containing 9.39 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.

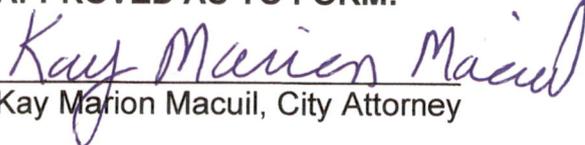
**PASSED AND ADOPTED** by the Mayor and Council of the City of San Luis,  
Arizona, this **14th** day of **June** 2023.

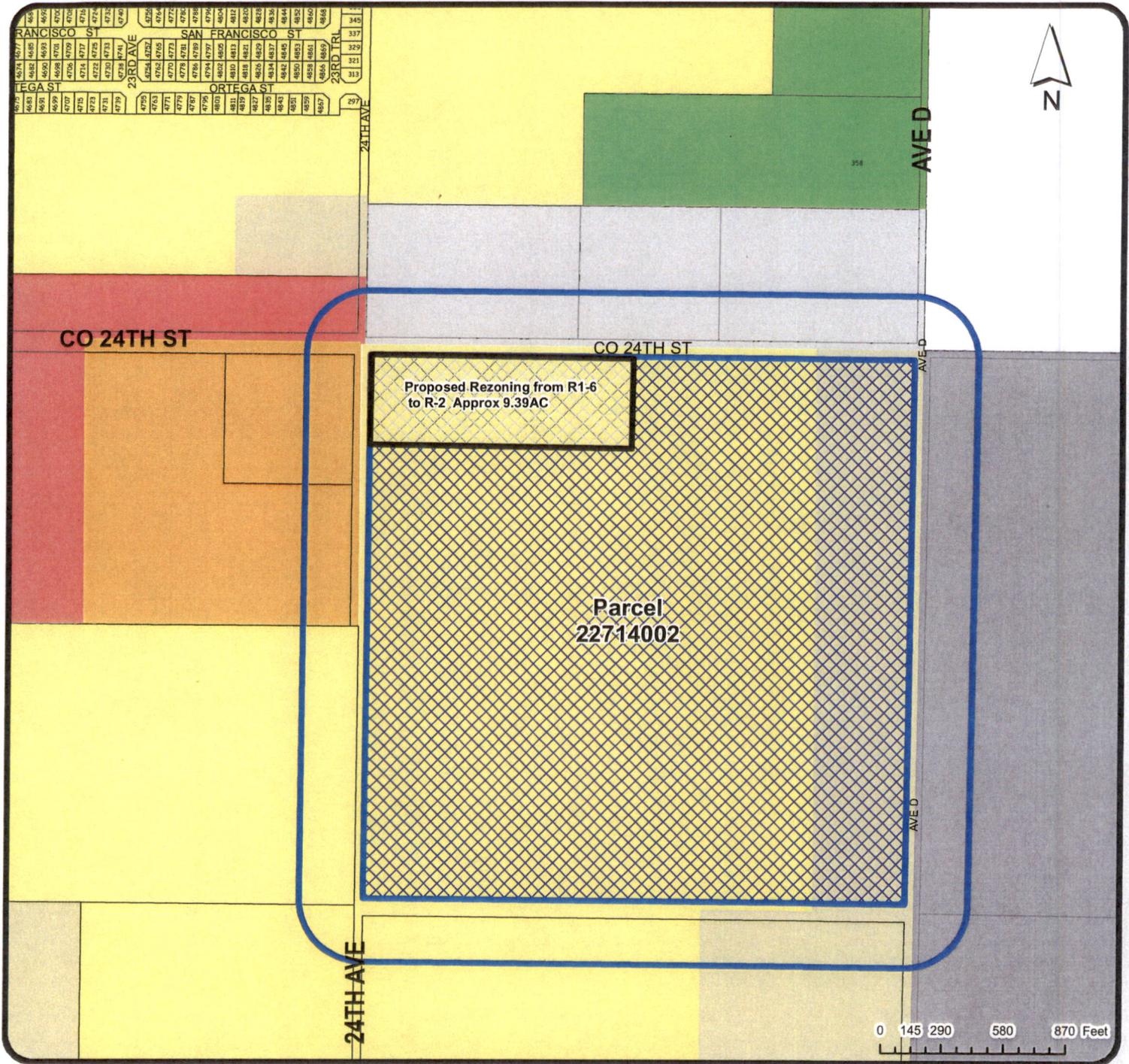
  
Luis E. Cabrera, Vice Mayor

**ATTEST:**

*for*   
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

  
Kay Marion Macuil, City Attorney



Proposed Rezoning from R1-6  
to R-2 Approx 9.39AC

Parcel  
227-14002

**LOCATION OF SUBJECT PROPERTY**

-  Assessor's Parcel Number:  
22714002
-  Proposed Rezoning
-  300ft Notification Area

**LOCATION MAP**

- Zoning**
- SINGLE RESIDENCE ZONING DISTRICTS**
  -  R-1
  - MULTIPLE RESIDENCE ZONING DISTRICTS**
  -  R-2
  -  R-3
  - COMMERCIAL ZONING DISTRICTS**
  -  C-2
  - INDUSTRIAL ZONING DISTRICTS**
  -  I-1
  -  HI

**REZONING**

**CASE #**  
**2023-0144**

**DATE:**

3/23/2023

**PLANNING & ZONING**



GIS

**CREATED BY:**

ISAAC GUTIERREZ

**CHECKED BY:**

FERNANDO VILLEGAS

**APPROVED BY:**

JOSE A. GUZMAN