

CONFORMED COPY
2021-40157 RESOLUTION
10/28/2021 10:39:21 AM Pages: 4 Fees: \$15.00
Requested By: CITY OF SAN LUIS
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Robyn Stallworth Poudre 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:

Resolution

Resolution No. 2198

Amending the 2040 General Plan to change the land use designation of Assessor's
Parcels 227-14-006, 007,008 and a portion of Parcels 227-14-009 totaling 197.97 acres
from Commercial (C) to Medium Density Residential (MDR), Parcels 227-14-002 and a
portion of Parcels 227-14-004 totaling 231.56 acres from Employment (EMP) to Medium
Density Residential (MDR) and Parcels 227-11-006,007 and 008 totaling 37.48 acres
from Employment (EMP) to Commercial (C).

Du Bose Design group



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 2198

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE 2040 GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF ASSESSOR'S PARCELS 227-14-006, 007, 008 AND A PORTION OF PARCEL 227-14-009 TOTALING 197.97 ACRES FROM COMMERCIAL (C) TO MEDIUM DENSITY RESIDENTIAL (MDR), PARCELS 227-14-002 AND A PORTION OF PARCEL 227-14-004 TOTALING 231.56 ACRES FROM EMPLOYMENT (EMP) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND PARCELS 227-11-006, 007 AND 008 TOTALING 37.48 ACRES FROM EMPLOYMENT (EMP) TO COMMERCIAL (C); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY

WHEREAS, City of San Luis pursuant to Resolution No. 2134 adopted the City of San Luis 2040 General Plan on the 10th day of June, 2020;

WHEREAS, DuBose Design Group Inc applied for a Major Plan Amendment to change the Land Use Designation of Assessor's parcels 227-14-006, 007, 008 and a portion of parcel 227-14-009 totaling 197.97 acres from Commercial (C) to Medium Density Residential (MDR), parcels 227-14-002 and a portion of parcel 227-14-004 totaling 231.56 acres from Employment (EMP) to Medium Density Residential (MDR), and parcels 227-11-006, 007 and 008 totaling 37.48 acres from Employment (EMP) to Commercial (C); as attached hereto as "Exhibit A"

WHEREAS, the Planning and Zoning Commission held public hearings on this proposed amendment on September 14th, 2021, September 21st, 2021 and October 12th 2021 and made a recommendation of Approval to the City Council; and

WHEREAS, the City Council of the City of San Luis, Arizona held a public hearing on this proposed amendment on October 27, 2021 and adopted a motion to approve the amendment;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of San Luis, Arizona, that the City of San Luis 2040 General Plan is hereby amended to change the Land Use Designation from Commercial and Employment to Medium Density Residential and From Employment to Commercial for the following parcels located at:

From Commercial and Employment to Medium Density Residential the following parcels:

Parcel 1: A portion of the N½, of the NW ¼ of Section 14 Township 11 South and Range 24 west. Except road right of way **(26.91 acres only)**

Parcel 2: S½ of the NW ¼ of Section 14 Township 11 South Range 24 West Except road right of way. **(76.67 acres)**

Parcel 3: NW¼ of the SW¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(37.6 acres)**

Parcel 4: NE¼ of the SW¼, of Section 14, Township 11 South Range 24 West. Except road right of way. **(39.8 acres)**

Parcel 5: NE¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(153.4 acres)**

Parcel 6: N½ of the SE¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(70 acres +/-)**

From Employment to Commercial the following parcels:

Parcel 1: Section: 11 Township: 11S Range: 24W BEG C4 COR SEC 11 TH N 659.65FT E 2639.18FT S 658.94FT W 2638.96FT EXC PT W OF E LINE W2 SW4 SE4 & EXC S33FT **(13.75 acres)**

Parcel 2: Section: 11 Township: 11S Range: 24W E2 SE4 SW4 SE4 & W2 SW4 SE4 SE4 LESS S 33FT **(9.5 acres)**

Parcel 3: Section: 11 Township: 11S Range: 24W BEG C4 COR SEC 11 TH N 659.65FT E 2639.18FT S 658.94FT W 2638.96FT EXC PT E OF W LINE OF E2 SE4 SW4 SE4 & EXC S 33FT **(14.23 acres)**

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this 27th day of October, 2021.

