

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

OFFICIAL RECORDS OF
YUMA COUNTY RECORDER
SUSAN MARLER



FEE #: 2005 – 39732

09/12/2005 10:36 PAGES: 0004
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

C A P T I O N H E A D I N G :

Ordinance No. 233



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

ORDINANCE NO. 233

AN ORDINANCE OF THE CITY OF SAN LUIS, ARIZONA
AMENDING ORDINANCE NOS. 191 AND 224; REGULATING THE
INSTALLATION AND PLACEMENT OF MANUFACTURED
HOUSING IN THE CITY OF SAN LUIS; PROVIDING FOR
PENALTY; REPEALING CONFLICTING PROVISIONS; PROVIDING
FOR SEVERABILITY; AND DECLARING AN EMERGENCY

Whereas Ordinance No. 191 of the City of San Luis restricted the granting of an installation permit for manufactured housing that was constructed prior to June 15, 1976 and was not originally constructed as an approved unit under the Department of Housing and Urban Development ("HUD") regulations; and

Whereas, the City Council of the City of San Luis found, in order to provide for properly constructed safe housing for the residents of San Luis as a building safety matter that further restrictions on the installation and placement of manufactured housing is immediately necessary, and adopted Ordinance No. 224; and

Whereas, the location of homes manufactured prior to June 15, 1976 in residential areas adversely affects neighboring property values of single family residences; and

Whereas, the City Council of the City of San Luis wishes to allow home owners who have units which were constructed prior to June 15, 1976, that meet certain minimum standards and which are legally pre-existing to have locations where such units may be legally placed; and

Whereas, in the desire to allow certain homeowners an ability to enjoy the investment in their units, the City desires to protect property values in the City and to prevent the City from becoming a "dumping ground" for manufactured or mobile home units built prior to June 15, 1976;

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

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Section 1: From and after the effective date of this ordinance, except as otherwise provided herein, no manufactured home, mobile home, or trailer shall be allowed to be installed or placed within the municipal limits of the City of San Luis unless the manufactured home, mobile home, or trailer was originally constructed after June 15, 1976, in accordance with United States Department of Housing and Urban Development requirements for manufactured housing, and is in one or more sections that are at least eight feet or more in width and thirty-two feet or more in length, save and except for property approved by the City as a recreational vehicle park or recreational vehicle subdivision.

Section 2: A manufactured home or mobile home that is in one or more sections that are eight feet or more in width and thirty-two feet or more in length, built on a permanent chassis, and designed to be used as a permanent dwelling unit, and constructed before June 15, 1976, which is legally located and placed as a residential unit suitable for occupancy, in the city limits of the City of San Luis, Arizona, may be relocated or placed in a mobile home or manufactured home park, as long as the unit meets current minimum safety standards as established by the State of Arizona and has been inspected and approved as meeting those standards by the Office of Mobile and Manufactured Housing of the State of Arizona.

Section 3: No installation permit will be issued except in compliance with this ordinance.

Section 4: Any violation of this ordinance shall be punishable pursuant to Section 10-3-22 of the City Code of the City of San Luis. Each day any violation of any provision of this ordinance shall continue shall constitute a separate offense.

Section 5: Ordinance Nos. 191 and 224 of the City of San Luis are hereby amended to conform to the provisions of this ordinance. In the event of a conflict between the provisions of this Ordinance and any other ordinance, resolution, regulation, or policy of the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

Section 6: 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.

Section 7: Whereas, it is necessary for the preservation of the peace, health, safety and welfare of the City of San Luis, Arizona, and for further reason that the best interest of the City require the amendments to go into immediate effect, an emergency is declared to exist, and this ordinance shall become immediately operative and in force from and after the date of posting hereof.

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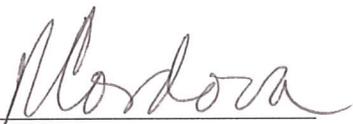
39732

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona,
this 27 day of July, 2005.



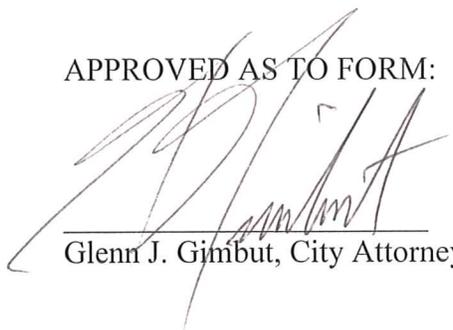
Guillermina Fuentes, Mayor

ATTEST:



Rosalicia Cordova, City Clerk

APPROVED AS TO FORM:



Glenn J. Gimbut, City Attorney

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