



Ordinance

NO. 297

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING ORDINANCE NO. 13, AS AMENDED, REZONING 71.3681 ACRES LOCATED ON THE NORTHEAST CORNER OF AVENUE E AND COUNTY 24TH STREET FROM RURAL AREA – 10 ACRES MINIMUM (RA-10) TO GENERAL COMMERCIAL (C-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:

That portion of the Southwest quarter (SW1/4) of Section 11, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona more particularly describes as follows:

BEGINNING at the Southwest corner of said SW ¼ Section 11; Thence N00°25'06"E along the West line of Said SW1/4 Section 11 a distance of 2640.49 feet to the Northwest corner of said SW1/4 Section 11;
Thence S89°28'51"E along the North line of said SW1/4 Section 11 a distance of 720.65 feet;
Thence S00°31'09"W a distance of 2008.47 feet to a point which lies N00°31'09"E a distance of 631.36 feet from a point on the South line of said SW1/4 Section 11;
Thence S89°28'51"E a distance of 1922.22 feet to a point on the East line of Said SW1/4 Section 11;
Thence S00°26'29"W along said East line of the SW1/4 Section 11 distance of 629.65 feet to the Southeast corner of said SW1/4 Section 11;
Thence N89°31'55"W along the South line of said SW1/4 Section 11 a distance of 2639.07 feet to the POINT OF BEGINNING.

SAID Parcel contains 71.3681 acres more or less.

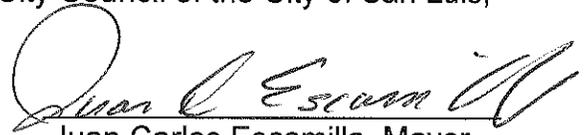
be rezoned from Rural Area – 10 acres minimum (RA-10) to General Commercial (C-2);
and

Section 2: Adoption of this ordinance shall include the following condition:

1. The owner shall sign a Proposition 207 waiver which shall be prepared by the City. The signed waiver shall be submitted before the effective date of the rezoning (projected effective date March 22, 2011).
2. At such time as a traffic signal is warranted at the intersection of Avenue E and County 23-1/2 Street, the owner shall participate in the cost of signalization equal to ¼ of the total cost. In consideration that the exact date of such improvement is unknown, a Development Agreement between the current owner and the City shall be prepared and attached to the Ordinance of rezoning as a condition.
3. At such time as a traffic signal is warranted at the intersection of Avenue E and County 24th Street, the owner shall participate in the cost of signalization equal to ¼ of the total cost. In consideration that the exact date of such improvement is unknown, a Development Agreement between the current owner and the City shall be prepared and attached to the Ordinance of rezoning as a condition.
4. Property owner shall dedicate sufficient right-of-way to accomplish the following right-of-way widths:
 - a. County 23-1/2 Street (Major Collector) – half width of 40'
 - b. County 24th Street (Minor Arterial) – half width of 50'
5. This rezoning is conditioned upon the property being developed with landscaping on Ave. E to be in conformance with other properties along the Ave. E corridor and in accordance with a landscaping plan to be approved by City Council.

Section 5: 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.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this 23rd day of March, 2011.

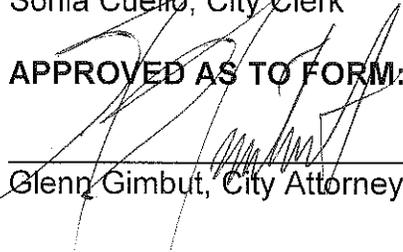

Juan Carlos Escamilla, Mayor

ATTEST:



Sonia Cuello, City Clerk

APPROVED AS TO FORM:



Glenn Gimbut, City Attorney