



**CITY OF SOUTH TUCSON ORDINANCE NO: 22-04**

**ORDINANCE NO. 22-04 OF THE CITY OF SOUTH TUCSON, ARIZONA RELATING TO ZONING; REZONING PROPERTY (PARCEL CODE 118-22-3430 and 118-22-3440) IN CASE P&Z 21-005 RUIZ COMPLETE TIRE AND WHEEL REZONING OF APPROXIMATELY 0.34 ACRES FROM SB-1 (RETAIL LOCAL DISTRICT) TO SB-2 (BUSINESS DISTRICT), AMENDING THE SOUTH TUCSON ZONING MAP**

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SOUTH TUCSON, ARIZONA:**

**Section 1:** The .34 acres located on the northeast corner of 29<sup>th</sup> Street and 9<sup>th</sup> Avenue, parcel code 118-22-3430 and 118-22-3440, which amends the South Tucson Zoning Map is hereby rezoned from SB-1 (Retail Local District) to SB-2 (Business District).

**Section 2. Rezoning Conditions.**

1. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, Chapter 8, Article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

**Section 3.** This Ordinance is effective 30 days after its adoption by the Mayor and Council of the City of South Tucson, Arizona, February 18, 2022.

PASSED AND ADOPTED by the Mayor and Council of the City of South Tucson, Arizona  
this 18<sup>TH</sup>, day of January 2022.

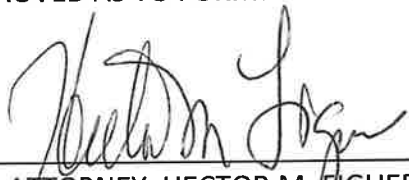
APPROVED/EXECUTED

  
\_\_\_\_\_  
MAYOR, BOB TESO

ATTEST:

  
\_\_\_\_\_  
CITY CLERK, VERONICA MORENO

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY, HECTOR M. FIGUEROA

REVIEWED BY:

  
\_\_\_\_\_  
INTERIM CITY MANAGER,  
VERONICA MORENO