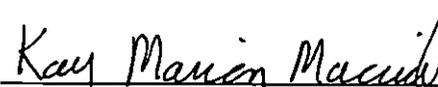


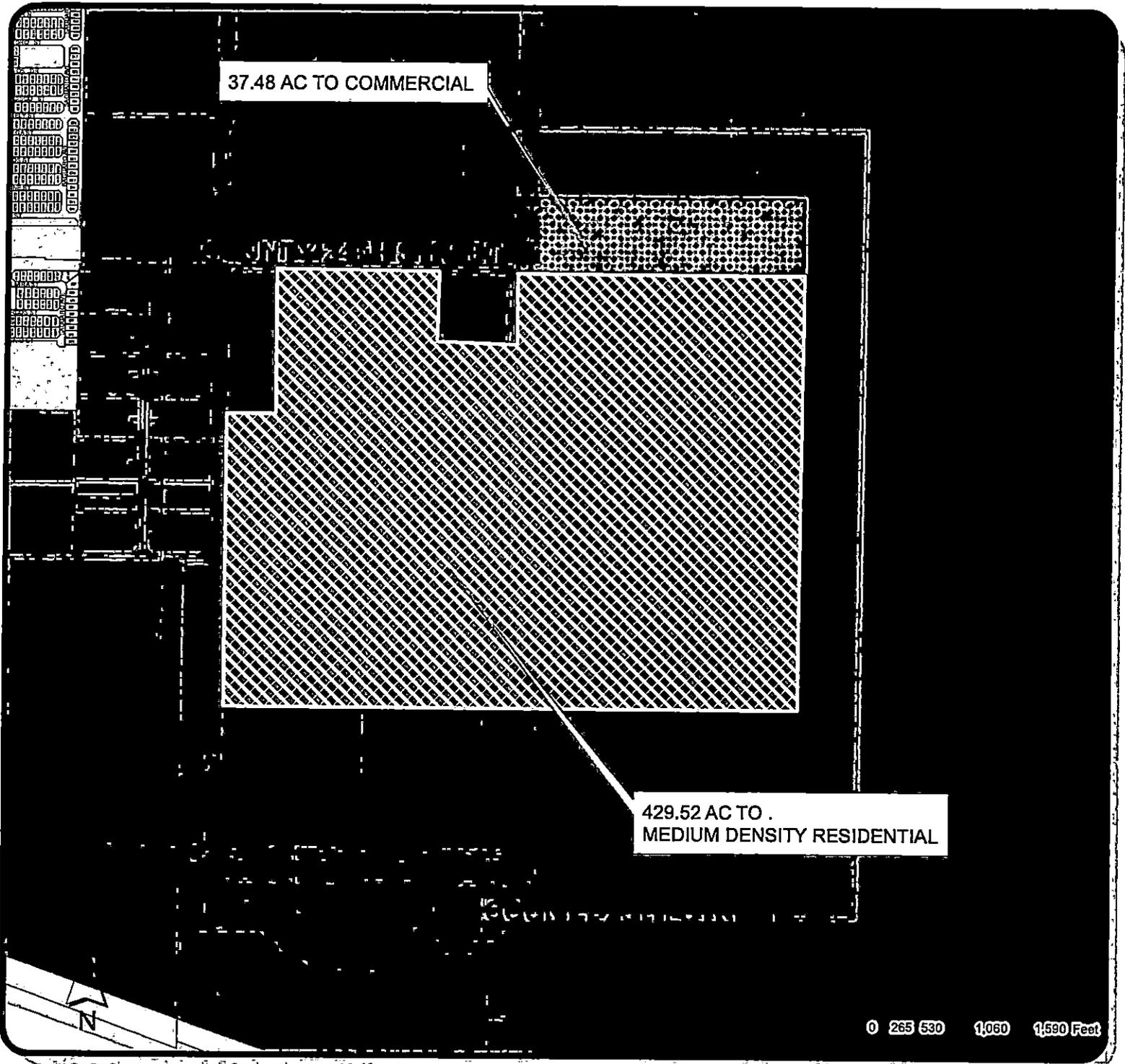
Gerardo Sanchez, Mayor

ATTEST:


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:


Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

PARCELS: 227-11-006, 227-11-007, 227-11-008, 227-14-001
227-14-002, 227-14-004, 227-14-008, 227-14-007, 227-14-008

LOCATION MAP

- Legend
LAND USE
- Medium Density Residential
 - High Density Residential
 - Commercial
 - Employment
 - Mixed Use Activity Center
 - Conservation

600ft Notification Area

MAJOR AMENDMENT

CASE #
2021-0335

DATE:
5/6/2021

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN