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MEMORANDUM

Date: October 12, 2021

To: City of San Luis
Department of Development Services

From: Douglas J. Nicholls, PE, RLS

Re: Minor General Plan Amendment for Parcel 227-15-029;
North Half of the SW 1/4 of the NE 1/4 of Section 15, T11S, R24W
Avenue E-1/2 & County 24-1/2 Street, San Luis, AZ.

The owner is proposing to change the 2040 General Plan for the lot referenced from Commercial to Medium Density Residential. This request represents 19.95 acres South of Belleza Del Desierto Phase 2, which is currently under construction, and is consistent with the recent subdivision development taking place on the land adjacent to the north and west of this parcel.

The current status of the parcel is native desert, an 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 currently being developed, and provide more land for residential development in East San Luis consistent with the wishes expressed by the community during the Major Amendment process underway for the 20 acres South of this parcel, APN 227-15-030.

The owner is in the process of entering a contract with a Traffic Engineer to provide a Traffic Study, which will be completed and provided as soon as possible, to allow for the per acre fee collected from these parcels and surrounding developments to be used to construct whatever improvements the traffic study recommends and/or City Council sees fit.