

ORDINANCE NO. 95

ORDINANCE OF THE CITY OF SAN LUIS, ARIZONA, AMENDING
ORDINANCES #13 AND #74 BY REZONING CERTAIN PROPERTY TO
RESIDENTIAL-MANUFACTURED HOUSING, AMENDING THE ZONING MAP
TO CONFORM HERewith, CLARIFYING AND AMENDING THE PROVISIONS
APPLICABLE TO RESIDENTIAL-MANUFACTURED HOUSING AND
AUTHORIZING A DEVELOPMENT AGREEMENT

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF
SAN LUIS, ARIZONA, YUMA COUNTY, AS FOLLOWS:

Section 1: That the following described parcels are subject to the
provisions of this ordinance, to wit:

PARCEL NO. 1: The East half of the Northwest quarter of
the Southeast quarter, Section 2, Township 11 South,
Range 25 West, Gila and Salt River Base and Meridian,
Yuma County, Arizona;

EXCEPT any portion thereof lying within the Merrill
Lateral.

PARCEL NO. 2: The West half of the Northeast quarter of
the Southeast quarter, Section 2, Township 11 South,
Range 25 West, Gila and Salt River Base and Meridian,
Yuma County, Arizona

EXCEPT any portion thereof lying within the Merrill
Lateral; and

EXCEPTING THEREFROM that portion thereof lying within LOS
PORTALES DEL ALAMO SUBDIVISION, according to Book 8 of
Plats, page 37; and within LOS PORTALES DEL ALAMO
SUBDIVISION UNIT NO. 2, according to Book 9 of Plats,
pages 1, 2, 5 and 6, and within LOS PORTALES DEL ALAMO
UNIT NO. 4, PHASE 1, according to Book 12 of Plats, page
20, records of Yuma County, Arizona.

PARCEL NO. 3: The East half of the West half of the
Northwest quarter of the Southeast quarter;
The East half of the Northwest quarter of the Southwest
quarter of the Southeast quarter;
The Southwest quarter of the Northwest quarter of the South-
west quarter of the Southeast quarter; and
The Southeast quarter of the Northwest quarter of the
Northwest quarter of the Southwest quarter of the
Southeast quarter,
Section 2, Township 11 South, Range 25 West, Gila and
Salt River Base and Meridian, Yuma County, Arizona;

EXCEPT any portion thereof lying West of the Easterly right of way line of the West Main Canal; and

EXCEPT all oil and gas as reserved in Patent from the United States of America.

Section 2: That Section 2-6-3(E) is repealed in its entirety and replaced with the following:

E. Development Standards: To meet the purpose of this district, all properties developed within the Residential-Manufactured Housing District shall comply with the following minimum property development standards.

1. Required Standard:

- Minimum District Size: 2 acres
- Minimum Lot Size: 5,000 square feet
- Minimum Lot Width: 50 feet
- Maximum Lot Coverage: 50%
- Maximum Building Height: 30 feet
- Minimum Street Yard Setback: 15 feet
- Minimum Side Yard Setback: 7 feet; provided however, that a minimum side yard setback of 5 feet will be permitted so long as the adjacent sideyard has a setback of at least 10 feet
- Minimum Rear Yard Setback: 10 feet

Any lot legally of record prior to December 31, 1982, which is less than the minimum four thousand eight hundred (4,800) square foot lot size specified herein may be developed with one (1) single-family residence, whether site-built or manufactured; provided however, that this provision shall not exempt such lot from compliance with all other standards and criteria as specified herein.

2. Accessory Structures: All accessory structures shall comply with the minimum setback requirements as specified herein, except that any detached structure which serves as a garage or storage building not containing living quarters may be located up to a side or rear property line within a rear quarter of any lot or parcel classified within the Residential-

Manufactured Housing District, subject to applicable requirements of the City building code.

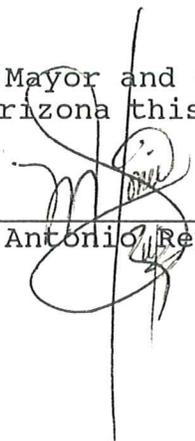
Section 3: That certain clarifications are required in §2-6-3(F) and said changes are made to reflect said clarifications by supplementing existing language as follows:

1. Width of Dwelling Unit: The minimum horizontal dimension should only apply to side-to-side dimensions and not to front-to-back dimensions.
2. Roof Treatments:
(b) There is no minimum length for the roof overhangs.
3. Exterior Building Materials: Doors and windows may be made of metal.
4. Installation:
(b) All exterior walls shall be solid and continuous to ground level except for doors and windows.

Section 4: It is further ordered that the zoning map as amended is hereby ordered to be changed and amended to show that the property herein described is located within the Residential-Manufactured Housing district herein described as amended.

Section 5: That the Developer execute the Development Agreement shown in Exhibit "A" attached hereto, which is hereby authorized pursuant to Arizona Revised Statute §9-500.05 attached hereto and made a part hereof by reference and that the Council hereby approves such Development Agreement and hereby authorizes its Mayor and other appropriate officials to execute such Development Agreement and carry out its terms.

PASSED, ADOPTED AND APPROVED by the Mayor and Common Council of the City of San Luis, County of Yuma, Arizona this 26th day of June, 1991.



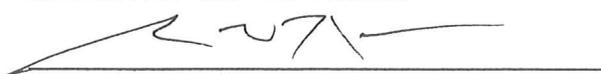
Marco Antonio Reyes, Mayor

ATTEST:



Mark A. Espinoza
City Manager/Clerk

APPROVED AS TO FORM:



Gerald W. Hunt
City Attorney