



# *Ordinance*

NO. 453

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 37.14 ACRES FROM RURAL AREA RESIDENTIAL (RA-10) TO COMMUNITY COMMERCIAL (C-2) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF LOS OROS STREET AND MAIN 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 37.14 acres of real property located on Assessor Parcel ID No. 226-02-012; 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 Rural Area Residential (RA-10) to Community Commercial (C-2) of the property subject to the following condition:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.

2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.

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other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Nieves Riedel, Mayor

**ATTEST:**

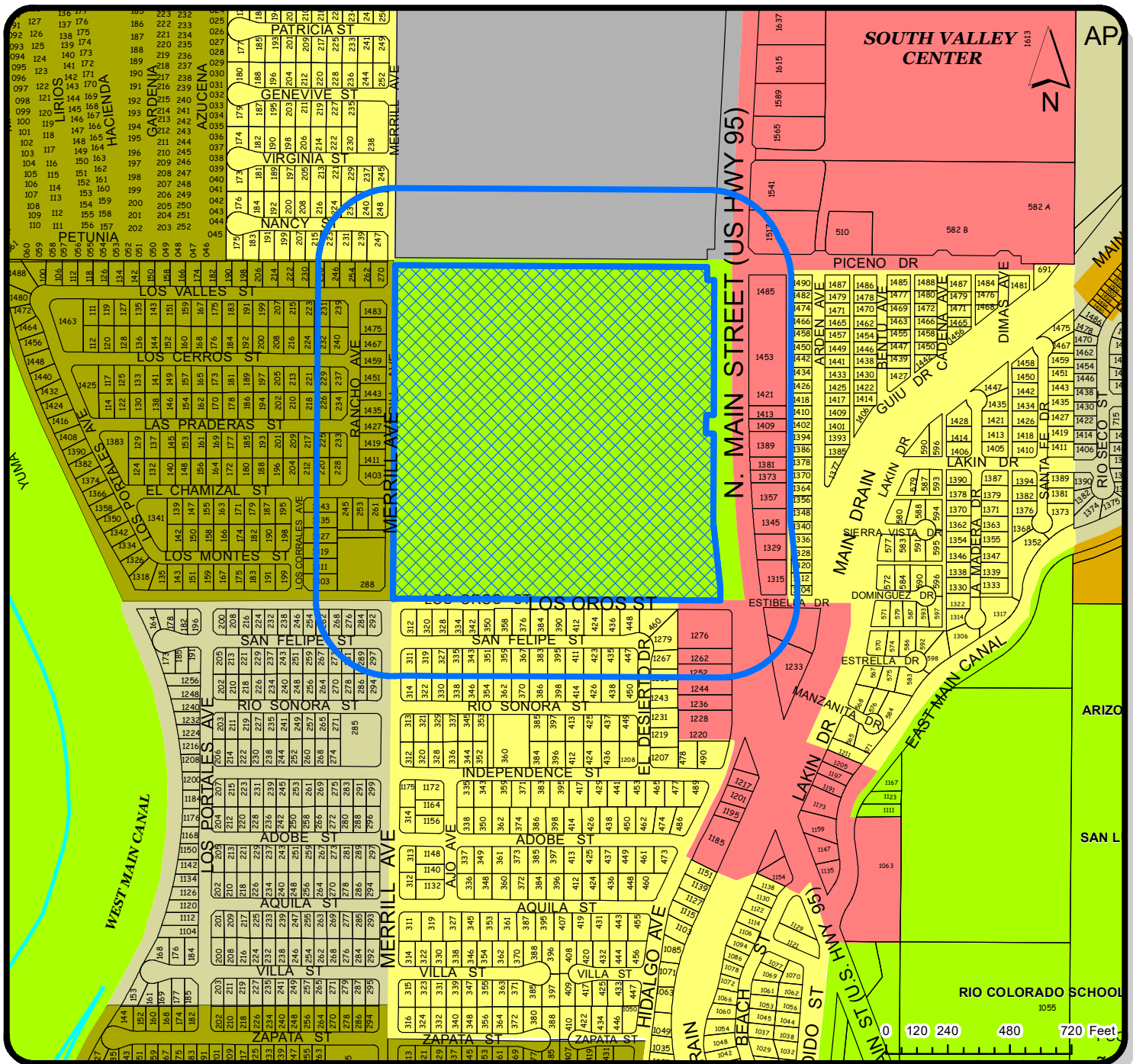
**APPROVED AS TO FORM:**

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Sonia Cornelio, City Clerk

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Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

 PARCEL ID:226-02-012

 300FT NOTIFICATION BUFFER

LOCATION MAP

- Legend
- SINGLE RESIDENCE ZONING DISTRICTS
    - R1-6
    - R6-10
  - MULTIPLE RESIDENCE ZONING DISTRICTS
    - R2
    - R3
    - R4
  - COMMERCIAL ZONING DISTRICTS
    - C2
  - INDUSTRIAL ZONING DISTRICTS
    - I1
  - MANUFACTURED HOME ZONING DISTRICTS
    - MH

REZONING

**CASE #**  
**2024-0570**

## LEGAL DESCRIPTION

APN: 226-02-012

The Southeast quarter of the Northeast quarter of Section 2, Township 11 South, Range 25 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona; EXCEPT that portion conveyed to the State of Arizona in Final Order of Condemnation recorded 10/10/2000 in Document No. 2000-25259 as described as follows: BEGINNING at the East quarter corner of said Section 2;

Thence along the South line of said Southeast quarter of the Northeast quarter, North 89°42'20" West 50.00 feet to a point on the West existing right of way line of U.S. Route 95 (San Luis-Yuma-Quartzsite Highway), said point is located 50.00 feet West of and measured perpendicular to the East line of said Section;

Thence along said West existing right of way line, North 00°24'45" East 55.00 feet, to a point on said right of way line, which is located 50.00 feet West of and measured perpendicular to the East line of said Section, said point is located North 41°54'53" West 74.25 feet from the aforesaid East quarter corner;

Thence departing from said right of way line, North 06°25'48" West 251.79 feet to a point located 80.00 feet West of and measured perpendicular to said East line;

Thence along a line 80.00 feet West of and measured perpendicular to said East line, North 00°24'45" East 1,014.77 feet, more or less to the North line of said Southeast quarter of the Northeast quarter;

Thence along said North line, South 89°44'26" East 80.00 feet, more or less, to The Northeast corner of said Southeast quarter of the Northeast quarter;

Thence along the East line of said Section, South 00°24'45" West 1,319.89 feet, more or less, to the POINT OF BEGINNING.