



# *Ordinance*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

## NO. 251

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING ORDINANCE NO. 13, AS AMENDED, REZONING TWENTY-FOUR (24) ACRES LOCATED WEST OF FOURTH AVENUE, NORTH OF THE EAST MAIN CANAL, FROM MOBILE HOME PARK (MHP) TO INTERMEDIATE DENSITY RESIDENTIAL (R-2) AND AMENDING THE ZONING MAP TO CONFORM THERETO.

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

**Section 1:** That Ordinance #13, as amended, be further amended that the real property described as follows:

Portion of northwest quarter (NW¼) section 1, Township 11 south, range 25 west, of the Gila & Salt River Base & Meridian, Yuma County, Arizona.

More particularly described as follows:

Commencing at the north quarter (N¼) corner of said section 1;

**Thence** south 00°17'14" west along the north-south mid section line of said section, a distance of 1,277.99 feet to a point;

**Thence** north 89°42'46" west, a distance of 40.00 feet to a point on the west right of way line of 4<sup>th</sup> Avenue also being **the true point of beginning**;

**Thence** south 00°17'14" west, along the west right of way line of 4<sup>th</sup> Avenue, a distance of 488.02 feet to a point on the north right of way line of the east main canal;

**Thence** continuing on the north right of way line of the east main canal, on a curve to the left with a delta of 08°35'06", a tangent of 40.03 feet, a radius of 533.30 feet, a chord bearing south 51°07'48" west, a chord distance of 79.83 feet and an arc length of 79.91 feet to a point;

**Thence** continuing south 46°50'15" west, on the north right of way line of the east main canal a distance of 31.70 feet to a point;

**Thence** continuing on the north right of way line of the east main canal, on a curve to the right with a delta of  $19^{\circ}53'00''$ , a tangent of 74.19 feet, a radius of 423.30 feet, a chord bearing south  $56^{\circ}46'45''$  west, a chord distance of 146.16 feet and an arc length of 146.90 feet to a point;

**Thence** continuing south  $66^{\circ}43'15''$  west, on the north right of way line of the east main canal, a distance of 61.70 feet to a point;

**Thence** continuing on the north right of way line of the east main canal, on a curve to the right with a delta of  $12^{\circ}40'00''$ , a tangent of 73.45 feet, a radius of 661.80 feet, a chord bearing south  $73^{\circ}03'15''$  west, a chord distance of 146.01 feet and an arc length of 146.31 feet to a point;

**Thence** continuing south  $79^{\circ}23'15''$  west, on the north right of way line of the east main canal, a distance of 208.00 feet to a point;

**Thence** continuing on the north right of way line of the east main canal, on a curve to the left with a delta of  $20^{\circ}35'00''$ , a tangent of 140.14 feet, a radius of 771.80 feet, a chord bearing south  $69^{\circ}05'45''$  west, a chord distance of 275.78 feet and an arc length of 277.27 feet to a point;

**Thence** continuing south  $58^{\circ}48'15''$  west, on the north right of way line of the east main canal, a distance of 246.48 feet to a point;

**Thence** continuing on the north right of way line of the east main canal, on a curve to the right with a delta of  $14^{\circ}15'00''$ , a tangent of 112.55 feet, a radius of 900.40 feet, a chord bearing south  $65^{\circ}55'45''$  west, a chord distance of 223.36 feet and an arc length of 223.94 feet to a point;

**Thence** continuing south  $73^{\circ}03'15''$  west, on the north right of way line of the east main canal, a distance of 2.61 feet to a point;

**Thence** north  $00^{\circ}21'28''$  east, a distance of 806.90 feet to a point on the south right of way line of the U.S.R.S. drainage canal;

**Thence** north  $38^{\circ}56'04''$  east, on the south right of way line of the U.S.R.S. drainage canal, a distance of 535.19 feet to a point;

**Thence** continuing north  $51^{\circ}08'34''$  east, on the south right of way line of the U.S.R.S. drainage canal, a distance of 143.37 feet to a point;

**Thence** south  $38^{\circ}51'26''$  east, a distance of 55.32 feet to a point;

**Thence** south  $89^{\circ}42'46''$  east, a distance of 120.00 feet to a point;

**Thence** south  $00^{\circ}17'14''$  west, a distance of 66.50 feet to a point;

**Thence** on a curve to the right with a delta of  $90^{\circ}00'00''$ , a tangent of 15.00 feet, a radius of 15.00 feet, a chord bearing south  $45^{\circ}17'14''$  west, a chord distance of 21.21 feet and an arc length of 23.56 feet to a point;

**Thence** south  $00^{\circ}17'14''$  west, a distance of 32.00 feet to a point;

**Thence** south  $89^{\circ}42'46''$  east, a distance of 7.00 feet to point;

**Thence** south  $00^{\circ}17'14''$  west, a distance of 81.50 feet to a point;

**Thence** south  $89^{\circ}42'46''$  east, a distance of 560.00 feet to a point;

**Thence** south  $00^{\circ}17'14''$  west, a distance of 8.00 feet to a point;

**Thence** south  $89^{\circ}42'46''$  east, a distance of 127.00 feet to **the true point of beginning.**

Subject to all easements and right-of-ways apparent or of record.

Containing 24.0067 net acres more or less.

Be rezoned from Mobile Home Park (MHP) to Intermediate Density Residential (R-2) as defined in Ordinance #13, as amended, and upon this taking effect, shall be subject to all rules, regulations and requirements of the R-2 Zoning District of Ordinance #13, as amended.

**Section 2:** That Ordinance #13, as amended, be further amended that the real property described as follows:

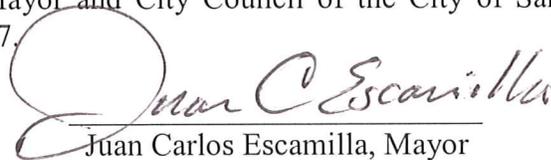
That the zoning map adopted under said Ordinance #13, as amended, is hereby ordered to be changed so as to show that said real property described in this ordinance is located within the zoning district herein provided.

**Section 3:** That Ordinance #13, as amended, be further amended that the real property described as follows:

Schedule of Development:

As agreed between the City of San Luis and South Yuma County Development, LLC, the zoning on this property will not vest until such date as South Yuma County Development, LLC, obtains title to the property from the present owner, Rio Seco Mobile Home Park, LLC.

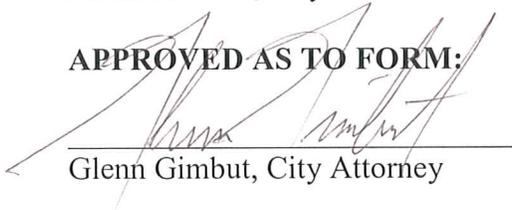
**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this 13<sup>th</sup> day of June, 2007.

  
Juan Carlos Escamilla, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sonia Sanchez, City Clerk

**APPROVED AS TO FORM:**

  
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Glenn Gimbut, City Attorney