



Ordinance

No. 470

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SAN LUIS OF YUMA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF SAN LUIS; APPROVING INFRASTRUCTURE AND SERVICE PLAN; AND ADOPTING ZONING CLASSIFICATIONS FOR SAID TERRITORY; AND PROVIDING FOR SEVERABILITY.

WHEREAS, a petition in writing, accompanied by a map or plat of said real property, having been filed and presented to the Mayor and Council of the City of San Luis, Arizona, signed by the owner of more than one-half in value of property as would be subject to taxation by the City of San Luis in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of San Luis, Arizona, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of San Luis, and to extend and increase the corporate limits of the City of San Luis so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of San Luis, Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of San Luis to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of San Luis, Arizona, and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, the provisions of A.R.S. §9-471, and amendments thereto, have been fully observed; and

WHEREAS, A.R.S. §9-471(M) provides that a city annexing an area shall adopt zoning classifications which permit densities and uses no greater than those permitted by the

county immediately before annexation; and

WHEREAS, the territory being annexed by this ordinance is zoned as Rural Area – 10 acres minimum (RA-10) in Yuma County and the closest zoning classification in the San Luis Zoning Code, as amended, to said classification without permitting densities and uses greater than that permitted immediately prior to annexation pursuant to this ordinance in the classification Rural Area Residential (RA-10); and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of San Luis, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the county recorder;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of San Luis, Arizona, as follows:

Section 1. That the following described territory be, and the same hereby is, annexed to the City of San Luis, Arizona, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to wit:

Sections 3 and 4, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona;

and

The East 50 feet of the West Half of the Southeast Quarter and the East 50 feet of the Southwest Quarter of the Northeast Quarter of Section 33, Township 10 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona.

Section 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of San Luis, Arizona, shown in Exhibit "A" hereto, certified by the Mayor of said City, be forthwith filed and recorded in the office of the County Recorder of Yuma County, Arizona and a copy of this ordinance be provided to the Clerk of the Board of Supervisors of Yuma County, Arizona.

Section 3. That the territory being annexed by this ordinance is zoned as Rural Area – 10 acres minimum (RA-10) in Yuma County immediately before annexation by this ordinance, is hereby zoned and classified as Rural Area Residential (RA-10).

Section 4. That the City Council approves and affirms that it is the policy of the City to provide newly annexed territory with infrastructure and services (to the extent not already provided) commensurate with other areas of the City within 10 years after the annexations becomes final as further described in Exhibit "B", attached hereto and incorporated herein by this reference.

Section 5. If any section, sentence, phrase, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this 27th day of August, 2025.

