

WHEN RECORDED, MAIL TO:

**CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349**

2026-01131 RESOLUTION
01/15/2026 03:02:12 PM Pages: 5 Fees: \$15.00
Requested By: CITY OF SAN LUIS

David Lara County Recorder, YUMA County AZ



The above area is reserved for recording information

CAPTION HEADING:

RESOLUTION

Resolution No. 2388

Amending the 2040 General Plan to change the Land use designation of 3.13 Acres of Land being a portion of parcel located at the Northwest corner of 6th Avenue and Urtuzuastegui Street from Mixed-Use Activity Center (MU) to Medium Density Residential (MDR); repealing any conflicting provisions; and providing for severability.



Resolution

No. 2388

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

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 3.13 ACRES OF LAND BEING A PORTION OF PARCEL LOCATED AT THE NORTHWEST CORNER OF 6TH AVENUE AND URTUZUASTEGUI STREET FROM MIXED-USE ACTIVITY CENTER (MU) TO MEDIUM DENSITY RESIDENTIAL (MDR); 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, Vega & Vega Engineering applied for a Minor Plan Amendment to change the Land Use Designation on 3.13 acres of land being a portion of assessor's parcel number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui Street from Mixed-Use Activity Center to Medium Density Residential; as attached hereto as "Exhibit A".

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed amendment on November 9, 2025, and made a recommendation to the City Council; and

WHEREAS, the City Council of the City of San Luis, Arizona held a public hearing on the proposed amendment on January 14, 2026, 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 Mixed-Use Activity Center to Medium Density Residential for approximately 3.13 acres located at:

A portion of assessor's parcel number 775-56-001, located at the northwest corner of 6th Avenue and Urtuzuastegui street in San Luis, Arizona.

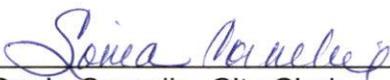
Property more fully described in "Exhibit B" as attached on hereto.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this **14th** day of **January, 2026**.



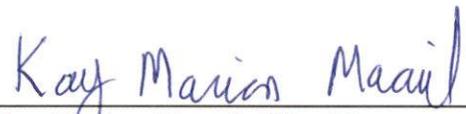
Nieves Riedel, Mayor

ATTEST:

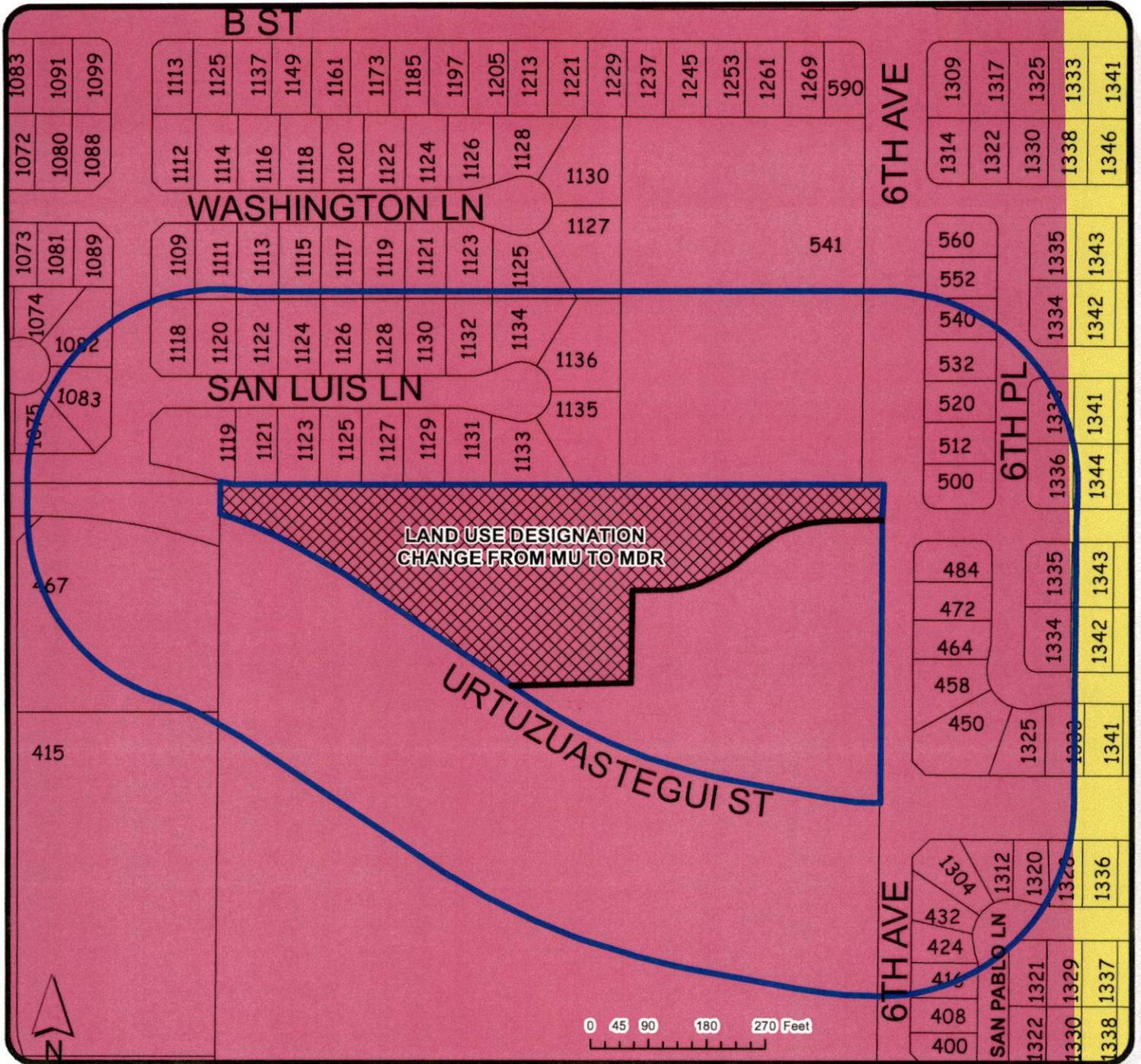


Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

-  PID:77556001
-  300 FT NOTIFICATION BUFFER

LOCATION MAP

LAND USE

-  Mixed Use Activity Center
-  Medium Density Residential

MINOR AMENDMENT

CASE #
2025-0273

DATE:
10/14/2025

CHECKED BY:
JUAN TEJEDA

DEVELOPMENTS SERVICES



GIS

CREATED BY:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

**LEGAL DESCRIPTION
URBAN BORDER TOWNHOMES PHASE I
WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. &S.R.B. &M. YUMA COUNTY, ARIZONA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;

THENCE N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE
TRUE POINT OF BEGINNING;

THENCE S 00°35'57" W A DISTANCE OF 60.94' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT
HAVING A RADIAL BEARING OF W 00°35'57" E;

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING
A RADIAL BEARING OF S 38°32'19" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF
39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;

THENCE S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;

THENCE N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT
HAVING A RADIAL BEARING OF S 37°50'54" W;

THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF
05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF
N 43°46'46" E; TO THE BEGINNING OF THE CURVE OF THE LEFT

THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF
25°05'42" AND ARC DISTANCE OF 416.09' TO A POINT;

THENCE S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING;**

CONTAINING 3.13 AC. (NET) MORE OR LESS.