

ORDINANCE NO. 96

ORDINANCE OF THE CITY OF SAN LUIS, ARIZONA, AMENDING SECTION 1, SECTION 2E1 AND SECTION 5 OF ORDINANCE #95 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 AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT ADOPTED AS A PUBLIC RECORD

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

Section 1: That Section 1 of Ordinance No. 95 of the City of San Luis, Arizona is hereby amended to read 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 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 Southwest quarter of the Southeast quarter; and The Southeast

quarter of the Northwest 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.

PARCEL NO. 4: The Northeast quarter of the Southwest quarter of the Southeast quarter; and the Northwest quarter of the Southeast quarter of the Southeast quarter, Section 2, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona.

Section 2: That Section 2E1 of Ordinance No. 95 of the City of San Luis, Arizona be amended to read as follows:

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 Standards:

Minimum District Size:	2 acres
Minimum Lot Size:	5,000 square feet
Minimum Lot Width:	50 feet
Minimum Lot Coverage	50%
Minimum 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

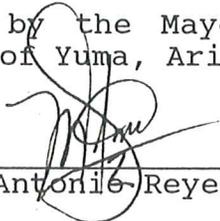
Any lot legally of record prior to December 31, 1982, which is less than the minimum five thousand (5,000) square foot lot size specified herein may be developed with one (1) single-family residence, whether site-built or manufactured; provided however that this provision shall not exempt such lot from compliance with all other standards and criteria as specified herein.

Section 3: That certain document known as "Amended and Restated Development Agreement" by and between the City of San Luis, Arizona and Lewis Homes of California, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, which document was made a public record by Resolution No. 237 of the City of San Luis, Arizona is hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.

Section 4: That Section 5 of Ordinance 95 be amended to read as follows:

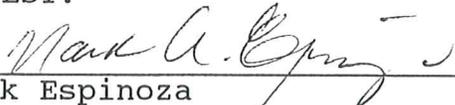
Section 5: That the Developer execute the Amended and Restated Development Agreement adopted as a public record by Resolution No. _____ which is hereby authorized pursuant to Arizona Revised Statute §9-500.05 and made a part hereof by reference and that the Council hereby approves such Amended and Restated Development Agreement and hereby authorizes its Mayor and other appropriate officials to execute such Amended and Restated Development Agreement and carry out its terms.

PASSED AND ADOPTED AND APPROVED by the Mayor and Common Council of the City of San Luis, County of Yuma, Arizona this 24th day of July, 1991.



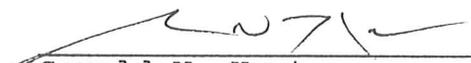
Marco Antonio Reyes, Mayor

ATTEST:



Mark Espinoza
City Manager/Clerk

APPROVED AS TO FORM:



Gerald W. Hunt
City Attorney