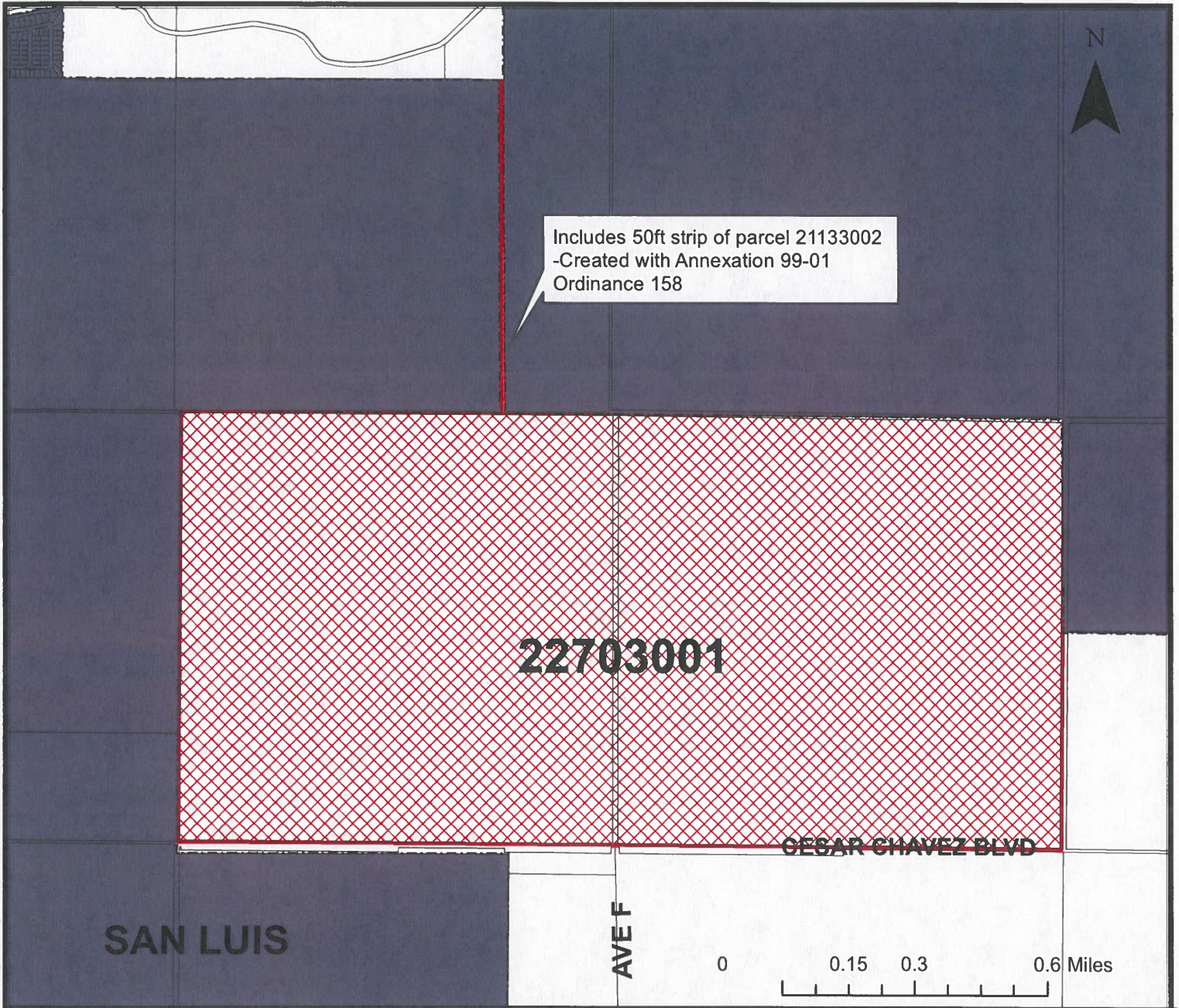
Nieves Riedel, Mayor



ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney



 SAN LUIS
 PROPOSED ANNEXATION

ANNEXATION 2024-01

Ordinance No. 470 - Exhibit "A"

LEGAL:

Sections 3 and 4, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona;

And

The East 50 feet of the West Half of the Southeast Quarter and the East 50 feet of the Southwest Quarter of the Northeast Quarter of Section 33, Township 10 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona

Containing an area of approximately 1,285 acres, more or less.

In addition to the territory shown on this map, shaded in red, the proposed annexation includes any and all county right-of-way and roadways with not taxable value that are within or contiguous to the exterior boundaries of shaded area and said right of way and roadways are part of the territory proposed to be annexed and will be included in any ordinance of annexation adopted as a result of this petition.

CERTIFICATION OF MAP
ANNEXED TERRITORY TO THE CITY OF SAN LUIS
ORDINANCE NO. 470

ANNEXED TERRITORY LOCATED IN TOWNSHIP 11 SOUTH AND TOWNSHIP 10 SOUTH OF RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

I, Nieves Riedel, Mayor of the City of San Luis, Arizona, do hereby certify that the attached map identified as Exhibit "A", is true and correct map of the territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 470 on the 27th day of August 2025, annexing the territory described in Ordinance No. 407 and as shown on said map as part of the territory to be included within the corporate limits of the City of San Luis, Arizona.

MAYOR

ATTEST: _____
CITY CLERK

SECTIONS 3 AND 4, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

AND

THE EAST 50 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST 50 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.



CITY OF SAN LUIS

Policy for the Development of Infrastructure to Serve Annexed Territory

It is the policy of the City of San Luis to ensure that appropriate levels of infrastructure and public services are available to serve anticipated new development within any territory annexed into the City, consistent with applicable state law.

The land proposed for annexation is currently vacant and owned by the federal government. While no immediate development is planned, the City recognizes the potential for future land transfers, leases, or development activities. The City of San Luis stands ready to coordinate with federal agencies, future landowners, and developers to facilitate the orderly extension of infrastructure and services to the area.

The City of San Luis owns and operates both water and wastewater utilities and currently has the capacity to serve the proposed annexation area as development occurs. The City's subdivision regulations require developers to construct all necessary infrastructure, including water, sewer, roads, and drainage, prior to approval of any subdivision. Financial assurances are required to ensure the completion of infrastructure prior to the issuance of building permits. Lot splits are also subject to infrastructure requirements before development may proceed.

As a matter of longstanding policy, the City of San Luis actively forms and supports special improvement districts as needed to finance, construct, and maintain infrastructure and public services. These include, but are not limited to, community facilities districts (CFDs), street lighting improvement districts (SLIDs), and enhanced municipal services districts (EMSDs).

The City has implemented a development fee program to help fund infrastructure needed to support growth, and maintains a policy of regularly reviewing and adjusting utility rates to ensure continued delivery of essential services, including water, wastewater, and solid waste. These fees are subject to regulation by the State of Arizona, which may affect the City's ability to fully fund infrastructure through this mechanism. Nonetheless, the City remains committed to pursuing state funding and alternative financing tools to support infrastructure expansion in newly annexed areas.

The City of San Luis affirms its commitment to work collaboratively with federal, state, and private partners to ensure that appropriate infrastructure and services will be available to support development within the annexed area within ten years of the annexation becoming final, in compliance with Arizona law.