

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:**

**RESOLUTION**

Resolution No. 2232 – Amending the 2040 General Plan to change the land use designation of 32 acres of land located on the southwest corner of County 24th Street and the alignment of 24th Avenue from Commercial (C) and Medium Density Residential (MDR) to High Density Residential (HDR).

Minor Case Amendment No. 2022-0335 – DuBose Design Group



# *Resolution*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

NO. 2232

**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 32 ACRES OF LAND LOCATED ON THE SOUTHWEST CORNER OF COUNTY 24<sup>TH</sup> STREET AND THE ALIGNMENT OF 24<sup>TH</sup> AVENUE FROM COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL; 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 10<sup>th</sup> day of June, 2020;

**WHEREAS**, Somerton School District and David Loo applied for a Minor Plan Amendment to change the Land Use Designation on 32 acres of land located on the southwest corner of County 24<sup>th</sup> Street and the alignment of 24<sup>th</sup> Avenue from Commercial and Medium Density Residential to High Density Residential; as attached hereto as "Exhibit A"

**WHEREAS**, the Planning and Zoning Commission held a public hearing on this proposed amendment on August 9<sup>th</sup>, 2022 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 September 14<sup>th</sup>, 2022 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 Medium Density Residential to High Density Residential for approximately 32 acres located at:

The southwest corner of County 24<sup>th</sup> Street and the alignment of 24<sup>th</sup> Avenue. Also described as the east half of parcel 227-14-009 approximately 24.09 +/- acres and parcel 227-14-010 approximately 8.68 +/- acres.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona,  
this 14<sup>th</sup> day of September 2022.



Gerardo Sanchez, Mayor

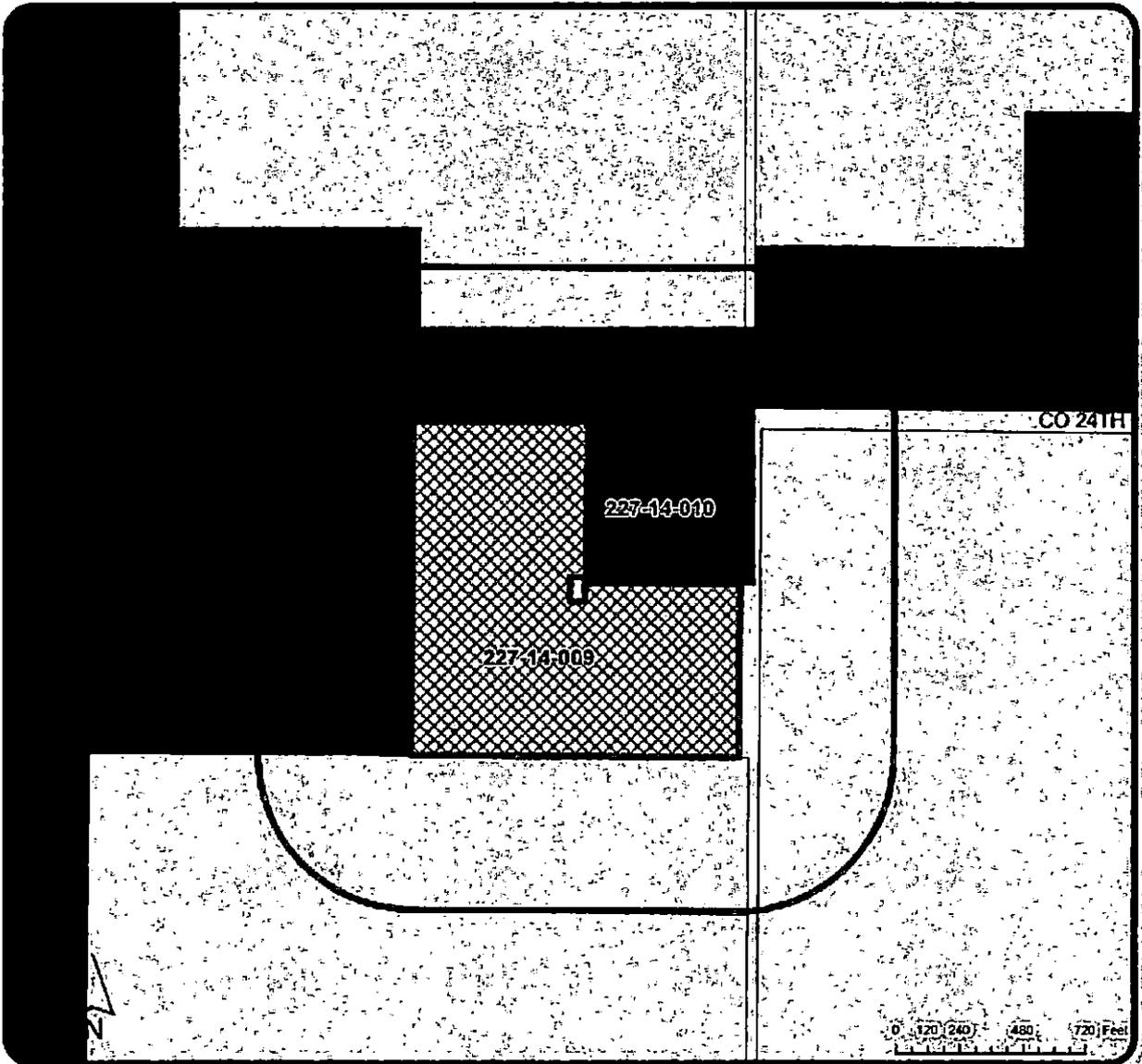
**ATTEST:**

  
\_\_\_\_\_  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Kay Marion Macuil, City Attorney

Exhibit A



**LOCATION OF SUBJECT PROPERTY**

 PARCELS: East 1/2 of Parcel 22714009 & 22714010  
LAND USE FROM MEDIUM DENSITY RESIDENTIAL (MDR)  
& COMMERCIAL (C)  
TO HIGH DENSITY RESIDENTIAL (HDR)

 600ft Notification Area

**LOCATION MAP**

- 2022 Ordinance Plan Future Land Use**
-  Agriculture
  -  Very Low Density Residential
  -  Medium Density Residential
  -  High Density Residential
  -  Commercial
  -  Mixed Use/Industry/Local
  -  Employment
  -  Community
  -  Public Use

**MINOR AMENDMENT**

**CASE #**  
**2022-0335**