

OFFICIAL RECORDS OF  
YUMA COUNTY RECORDER  
SUSAN MARLER

WHEN RECORDED MAIL TO:  
CITY OF SAN LUIS  
P.O. BOX 1170  
SAN LUIS, AZ 85349  
ATTN: CITY CLERK



**FEE #: 2005 – 39731**

09/12/2005 10:35 PAGES: 0003  
FEES: 3.00 8.00 1.00 .00 .00  
REQ BY: CITY OF SAN LUIS  
REC BY: PATTY MAGANA

The above area is to be reserved for recording information

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**C A P T I O N   H E A D I N G :**

**Ordinance No. 231**



# *Ordinance*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

## **ORDINANCE NO. 231**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING ORDINANCE # 13, AS AMENDED, REZONING 50 ACRES MORE OR LESS, CONSISTING IN OF A PARCEL LOCATED AT APPROXIMATELY THE SOUTHEAST CORNER OF 8<sup>TH</sup> AVE. AND URTUZUASTEGI STREET, FROM COUNTY ZONING RURAL AGRICULTURAL (RA-10) TO INTERMEDIATE DENSITY RESIDENTIAL (R-2) AND AMENDING THE ZONING MAP TO CONFORM THERTO AND AUTHORIZING A DEVELOPMENT AGREEMENT.**

**WHEREAS, the Planning and Zoning Commission has recommended that the properties described below be reclassified; and**

**WHEREAS, said recommendation was made in conformance with the General Plan of the City of San Luis, Arizona,**

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

**SECTION 1: That Ordinance # 13, as amended, adopted by the Council of the City of San Luis, AZ on the 23rd of October, 1980, is further amended in that real property described as follows:**

Bienestar Estates 8B Lots 1 and 2, Section 7, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona  
Except the North 500.00 Feet thereof, containing 49.99 acres, more or less.

Be rezoned from County RA-10 to Intermediate Density Residential (R-2) defined in Ordinance # 13, as amended, that said property upon this Ordinance taking effect, shall be subject to all rules, regulations, and requirements of Ordinance # 13, as amended pertaining to the Intermediate Density Residential (R-2)

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**SECTION 2.** That above rezoning is subject to the following conditions:

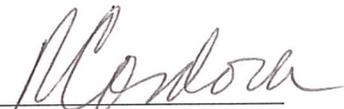
1. That is a condition to rezoning that following districts be established for either the approximately 50 acres being rezoned or combined with the acreage of Riedel Construction for total of approximately 133 acres, in the discretion of staff a) a Community facilities district; b) a street lighting improvement district; and c) an improvement district for enhanced municipal services.
2. That if a subdivision plat is not finally approved within one year or a subdivision is not built within two years of the effective date of the ordinance that the rezoning revert to RA-10.
3. That development of the property be subject to the conditions and provisions of the preannexation development agreement dated March 30, 2004, as amended, and the settlement agreement dated June 8, 2005.

**SECTION 3:** That the zoning map adopted under said Ordinance No.13, as amended, is hereby ordered to be changed and amended so as to show that said real property described in the Ordinance is located within the district herein provided.

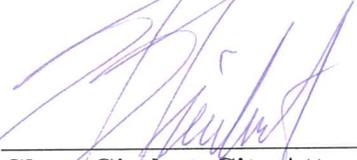
PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona this 22nd day of June 2005.

  
\_\_\_\_\_  
Guillermina Fuentes, Mayor

ATTEST:

  
\_\_\_\_\_  
City Administrator

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Glenn Gimbut, City Attorney

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