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MEMORANDUM

Date: April 7, 2021

**To: City of San Luis
Department of Development Services**

From: Douglas J. Nicholls, PE, RLS

**Re: Major General Plan Amendment for the South Half of Parcel 227-15-003;
South Half of the SW 1/4 of the NE 1/4 of Section 15, T11S, R24W
Avenue E-1/2 & County 24-3/4 Street, San Luis, AZ.**

The owner is proposing to change the 2040 General Plan for the future lot referenced from Commercial to Residential. This request represents the south 20-acres of the 40-acre lot. This matches the recent subdivision development on the land adjacent to the north of this parcel. The owner has also engaged Core to prepare a lot split map of the overall parcel to isolate the south 20-acres. This will be submitted to the City of San Luis concurrently for review and approval.

The current status of the parcel is a native desert, undeveloped parcel with LI zoning. The request is to change the 2040 City of San Luis General Plan to be more in conformance with the surrounding residential and recreational areas which have been developed, or are in development.