

CONFORMED COPY
2024-06100 ORDINANCE
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Requested By: SAN LUIS CITY CLERK'S OFFICE

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.

CAPTION HEADING:

ORDINANCE
Ordinance No. 449
Rezoning Case No. 2024-0002
Bienestar Estates 10 Townhomes



Ordinance

NO. 449

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 COMMUNITY COMMERCIAL (C-2) TO MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) ON PROPERTY LOCATED AT 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 Community Commercial (C-2) 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.

Ordinance No. 449

Property more fully described as:

Tract "B" of the Bienestar Estates 10 as recorded in Book 31 of plats, Pages 22-23, Yuma County Records, Yuma County, Arizona. Also known as Assessor's Parcel Number 783-05-162.

Containing 3.47 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.

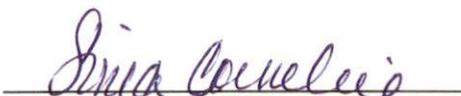
PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,

Arizona, this 13th day of March, 2024.



Nieves Riedel, Mayor

ATTEST:

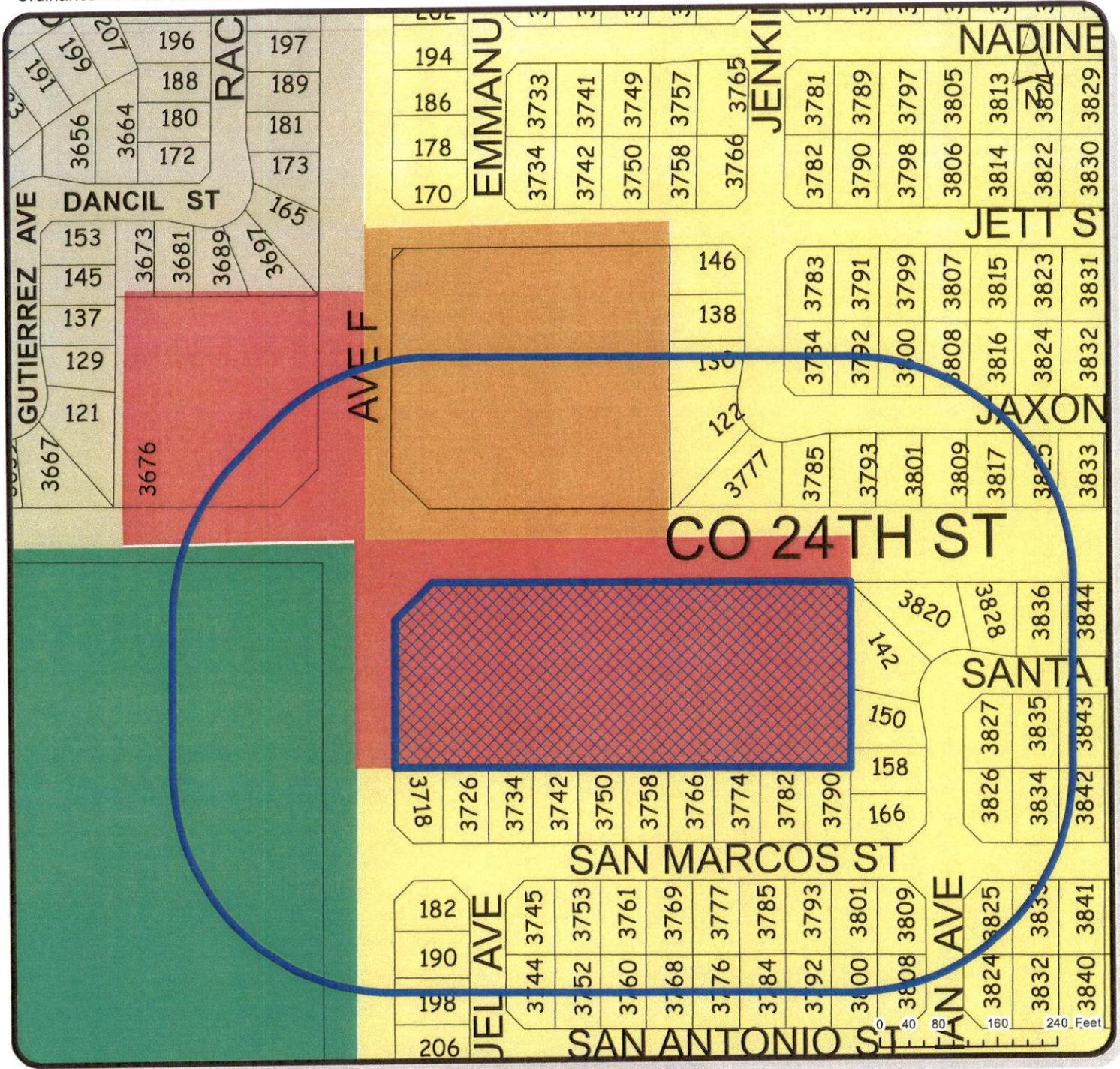


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

 PARCEL ID: 783-05-162

 300ft Notification Area

LOCATION MAP

- Legend**
- SINGLE RESIDENCE ZONING DISTRICTS
 - R1-6
 - RA-10
 - MULTIPLE RESIDENCE ZONING DISTRICTS
 - R-2
 - R-3
 - COMMERCIAL ZONING DISTRICTS
 - C-2
 - INDUSTRIAL ZONING DISTRICTS
 - I-1

REZONING

CASE #
2024-0002

DATE:
1/12/2024

CHECKED BY:
JUAN TEJEDA

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN