

CONFORMED COPY
2024-14152 ORDINANCE
06/14/2024 10:49:07 AM Pages: 5 Fees: \$15.00
Requested By: CITY OF SAN LUIS

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. 450

Amending the Official Zoning Map of the City of San Luis by changing the zoning classification of 0.44 acres from Community Commercial (C-2) to Medium-High Density Residential (R-2) on property located at 1185 N. Hidalgo Avenue



Ordinance

NO. 450

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 0.44 ACRES FROM COMMUNITY COMMERCIAL (C-2) TO MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) ON PROPERTY LOCATED AT 1185 N HIDALGO AVENUE; 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 0.44 acres being a portion of real property located on Assessor Parcel ID No. 775-20-164; 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.

Property more fully described as:

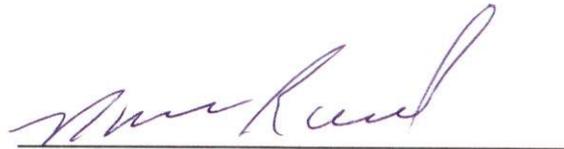
As attached hereto as "Exhibit B".

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 12th day of June, 2024.



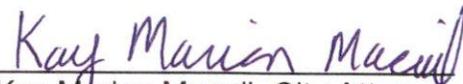
Nieves Riedel, Mayor

ATTEST:

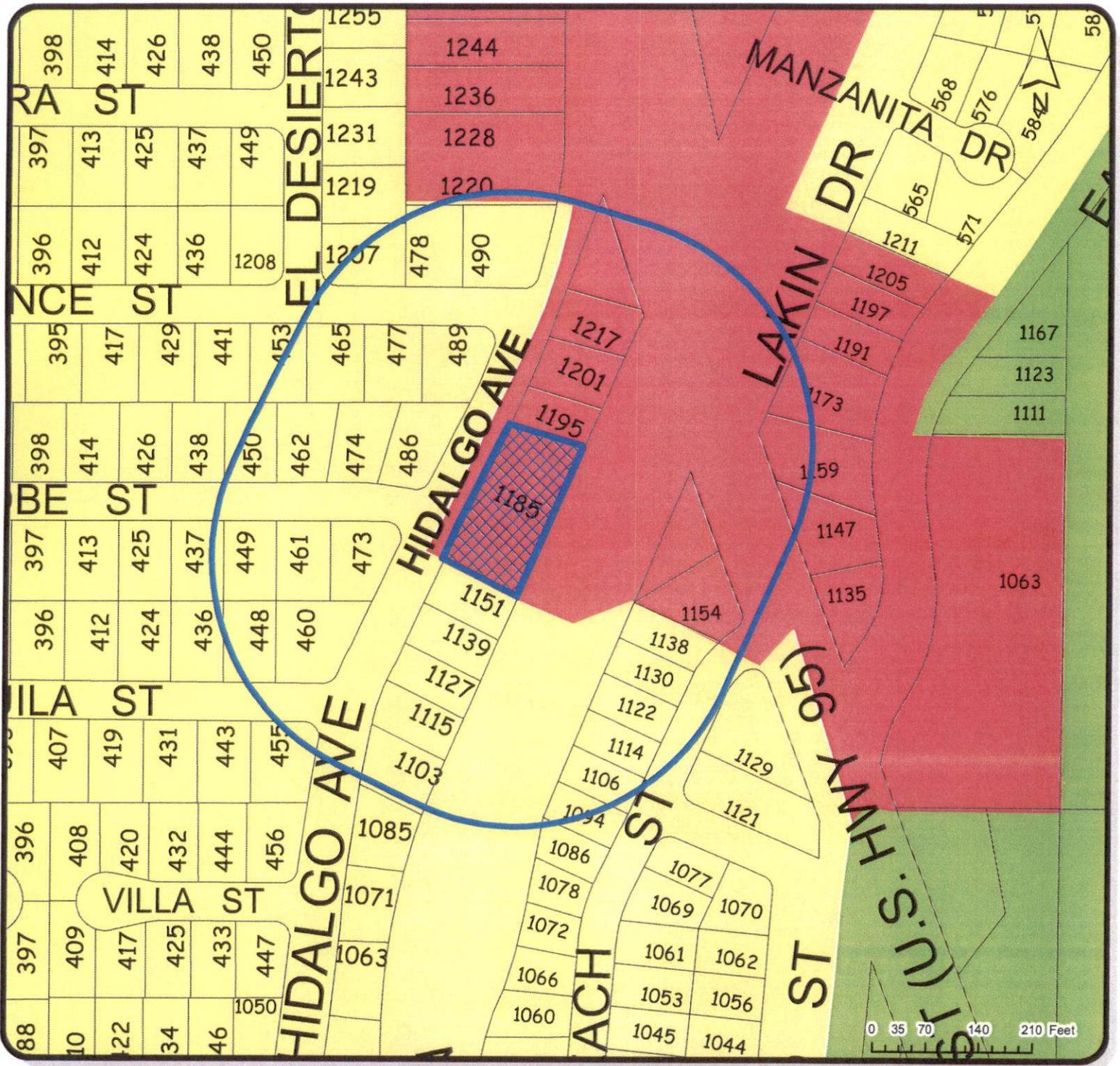


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

 **PARCEL ID: 77520164**
1185 N HIDALGO AVE

 **300ft Notification Area**

LOCATION MAP

Legend
SINGLE RESIDENCE ZONING DISTRICTS
R1-6
RA-10
COMMERCIAL ZONING DISTRICTS
C-2

REZONING

CASE #
2024-0127

LEGAL DESCRIPTION

THAT A PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2,E1/2,SE1/4) OF SECTION 2 AND PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2,W1/2,SW1/4) OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1,

THENCE: S 00°02'30" W ALONG THE SECTION LINE OF SAID SECTIONS 1 AND 2 A DISTANCE OF 474.74 FEET TO A POINT ON A CURVE TO THE RIGHT;

THENCE: ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 25°58'30", A RADIUS OF 661.70 FEET AND AN ARC LENGTH OF 299.98 FEET TO A POINT;

THENCE: S 63°59'00" E A DISTANCE OF 33.00 FEET TO A POINT;

THENCE: S 26°01'00" W A DISTANCE OF 61.60 FEET TO THE TRUE POINT OF BEGINNING;

THENCE: CONTINUING S 26°01'00" W A DISTANCE OF 194.00 FEET TO A POINT;

THENCE: S 69°59'00" E A DISTANCE OF 102.12 FEET TO A POINT;

THENCE: N 23°34'45" E A DISTANCE OF 194.18 FEET TO A POINT;

THENCE: N 69°59'00" E A DISTANCE OF 93.91 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 0.44 ACRES MORE OR LESS